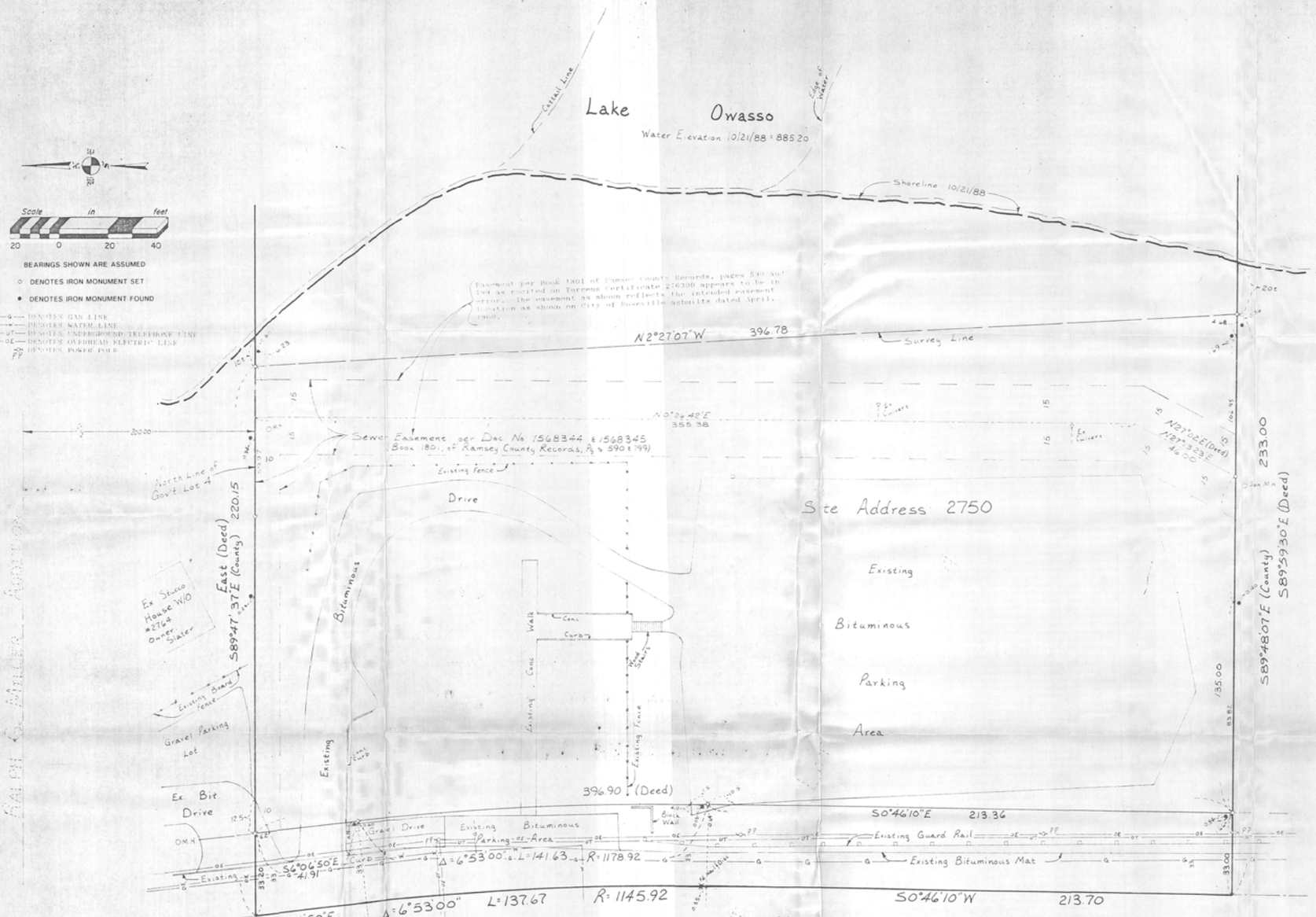
Paid. 10/31/88

CERTIFICATE OF SURVEY FOR : ROSEWOOD ESTATES



SURVEYOR'S REPORT

TO: FEDERAL HOUSING ADMINISTRATION

THIS IS TO CERTIFY, that on October 13, 1988, an accurate Survey of the premises was made in the name of Rosewood Estates situated at Roseville, Ramsey County, Minnesota, known as street number 2750 Victoria Street North and shown on the accompanying Survey entitled: Certificate of Survey for: Rosewood Estates.

I made an inspection of said premises and of the improvements located thereon at the time of such survey, and again on October 21, 1988, and on such latter inspection found said premises to be in possession of Rosewood Estates.

I further certify as to the existence or non-existence of the following at the time of my last inspection:

1. Rights of way, old highways or abandoned roads, lanes or driveways, drains, sewer or water pipes over and across said premises: Victoria Street and MSCC sanitary sewer line (to be re-located).
2. Springs, streams, rivers, ponds or lakes located, bordering on or running through said premises: Lake Owasso.
3. Cemeteries or family burying grounds located on said premises: None known.
4. Telephone, telegraph or electric power poles, wires or lines located on, over-hanging or crossing said premises: As shown per existing records.
5. Disputed boundaries or encroachments. (If the buildings, projections or cornices thereof or signs affixed thereto, fences or other indications of occupancy encroach upon adjoining properties or the like encroach upon surveyed premises, specify all such): Existing bituminous driveway at northwest corner of said parcel as well as undefined right of way width for Victoria Street.
6. Are there any indications of building construction, alterations or repairs within recent months? None known.
7. Building or possession lines. (In case of City or Town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "Beam Rights". In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise): Boundary lines have no clear occupation distinction.
8. Any change in street lines either completed or officially proposed? None known.
9. Are there indications of recent street or sidewalk construction or repairs? None visible.

Signed this 25th day of October, 1988.

Robert E. Stransky

Robert E. Stransky, RLS
Minn. License No. 14945

I hereby certify to ABG Financial Services, Inc. ("ABG"), The Secretary of Housing and Urban Development, Title Insurance Company of Minnesota and Rosewood Estates that the survey prepared by me or under my direct supervision and entitled "Certificate of Survey for: Rosewood Estates" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession appear to be the same; that the improvements are as shown and are within the boundary lines of the property except as shown thereon; that there are no encroachments or uses affecting this property appearing from a physical inspection of the same, other than those shown and depicted thereon; that utility services required for the operation of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of the utilities which pass through or are located on adjoining private land and do so in accordance with valid public or private easements inuring to Rosewood Estates; and that the parcel described hereon is depicted as being primarily within Zone C but also includes limited areas of Zone A as shown on Map No. 270599 0002B of the Department of Housing and Urban Development, Federal Flood Insurance Program, Flood Insurance Rate Maps dated January 24, 1975, and as revised May 14, 1976. I have reviewed Title Insurance of Minnesota title insurance policy No. B 1096751, dated December 14, 1977, and have shown on this survey the exceptions and easements listed in that binder. This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1986 for Class A surveys.

Signed this 25th day of October, 1988.

Robert E. Stransky

Robert E. Stransky, RLS
Minn. License No. 14945

Companies
SUBURBAN ENGINEERING, INC.

88494 1806

SITE SURVEY A2