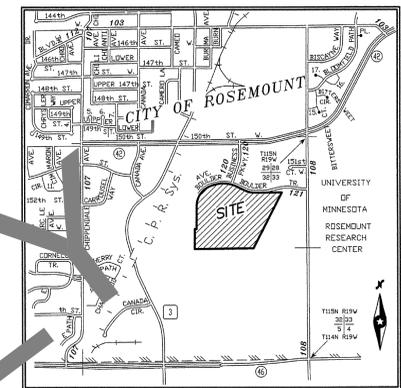
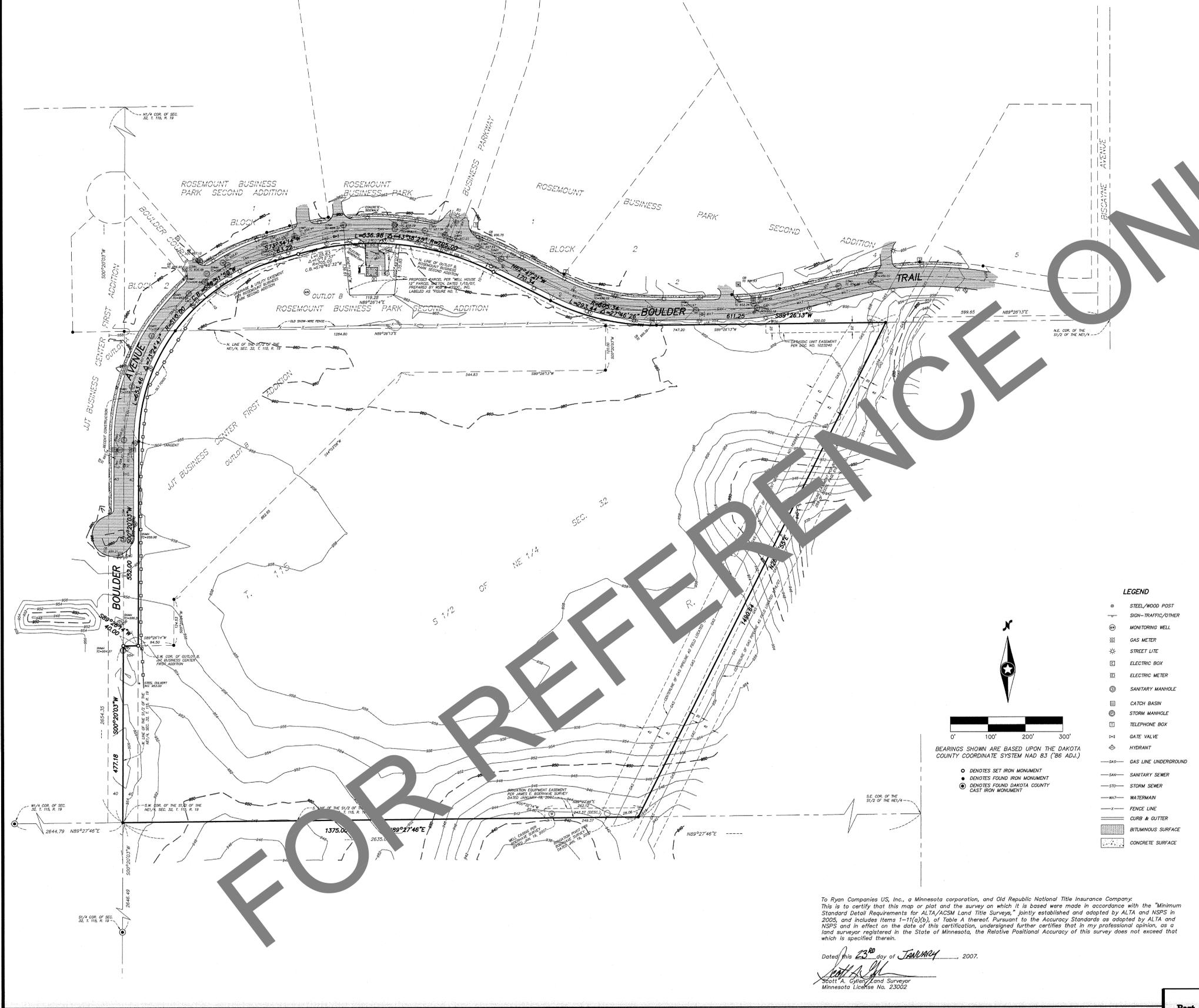


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**LEGAL DESCRIPTION:**  
PER TITLE COMMENT APPLICATION NO. DAK-07042002  
All that part of the South Half of the Northeast Quarter of Section 32, Township 115, Range 19, Dakota County, Minnesota, described as follows:  
Commencing at the northwest corner of said South Half of the Northeast Quarter; thence North 89 degrees 26 minutes 13 seconds East, along the north line of said South Half of the Northeast Quarter 1284.80 feet to the point of beginning of the land to be described; thence South 0 degrees 20 minutes 03 seconds East 133.00 feet; thence South 89 degrees 26 minutes 13 seconds East 544.83 feet; thence South 44 degrees 53 minutes 08 seconds West 862.65 feet; thence South 0 degrees 20 minutes 04 seconds West 123.00 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 southeast 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, 1378.00 feet; thence North 28 degrees 28 minutes 55 seconds East 1406.64 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 COMMENT PROVIDED FOR THIS PROPERTY—NO SEARCH FOR RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS WAS MADE BY THE SURVEYOR.)  
Outlot B, JIT BUSINESS PARK FIRST ADDITION, according to the recorded plat thereof, Dakota County, Minnesota.  
AND (NO TITLE COMMENT 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-07042002, with an effective date of December 4, 2006, of 2.00 A.M.  
2.) Total Area = 54,949 ac (2,393,590 sq ft)  
3.) Per FEMA Community Map Panel No. 2701300108, with an effective date of July 16, 1980, the subject property lies in Zone C (Area 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-07042002:  
3.) Easement for pipeline purposes over part of the premises together with incidental rights granted to Mid-America Pipeline Company, a Delaware Corporation, as evidenced by instrument dated September 16, 1960, filed September 21, 1960, in Book 268 of Deeds, page 616. (SHOWN)  
Mid-America Pipeline Company changed its name to MAPCO Inc., a Delaware corporation as evidenced by Document No. 707438. (UNPLOTTABLE)  
The above easement was assigned to Mid-America Pipeline Company, LLC, a Delaware limited liability company by Assignment and Assumption agreement dated May 22, 2003, and effective February 1, 2003, filed June 22, 2004, as Document No. 2217881. (UNPLOTTABLE)  
The above easement was located and limited by Partial Release and Grant of Right of Way dated March 26, 2003, filed July 9, 2003, as Document No. 2075489. (EXHIBIT "A" THEREIN WAS NOT PROVIDED TO SURVEYOR. NOT SHOWN)  
4.) Easement for catholic unit purposes over part of the premises together with incidental rights granted to Northern Natural Gas Company, a Delaware corporation, as evidenced by instrument dated November 26, 1991, filed January 16, 1992, as Document No. 1023246. (SHOWN)  
5.) Easement for pipeline purposes over part of the premises together with incidental rights granted to Minnesota Northern Natural Gas Company, a Minnesota corporation, as evidenced by instrument dated August 11, 1992, filed October 3, 1992, in Book 193 of Deeds, page 350. (BLANKET EASEMENT)  
Said easement has been assigned to Northern Gas and Pipe Line Company, a Delaware corporation by Deed dated January 12, 1934, filed May 21, 1934 in Book 44 of Miscellaneous Records, page 500. (UNPLOTTABLE)  
The above company has merged into Northern Natural Gas Company, a Delaware corporation as evidenced by merger filed in Book 44 of Miscellaneous Records, page 626. (UNPLOTTABLE)  
The above company has changed its name to InterNorth, Inc., a Delaware corporation as evidenced by name change filed on Document No. 715270. (UNPLOTTABLE)  
The above company has changed its name to Enron Corp., a Delaware corporation as evidenced by name change filed as Document No. 1041079. (UNPLOTTABLE)  
The above easement has been assigned to Northern Natural Gas Company, a Delaware corporation as evidenced by supplemental Conveyance, Assignment and Bill of Sale dated December 14, 1990, filed April 30, 1992, as Document No. 1041084. (UNPLOTTABLE)  
The above easement has been partially released and located by Modification and Amendment of Easement Grant dated June 7, 1996, filed August 17, 1996, as Document No. 1629954. (SHOWN)  
8.) Property appears to be subject to an "Erection Equipment Easement" per ALTA/ACSM Land Title Survey prepared by James E. Berthelson, Land Surveyor, Minnesota License No. 7096, of Berthelson Land Surveying, Inc., dated January 19, 2007, and described as follows:  
All that part of the South Half of the Northeast Quarter of Section 32, Township 115, Range 19, Dakota County, Minnesota, described as follows:  
Beginning at a point in the south line of said South Half of the Northeast Quarter 1378.00 feet east of the southwest corner thereof; thence South 89 degrees 27 minutes 27 seconds West, assumed basis of bearings, along said south line 247.37 feet; thence North 0 degrees 32 minutes 14 seconds West, 25.00 feet; thence North 89 degrees 27 minutes 46 seconds East 262.12 feet; thence South 28 degrees 28 minutes 55 seconds West 28.06 feet to the point of beginning.  
(THE ABOVE DESCRIPTION HAS A MATHEMATICAL MIS-CLOSURE BY APPROXIMATELY 2 FT. AND DOES NOT AGREE WITH THAT SHOWN ON SAID BERTHELSON ALTA/ACSM SURVEY, DATED JAN. 19, 2007.)  
9.) Due to snow cover at date of survey, Westwood Professional Services, Inc. cannot guaranty that all improvements have been observed.  
10.) At date of survey, there appeared to be recent street and utility construction along the westerly street of the subject property. Per correspondence with the City of Rosemount Engineering Department, 1/17/07, storm, sanitary and water utilities along said westerly side are presently in the as-built stage.

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 23<sup>RD</sup> day of JANUARY 2007.

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

**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 ("88 ADJ.)

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

**Westwood**  
Westwood Professional Services, Inc.  
2701 12th St. N., Suite 206  
St. Cloud, MN 56303  
PHONE 320-253-9495  
FAX 320-253-8797  
TOLL FREE 1-800-270-9495  
www.westwoodps.com

Revisions:	City:	MY
	Checked:	SG
	Drawn:	JD
	Second Drawing by/Date:	

Prepared for:  
**Ryan Companies US, Inc.**  
50 South Tenth Street  
Suite 300  
Minneapolis, Minnesota 55403-2012

Part of the East Half of Section 32  
**T. 115, R. 19**  
Dakota County  
Rosemount, Minnesota

Date: 01/19/07  
20075001A1F01.DWG  
**ALTA/ACSM**  
Land Title Survey

ISSUED FOR PRELIMINARY PLAT APPROVAL - NOT FOR CONSTRUCTION

SHEET # ROSEMOUNT BUSINESS PARK THIRD ADDITION ROSEMOUNT, MINNESOTA  
PROJECT # 2007027M  
DATE 5/29/07  
ALTA/ACSM LAND TITLE SURVEY

**RYAN**  
COMPANIES US, INC.  
30  
Minneapolis, MN 55403-2012  
612-492-4000 ext  
612-492-3000 fax  
WWW.RYANCOMPANIES.COM  
BUILDING LASTING RELATIONSHIPS

REVISIONS  
SURVEYED WPS  
DESIGNED  
DRAWN  
CHECKED  
DATE  
LIC. NO.

I hereby certify that this plan was prepared by me or a duly Licensed Professional Engineer under the laws of the State of Minnesota.  
DATE  
LIC. NO.