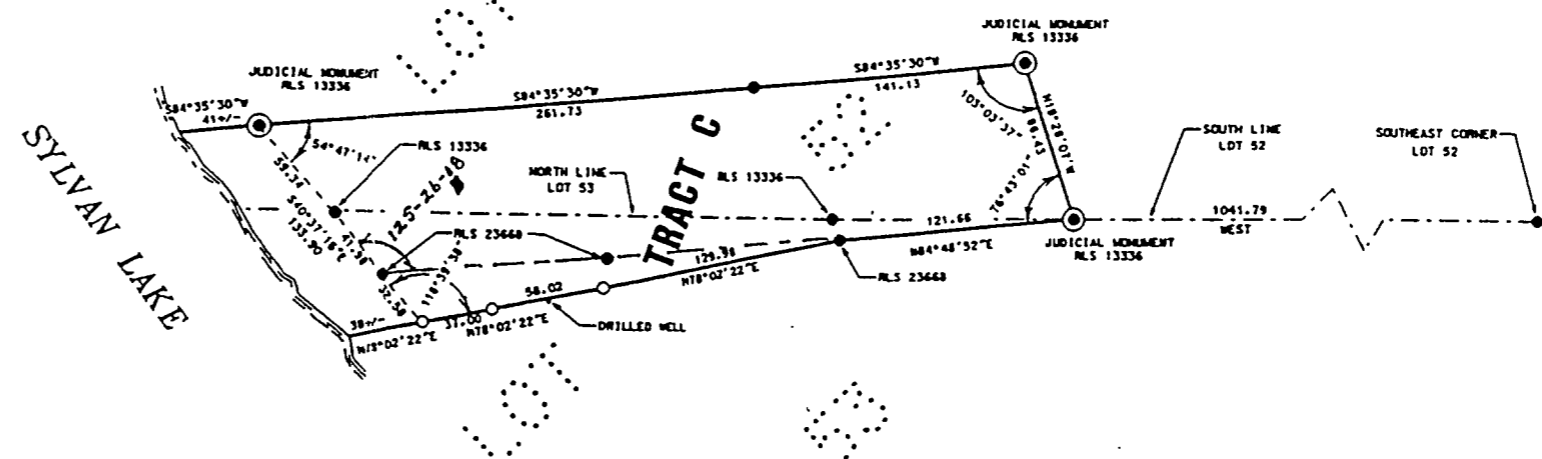


STATEMENT BY SELLER:

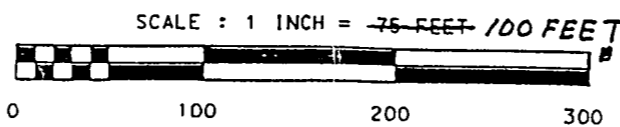
As perspnal representative and heir to the estate of Dorothea Carrier we assume no liability to the validity of the legal description of tract C of the Carrier estate based on the following reasons and facts. With regards to court case number C7-92-795 considerable information and facts were withheld from the court by land surveyors and involved attorneys. That legal description pursuant to court order dated November 16, 1996 directing Jeffrey Miller R.L.S. #13336 to install Judicial monuments and prepare legal description has many discrepancies starting with the alleged S.E. corner of lot 52 alleged to be as monumented by Dean M. Anderson R.L.S. # 3091 Dated Sept 13, 1994 which clearly shows on said certificate his # 3091 monument at said S.E. corner of lot 52 and does not exist in the field and area is clearly non conforming to said certificate as area is marked with a flat iron bar with a piece of auto license plate attached and a 3/4 inch unmonumented pipe labeled as point # 75 by Comstock and Davis survey which clearly proves said S.E. corner to be encroaching on lot 53 at 66 feet south and 102 feet west of said S.E. corner as monumented by Dean M. Anderson. All monumentation northward is also nonconsistent with said certificate and the testimony of Comstock and Davis regarding monumentation of N.E. corner of lot 50 being inconsistent with plat map location of the N.E. corner of lot 50 offers further proof of improper location in that said N.E. corner of lot 50 lies on the southerly side of the swamp and not in the middle as plat map shows. Therefore line shown by Jeffrey Miller going westward to the southwest Judicial monument at the existing road is proven by survey of Comstock and Davis to be not on a bearing of west and runs N.W. to said Judicial monument continuing N.W. on a line running through the cabin on lot 53 and monumented by Jeffrey Miller and again is proven by Comstock and Davis survey to be an encroachment on lot 53. Thus going N.W. to the N.W. Judicial monument on the end of said fence line at the lakeshore Survey of Comstock and Davis proves Judicial monument is placed 111 feet into lot 52. Thus following fence line N.E. to the N.E. Judicial monument at the existing road the Survey of Comstock and Davis proves said line is not at the bearing specified by Jeffrey Miller and said N.E. Judicial monument is 37 feet into lot 52. Seller of tract C of the Carrier Estate is aware that the original survey of Dean M. Anderson was in the 1950s and that those # 3091 monuments placed by him at that time have been tampered with on several occasions by those who are abusing information contained on worksheets of Dean M. Anderson showing a 2.9 degree rotation thus resulting in the present location of Jeffrey Miller # 13336 pipes and other unmonumented pipes being rotated an accumulation of 11.18 degrees to widen the lots of 50-51-52 from their original platted width of 200 feet to a mathematical accumulation of 647 feet width at the lakeshore and 684 feet at the existing road and 666 feet towards the eastern end of said lots with Jeff Miller monumentation being placed the additional stated width at lakeshore and existing road south of random line run by Dean M. Anderson in the 1950s. The original certificate of Dean M. Anderson showed lot 53 outhouse on this random line north of lot 53 cabin and we believe certificate has been tampered with on at least two occasions showing lot 53 cabin on same line with title of building being change by others. Buyer should be aware that the present usage by surveyors of assumed bearings surveys with no specific ties to any original stakes placed according to the recorded plat can and does adversely affect the actual width of lots being purchased and does not protect your land ownership in the future from those who use such abusive practice of description and those who tamper with the location of land monumentation. Seller of tract C of lot 53 and that part of lot 52 awarded by court order dated May 22, 1996 states that tract is monumented as shown regardless of description.

CERTIFICATE OF SURVEY

PART OF LOTS 52 AND 53
 CARLYON'S SYLVAN PARK
 SEC. 1, T. 133 N., R. 30 W.
 CASS COUNTY, MINNESOTA



- = IRON MONUMENT FOUND INPLACE
 - = IRON MONUMENT SET. RLS 23668
- ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED.



I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

James Kramer 8-12-96
 JAMES KRAMER, LAND SURVEYOR
 MINNESOTA REGISTRATION NO. 23668

Those parts of Lots Fifty-two(52) and Fifty-three(53), Carlyon's Sylvan Park, Cass County, Minnesota, described as follows:

Commencing at the iron pipe monument at the position for the Southeast corner of said Lot 52 as shown on a survey by Dean M. Anderson, RLS No 3091, dated September 13, 1974; thence West, assumed bearing 1401.79 feet along the South line of said Lot 52, in accordance with said Dean M. Anderson survey, and also in accordance with a survey by Jeffrey W. Miller, RLS No. 13336, dated September 19, 1992, to a Judicial Monument; thence South 84 degrees 48 minutes 52 seconds West 121.66 feet to an iron monument, said iron monument is the point of beginning, thence North 84 degrees 48 minutes 52 seconds East 121.66 feet to a Judicial Monument; thence North 18 degrees 28 minutes 07 seconds West 86.43 feet to a Judicial Monument; thence South 84 degrees 35 minutes 30 seconds West 402.80 feet to a Judicial Monument; thence continuing South 84 degrees 35 minutes 30 seconds West 41 feet, more or less, to the shoreline of Sylvan Lake; thence southerly along said shoreline of Sylvan Lake to its intersection with a line bearing South 78 degrees 02 minutes 22 seconds West from the point of beginning; thence North 78 degrees 02 minutes 22 seconds East 263 feet, more or less, to the point of beginning

Subject to all restrictions, reservations and easements of record, if any.

April 4, 1996
 Surveyor came to this site to divide off area to be sold and refused to install official monumentation due to the discrepancy of the legal description of judicial monuments prepared by Jeff Miller R.L.S. 13336 as per court order dated Nov 16, 1995. Temporary pipes were installed.

June 25, 1996
 Surveyor agreed to return now that court order had been issued regarding judicial description and agreed to turn the angles at corners and shoot distances and show results as taken and notify Jeff Miller of the problem. Surveyor provided client with angles turned and distances of lines during course of field work as follows:

- N.W. Corner 54-47-42
- N.E. Corner 103-03-05
- S.E. Corner 26-43-47
- S.W. Corner 125-25-13
- North line 402.85 feet
- East line 86.49 feet
- South line 364.03 feet
- West line 101.32 feet

June 27, 1996
 Surveyor prepared certificate and legal description dated June 27, 1996 explaining he has changed the value of the angles turned in the field and the distances traveled to satisfy the requirements of the abstract and title company that this description correspond to the judicial description. Owner does not approve of the judicial description as it is proven by extensive survey of Comstock and Davis that said description does not begin with a Dean M. Anderson #3091 monument and also lines are assigned improper bearings falsely representing where tract of land lies according to plat and falsely represents

August 12, 1996
 Seller and buyer agreed to widen previously monumented tract of land labeled Tract C on this certificate and is monumented as shown. Refer to sellers statement.

C.C.
 Joseph Brenny
 Greg Lange
 Jim Nelson
 Ken Kramer
 Cass County Abstract and Title
 Cass County Zoning Office
 Honorable Michael J. Hass
 with enclosures