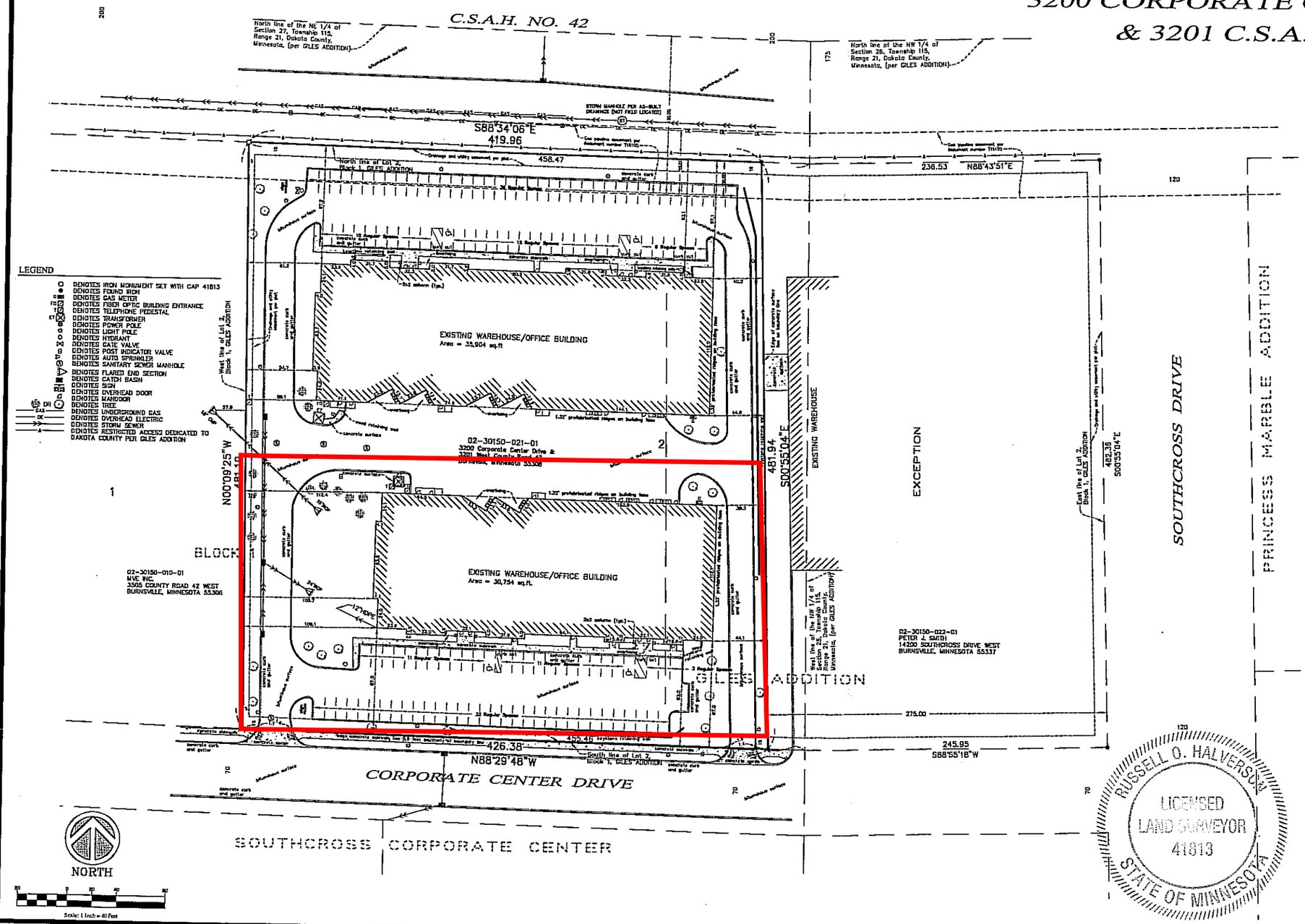
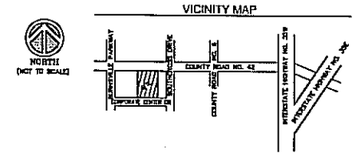
3200 CORPORATE CENTER DRIVE & 3201 C.S.A.H. NO. 42



LEGEND

- DENOTES IRON MONUMENT SET WITH CAP 41813
- DENOTES FOUND IRON
- DENOTES GAS METER
- DENOTES FIBER OPTIC BUILDING ENTRANCE
- DENOTES TELEPHONE PEDESTAL
- DENOTES TRANSFORMER
- DENOTES POWER POLE
- DENOTES LIGHT POLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES POST INDICATOR VALVE
- DENOTES AUTO SPRINKLER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES FLARED END SECTION
- DENOTES CATCH BASIN
- DENOTES SIGN
- DENOTES OVERHEAD DOOR
- DENOTES MANDOOR
- DENOTES TREE
- DENOTES UNDERGROUND GAS
- DENOTES OVERHEAD ELECTRIC
- DENOTES STORM SEWER
- DENOTES RESTRICTED ACCESS DEDICATED TO DAKOTA COUNTY PER GILES ADDITION

VICINITY MAP



SURVEYORS' CERTIFICATE

I hereby certify to Southcross Commerce Center, II L.L.P., a Minnesota Limited Liability Partnership, and to DBSI Housing, Inc., and to ETH CCL, and to Old Republic National Title Insurance Company, that this is a survey of:

(Per Schedule A of commitment for title insurance prepared by Old Republic National Title Insurance Company, File No. OCC4050319-C, dated effective May 11, 2004 at 8:00 AM.)

Lot 2, Block 1, GILES ADDITION, according to the recorded plat thereof, and situate in Dakota County, Minnesota, except the East 275 feet thereof.

and is based upon information found in the commitment for title insurance prepared by Old Republic National Title Insurance Company, File No. OCC4050319-C, dated effective May 11, 2004 at 8:00 AM, and shows the locations of all visible buildings, structures, or improvements on said property; that there are no visible rights of way or easements on said described property other than shown or noted hereon; that there are no party walls or visible encroachments on said described property by buildings, structures, or other improvements situated on adjoining property except as shown or noted hereon; that all easements, if any, listed in Schedule B on the herein referenced commitment for title insurance, are shown hereon; and that this map 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, ACSM, and NSPS in 1999, and (ii) pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys," and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 13, and 11(a) (location of utilities per visible, above ground on-site observation) of Table A thereof.

I further 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.

Date: July 27, 2004

Russ Halverson, Land Surveyor
Minnesota License No. 41813
Metro Land Surveying and Engineering
3200 Corporate Center Drive, Suite 117
Burnsville, Minnesota 55306

NOTES

1. Fee ownership is vested in Southcross Commerce Center, II L.L.P., a Minnesota Limited Liability Partnership.
   Parcel ID Number: 02-30150-021-01, Dakota County Real Estate Inquiry Database, accessed July 20, 2004.
2. Address of the surveyed premises: 3200 Corporate Center Drive, Burnsville, Minnesota 55306 & 3201 West County Road 42, Burnsville, Minnesota 55306, per Old Republic National Title Insurance Company, Commitment No. OCC4050319-C, and field verified.
3. Bearings shown hereon are based on the westerly line of Lot 2, Block 1, GILES ADDITION, having an assumed bearing of N00°09'25"W, per recorded plat.
4. The surveyed premises shown on the survey map is in Flood Zone C (area of minimal flooding), according to Flood Insurance Rate Map Community Panel No. 270102-0002-B, published by the Federal Emergency Management Agency, effective date September 1, 1977.
5. Boundary area of the surveyed premises: 203,836 sq.ft. or 4.68 acres.
6. The surveyed premises shown on this survey is currently zoned I3 (Office & Industrial Park), per City of Burnsville Zoning Map, under the applicable zoning regulations, and that the current setbacks are:

   Building:
   Front = 40 feet plus 1 foot for each foot of building height over 30 feet (60 feet maximum)
   Side = 20 feet plus 1 foot for each foot of building height over 30 feet (40 feet maximum)
   Rear = 20 feet plus 1 foot for each foot of building height over 30 feet (60 feet maximum)
   Parking:
   Front = 20 feet
   Side = 15 feet
   Rear = 15 feet

   For additional information contact the City of Burnsville.
7. Total number of striped parking spaces = 121 (regular = 117, handicapped = 4)
8. The surveyed premises has access to Corporate Center Drive, a dedicated public street.
9. Utilities shown hereon are observed or from visible surface marks and/or drawings provided by operators contacted by the Gopher State One Call Notification Center (651) 454-0002. Reference ticket number 40418101 for utility information across the surveyed premises. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center for verification of utility type and field locates, prior to excavation.
10. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
11. The field survey of this site was completed on July 22, 2004.
12. Old Republic National Title Insurance Company, Commitment No. OCC4050319-C, Schedule B Exceptions:

    Items 2 & 3: Drainage and utility easements per GILES ADDITION affect the property and are shown hereon.

    Item 4: Right of access dedicated to Dakota County per GILES ADDITION affects the property and is shown hereon.

    Item 8, Doc. No. 718102: Easement for gas pipeline purposes granted to Minnegasco affects the property and is shown hereon. This easement also appears on the recorded plat of GILES ADDITION.

    Item 9, Doc. No. 718102: Easement for gas pipeline purposes granted to Minnegasco does not affect the property and is shown hereon. This easement also appears on the recorded plat of GILES ADDITION.

13. According to Mitch at the City of Burnsville Engineering department the Right-of-way at the intersection of Southcross Boulevard and Corporate Center Drive will be shifting to the north. Additional Right-of-way may be taken up to 200 feet westerly of Southcross Drive. Right-of-way acquisition has not yet occurred and construction is scheduled to begin in the Spring of 2005.
14. According to the provided grading, drainage and erosion control plan prepared by Roger A. Anderson & Associates Inc., dated May 18, 2003, the site drains westerly into an area on the adjoining property that is denoted as "NEW EASEMENT AREA" on said plan. This easement does not appear in above listed title commitment. Documentation has not been provided to the surveyor that identifies the easements purpose, location or recording information.

RUSSELL O. HALVERSON
LICENSED
LAND SURVEYOR
41813
STATE OF MINNESOTA

DATE	REVISIONS	BY

METRO
LAND SURVEYING & ENGINEERING
3200 Corporate Center Drive, Suite 117, Burnsville, MN 55306
Telephone (612)707-9299 Fax (612)707-9016
E-mail: metro@metrolandsurveying.com
Land Consultants | Zoning Consultants | Engineers | Surveyors

ALTA/ACSM LAND TITLE SURVEY
OF
3200 CORPORATE CENTER DRIVE
AND 3201 C.S.A.H. NO. 42
PART OF LOT 2, BLOCK 1, GILES ADDITION, DAKOTA COUNTY, MINNESOTA.

DRAWN	P.J.D.
CHECKED	RCH
PROJECT	1241.004