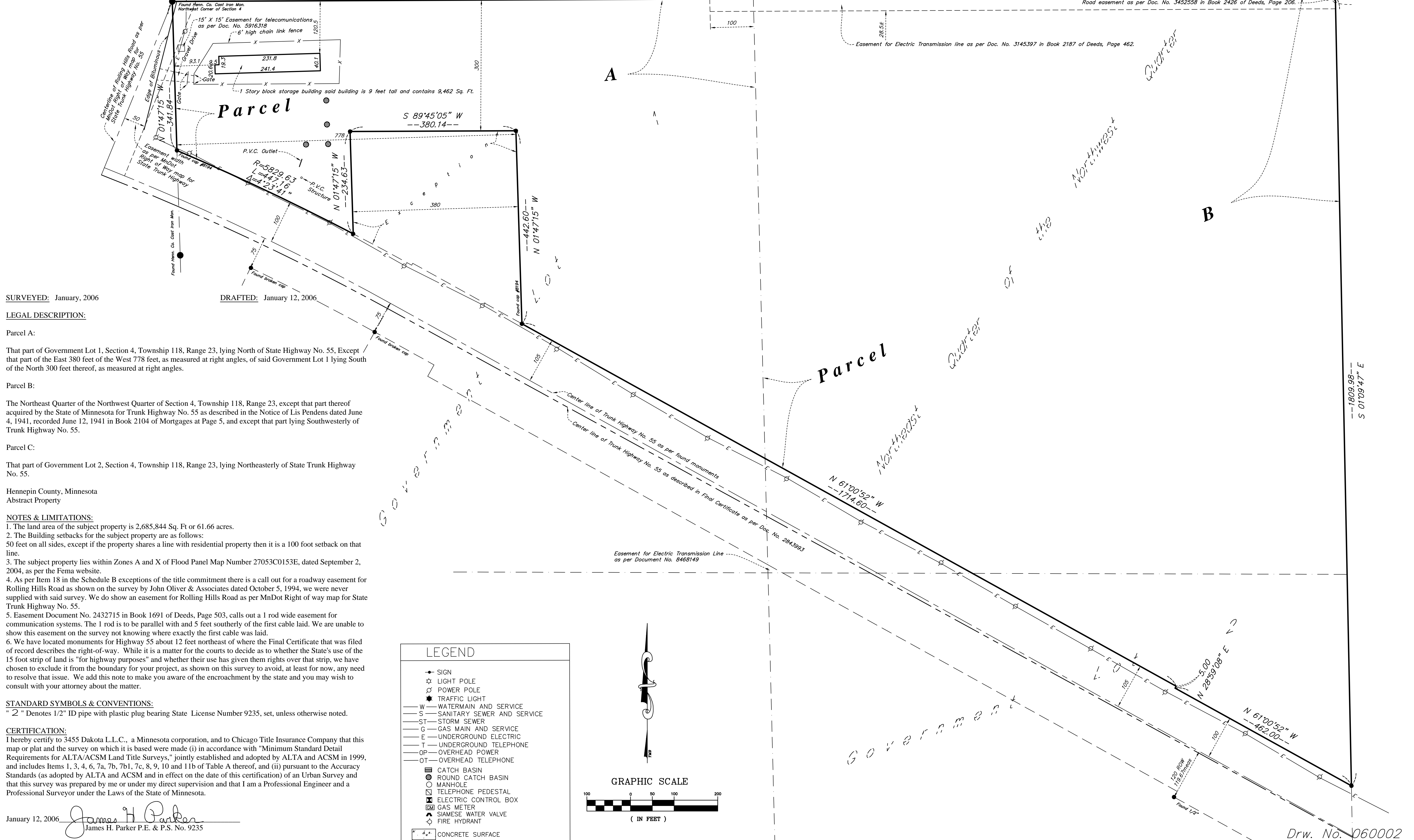


ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 474 8267

SURVEY FOR: **TOM ROSKOP**



SURVEYED: January, 2006
DRAFTED: January 12, 2006

LEGAL DESCRIPTION:

Parcel A:
That part of Government Lot 1, Section 4, Township 118, Range 23, lying North of State Highway No. 55, Except that part of the East 380 feet of the West 778 feet, as measured at right angles, of said Government Lot 1 lying South of the North 300 feet thereof, as measured at right angles.

Parcel B:
The Northeast Quarter of the Northwest Quarter of Section 4, Township 118, Range 23, except that part thereof acquired by the State of Minnesota for Trunk Highway No. 55 as described in the Notice of Lis Pendens dated June 4, 1941, recorded June 12, 1941 in Book 2104 of Mortgages at Page 5, and except that part lying Southwesterly of Trunk Highway No. 55.

Parcel C:
That part of Government Lot 2, Section 4, Township 118, Range 23, lying Northeasterly of State Trunk Highway No. 55.

Hennepin County, Minnesota
Abstract Property

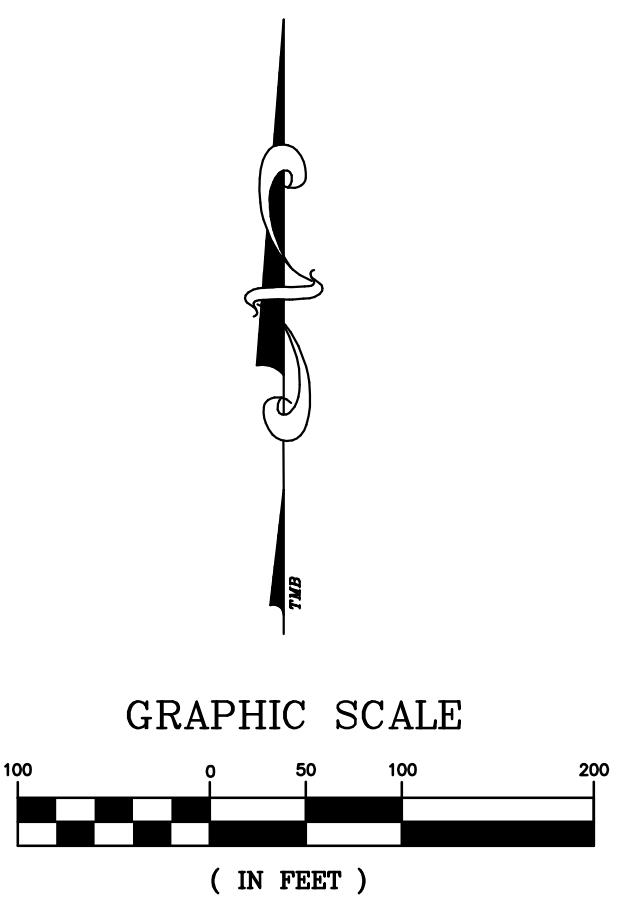
- NOTES & LIMITATIONS:**
- The land area of the subject property is 2,685,844 Sq. Ft or 61.66 acres.
 - The Building setbacks for the subject property are as follows:
50 feet on all sides, except if the property shares a line with residential property then it is a 100 foot setback on that line.
 - The subject property lies within Zones A and X of Flood Panel Map Number 27053C0153E, dated September 2, 2004, as per the Fema website.
 - As per Item 18 in the Schedule B exceptions of the title commitment there is a call out for a roadway easement for Rolling Hills Road as shown on the survey by John Oliver & Associates dated October 5, 1994, we were never supplied with said survey. We do show an easement for Rolling Hills Road as per MnDot Right of way map for State Trunk Highway No. 55.
 - Easement Document No. 2432715 in Book 1691 of Deeds, Page 503, calls out a 1 rod wide easement for communication systems. The 1 rod is to be parallel with and 5 feet southerly of the first cable laid. We are unable to show this easement on the survey not knowing where exactly the first cable was laid.
 - We have located monuments for Highway 55 about 12 feet northeast of where the Final Certificate that was filed of record describes the right-of-way. While it is a matter for the courts to decide as to whether the State's use of the 15 foot strip of land is "for highway purposes" and whether their use has given them rights over that strip, we have chosen to exclude it from the boundary for your project, as shown on this survey to avoid, at least for now, any need to resolve that issue. We add this note to make you aware of the encroachment by the state and you may wish to consult with your attorney about the matter.

STANDARD SYMBOLS & CONVENTIONS:
" 2 " Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

CERTIFICATION:
I hereby certify to 3455 Dakota L.L.C., a Minnesota corporation, and to Chicago Title Insurance Company that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1999, and includes Items 1, 3, 4, 6, 7a, 7b, 7b1, 7c, 8, 9, 10 and 11b of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey and that this survey was prepared by me or under my direct supervision and that I am a Professional Engineer and a Professional Surveyor under the Laws of the State of Minnesota.

January 12, 2006
James H. Parker
James H. Parker P.E. & P.S. No. 9235

LEGEND	
●	SIGN
☆	LIGHT POLE
⊙	POWER POLE
★	TRAFFIC LIGHT
—W—	WATERMAIN AND SERVICE
—S—	SANITARY SEWER AND SERVICE
—ST—	STORM SEWER
—G—	GAS MAIN AND SERVICE
—E—	UNDERGROUND ELECTRIC
—T—	UNDERGROUND TELEPHONE
—OP—	OVERHEAD POWER
—OT—	OVERHEAD TELEPHONE
■	CATCH BASIN
⊙	ROUND CATCH BASIN
○	MANHOLE
□	TELEPHONE PEDESTAL
⊠	ELECTRIC CONTROL BOX
⊞	GAS METER
▲	SIAMESE WATER VALVE
⊕	FIRE HYDRANT
□	CONCRETE SURFACE



Drw. No. 060002