



LEGAL DESCRIPTION:
 PER TITLE COMMITMENT APPLICATION NO. DAK-OR1042002
 All that part of the South Half of the Northeast Quarter of Section 32, Township 115, Range 19, Dakota County, Minnesota, described as follows:
 Commencing at the northeast corner of said South Half of the Northeast Quarter; thence North 89 degrees 26 minutes 13 seconds East, assumed base for bearings, along the north line of said South Half of the Northeast Quarter 1284.80 feet to the beginning of the land to be described; thence South 0 degrees 20 minutes 03 seconds West 120.00 feet; thence South 89 degrees 26 minutes 13 seconds West 544.83 feet; thence South 44 degrees 53 minutes 08 seconds West 862.95 feet; thence South 0 degrees 20 minutes 03 seconds West 124.55 feet; thence South 89 degrees 26 minutes 14 seconds West 134.50 feet to the west line of said South Half of the Northeast Quarter; thence South 0 degrees 20 minutes 03 seconds West, along said west line, 477.18 feet to the southwest corner of said South Half of the Northeast Quarter; thence North 89 degrees 27 minutes 46 seconds East, along the south line of said South Half of the Northeast Quarter, 1375.00 feet; thence North 26 degrees 28 minutes 55 seconds East 1450.64 feet to the north line of the South Half of the Northeast Quarter; thence South 89 degrees 26 minutes 13 seconds West, along said north line, 747.20 feet to the point of beginning.
 AND (NO TITLE COMMITMENT PROVIDED FOR THIS PROPERTY—NO SEARCH FOR RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS WAS MADE BY THE SURVEYOR.)
 Outlot B, JTT BUSINESS PARK FIRST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.
 AND (NO TITLE COMMITMENT PROVIDED FOR THIS PROPERTY—NO SEARCH FOR RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS WAS MADE BY THE SURVEYOR.)
 Outlot B, ROSEMOUNT BUSINESS PARK SECOND ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.

SURVEYOR'S NOTES:
 1.) This survey was prepared, in part, with benefit of Old Republic National Title Insurance Company Title Commitment Application No. DAK-OR1042002, with an effective date of December 4, 2006, at 7:00 A.M.
 2.) Total Area = 54.949 ac (2,393,590 sq ft)
 3.) Per FEMA Community Map Panel No. 2701130010B, with an effective date of July 16, 1980, the subject property lies in Zone C (Areas of minimal flooding).
 4.) Zoning and setback information is per the City of Rosemount Planning and Zoning Department:
 Zone: Business Park (BP)
 Building setbacks per BP zoning:
 Front— 30 ft.
 Side— 10 ft.
 Rear— 10 ft.
 Parking setbacks per BP zoning:
 Front— 20 ft.
 Side— 10 ft.
 Rear— 10 ft.
 5.) Elevations shown are based upon the NAVD-88 datum.
 6.) The underground utilities shown have been located from field survey information and existing drawings provided by the City of Rosemount Engineering Department. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
 7.) Property described in said Title Commitment is subject to exceptions listed in Schedule B-Section Two of said Application No. DAK-OR1042002.

LEGEND

- STEEL/WOOD POST
- SIGN—TRAFFIC/OTHER
- ⊙ MONITORING WELL
- ⊙ GAS METER
- ⊙ STREET LITE
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC METER
- ⊙ SANITARY MANHOLE
- ⊙ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ TELEPHONE BOX
- ⊙ GATE VALVE
- ⊙ HYDRANT
- GAS LINE UNDERGROUND
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FENCE LINE
- CURB & GUTTER
- ▨ BITUMINOUS SURFACE
- ▨ CONCRETE SURFACE

BEARINGS SHOWN ARE BASED UPON THE DAKOTA COUNTY COORDINATE SYSTEM NAD 83 ('86 ADJ.)

- DENOTES SET IRON MONUMENT
- DENOTES FOUND IRON MONUMENT
- ⊙ DENOTES FOUND DAKOTA COUNTY CAST IRON MONUMENT

To Ryan Companies US, Inc., a Minnesota corporation, and Old Republic National Title Insurance Company. This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1-11(a)(b), of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 23RD day of JANUARY, 2007.

Scott A. Gyllen
 Scott A. Gyllen, Land Surveyor
 Minnesota License No. 23002

Part of the East Half of Section 32
T. 115, R. 19
 ALTA/ACSM
 Land Title Survey
 Dakota County
 Rosemount, Minnesota

Date: 01/19/07

20075001ATF01.DWG