

A POINT ON THE EASTERLY LINE OF LOT 2, DISTANT 523.49 FEET NORTHEASTERLY OF MOST SOUTHERLY CORNER, AS MEASURED ALONG EASTERLY LINE

DESCRIPTION FROM TITLE COMMITMENT

Lot Two (2), Block Three (3), River Ridge Addition, Dakota County, Minnesota, EXCEPT that part of said Lot 2 lying northerly of the following described line:

Beginning at a point on the Southwesterly line of said Lot 2, distant 652.70 feet northwesterly of the most southerly corner thereof, as measured along said Southwesterly line; thence northeasterly to a point on the Easterly line of said Lot 2, distance 523.49 feet northeasterly of the most southerly corner of said Lot 2, as measured along said Easterly line, said corner also being the most northerly corner of Lot 5, Block 3, River Ridge Addition, and there terminating.

AND ALSO EXCEPT that part of Lot 2, Block 3, River Ridge Addition designated as Parcel 4 on Burnsville Right of Way Map No. 1, according to the map on file and of record in the office of the Registrar of Titles in and for Dakota County, Minnesota.

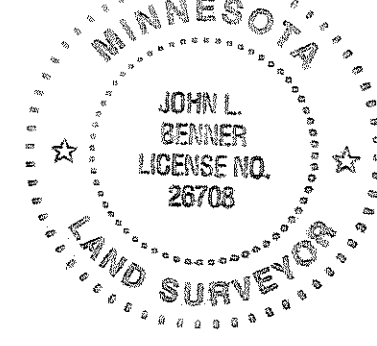
AND ALSO EXCEPT that part of Lot 2, Block 3, River Ridge Addition lying northeasterly of the following described line:

Commencing at a point on the Southwesterly line of said Lot 2, distant 652.70 feet northwesterly of the most southerly corner thereof, as measured along said Southwesterly line; thence North 55 degrees 20 minutes 00 seconds East, a distance of 373.92 feet, along a line which intersects the Easterly line of said Lot 2 at a point distant 523.49 feet northeasterly of the most southerly corner of said Lot 2, to the point of beginning of the line to be described; thence South 36 degrees 42 minutes 38 seconds East, a distance of 518.73 feet to a point on the Northerly line of Parcel 4 on Burnsville Right of Way Map No. 1 and there terminating.

Being registered land as is evidenced by Certificate of Title No. 142330.

To: EFH Realty Advisors, 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 4, 7(a), 8, 9 and 10 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.



Signed this 11th day of December, 2007. For: James R. Hill, Inc.

By: John L. Benner
John L. Benner, Land Surveyor, License No. 26708

NOTES

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE FINAL PLAT OF RIVER RIDGE ADDITION.

THIS SURVEY HAS BEEN PREPARED BASED ON A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 07-120029 C, DATED EFFECTIVE NOVEMBER 29, 2007, AT 7:00 A.M. ONLY EASEMENTS WHICH APPEAR IN SCHEDULE B, SECTION II OF THIS TITLE COMMITMENT HAVE BEEN SHOWN AS A PART OF THIS SURVEY.

THE LOCATION AND INFORMATION SHOWN REGARDING UTILITIES, SERVING THIS PROPERTY OR EXISTING ON THIS PROPERTY AS SHOWN AS A PART OF THIS SURVEY, HAVE BEEN LOCATED BY ON-SITE OBSERVATION OR TAKEN FROM PLANS PROVIDED BY OTHERS. FOR FURTHER INFORMATION CONCERNING THESE UTILITIES PLEASE CONTACT THE CITY OF BURNSVILLE ENGINEERING DEPARTMENT AND/OR GOPHER STATE ONE CALL.

BENCHMARK: TOP NUT HYDRANT NORTHERLY SIDE OF RIVER RIDGE BOULEVARD, SOUTHEASTERLY OF SOUTHERLY LOOP OF RIVER RIDGE CIRCLE. ELEVATION = 842.26 FEET

NUMBER OF REGULAR PARKING STALLS = 142
NUMBER OF HANDICAP PARKING STALLS = 6
TOTAL = 148

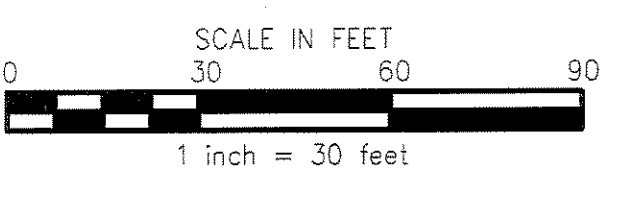
OVERALL GROSS AREA = 154,600 SQUARE FEET OR 3.549 ACRES

ADDRESS OF THIS PROPERTY IS 12425 RIVER RIDGE BOULEVARD, BURNSVILLE, MINNESOTA 55337

PIN NUMBER = 02-64200-025-03

LEGEND

- IRON SET
- IRON FOUND
- ⊕ POST INDICATOR VALVE
- GUY WIRE
- POWER POLE
- LIGHT POLE
- GAS METER
- ELECTRIC METER
- FLARED END SECTION
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- TELEVISION PEDESTAL
- METAL GUARD POSTS
- MANHOLE
- CATCH BASIN
- HYDRANT
- TV AUTO SPRINKLER
- GATE VALVE
- ♿ HANDICAP PARKING STALL
- ASPHALT SURFACE
- ▒ CONCRETE SURFACE
- CHAIN LINK FENCE
- GUARD RAIL
- WOOD FENCE
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE
- WATER MAIN
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELEVISION LINE
- UNDERGROUND FIBER OPTIC LINE



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James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
BURNSVILLE OFFICE: 2500 W. 5TH ST., SUITE 400, BURNSVILLE, MN 55337
PHONE: (612) 894-6244 FAX: (612) 894-6244
BLAKE OFFICE: 1523 94TH LANE NE, SUITE B, BLAKE, MN 55449
PHONE: (763) 792-1135 FAX: (763) 792-1743

Grand Slam Site
BURNSVILLE, MINNESOTA
ALTA/ACSM Land Title Survey
FOR
EFH Company
2999 W. COUNTY ROAD 42, SUITE 206, BURNSVILLE, MINNESOTA 55306

DRAWN BY
PLM
DATE
12/11/07
REVISIONS

CAD FILE
ALTA/22293m.dwg
PROJECT NO.
22293
FILE NO.
1-07-111
SHEET 1 OF 1