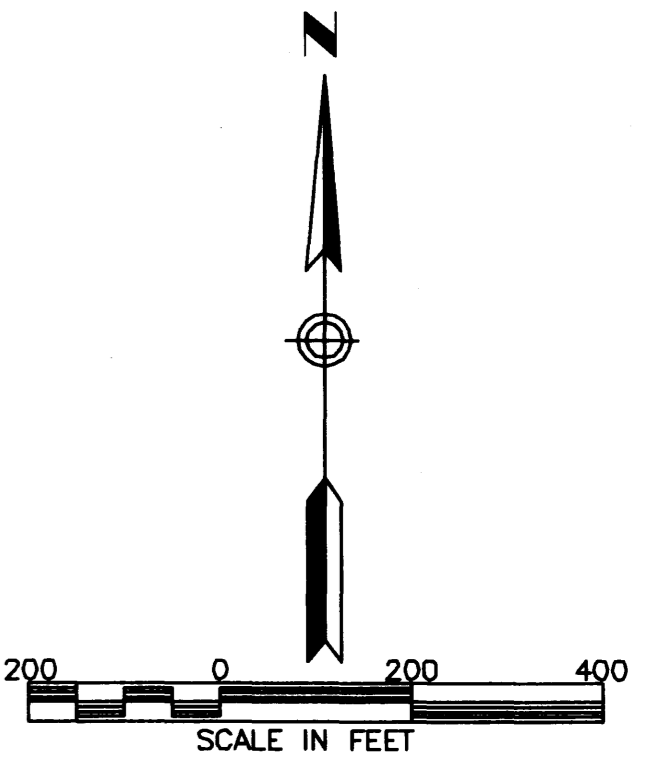


LEARNING CENTER SUBDIVISION



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as LEARNING CENTER SUBDIVISION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat in feet and hundredths of a foot; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3, existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Mark E. Severson
 Mark E. Severson, L.S.
 Minnesota License Number 18887

State of Minnesota
 County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 19th day of December, 2009.

Beverly E. Delisle
 Beverly E. Delisle
 Notary Public, Olmsted County, Minnesota

My commission expires Jan. 31, 2010

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 23 day of DECEMBER, 2009.

Paul S. Thoreson
 Paul S. Thoreson
 County Surveyor

CITY APPROVAL

State of Minnesota
 County of Olmsted
 City of Rochester

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 17th day of DECEMBER, 2009, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed my name and affixed the seal of said City of Rochester this 17th day of DECEMBER, 2009.

Judy K. Scherr
 Judy K. Scherr
 City Clerk

PROPERTY RECORDS AND LICENSING

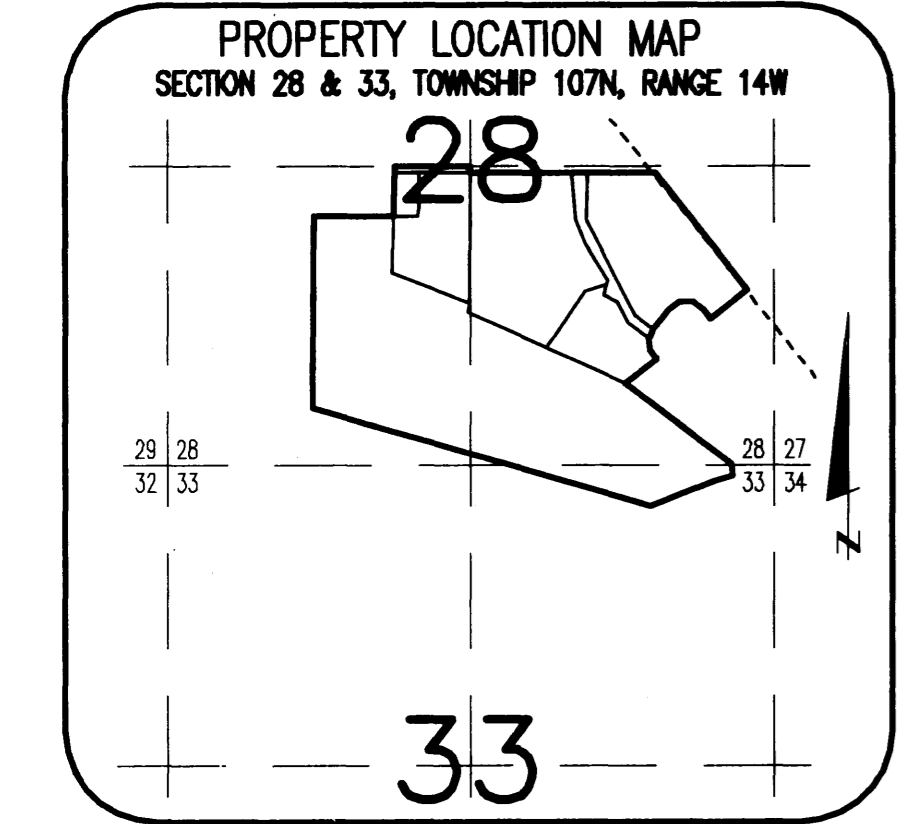
Taxes payable in the year 2009 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this day 23rd of December, 2009.

DOCUMENT NUMBER A-1219852

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 23rd day of December, 2009, at 2:42 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Kupsaki
 W. Mark Kupsaki
 Director of Property Records & Licensing

Wendy M. Wald
 Wendy M. Wald
 Deputy



NOTE:
 ALL MONUMENTS SHOWN THUS: ○
 ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 18887 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●
 ARE FOUND 5/8" PIPE UNLESS OTHERWISE NOTED.

BASIS OF BEARING SYSTEM :
 ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE SW 1/4, SEC 28-107-14 WHICH IS ASSUMED TO BE S 00°52'19" W.

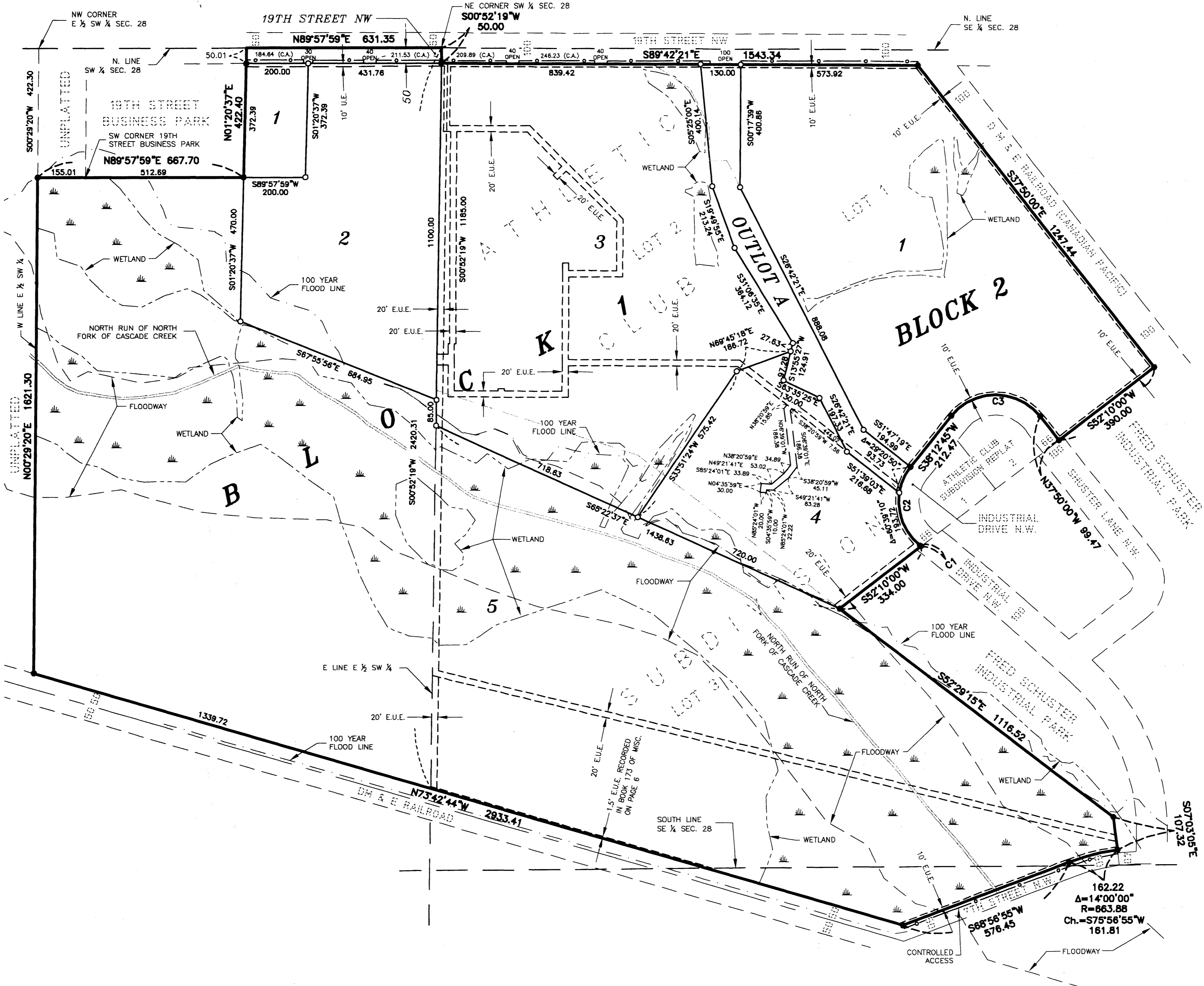
EXISTING UTILITY EASEMENT (E.U.E.)

UTILITY EASEMENT (U.E.) DEFINED: AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

CONTROLLED ACCESS (C.A.) DEFINED: INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

CURVE DATA

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD LENGTH
C1	00°02'33"	4.22	5696.58	S51°45'59"E	4.22
C2	90°00'00"	287.46	183.00	S06°47'15"E	258.80
C3	103°57'15"	332.03	183.00	N89°48'38"W	288.32



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That John D. Remick and Mary Ann D. Remick, husband and wife, Club West LLC, a Minnesota limited liability company, Valleyhigh Athletic LLC, a Minnesota limited liability company, and 19th Street Athletic LLC, a Minnesota limited liability company, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

All of Lots 1, 2, and 3, Block 1, ATHLETIC CLUB SUBDIVISION, Rochester, Minnesota.

Together with:
 That part of the East Half of the Southwest Quarter of Section 28, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the East One Half of the Southwest Quarter of said Section 28; thence South 00 degrees 29 minutes 20 seconds West, assumed bearing, along the west line thereof, 422.30 feet for the point of beginning; thence North 89 degrees 57 minutes 59 seconds East, 155.01 feet to the southwest corner of 19TH STREET BUSINESS PARK (the next two courses are along the south and east lines of said 19TH STREET BUSINESS PARK); thence North 89 degrees 57 minutes 59 seconds East, 512.69 feet; thence North 01 degree 20 minutes 37 seconds East, 422.40 feet to the north line of said Southwest Quarter; thence North 89 degrees 57 minutes 59 seconds East, along said north line, 631.35 feet to the northeast corner of said Southwest Quarter; thence South 00 degrees 52 minutes 19 seconds West, along the east line of said Southwest Quarter, 2420.31 feet to the northerly right of way line of the Dakota Minnesota and Eastern Railroad (formerly the Chicago Northwestern Railway); thence North 73 degrees 42 minutes 44 seconds West, along said northerly right of way line, 1339.72 feet to the west line of the East Half of the Southwest Quarter of said Section 28; thence North 00 degrees 29 minutes 20 seconds East, along said west line, 1621.30 feet to the point of beginning.

Containing in all, 169.45 acres more or less.

have caused the same to be surveyed and platted as LEARNING CENTER SUBDIVISION and do hereby donate and dedicate to the public for the public use forever the public ways and also grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said John D. Remick and Mary Ann D. Remick, husband and wife, have caused these presents to be signed this 17th day of December, 2009.

By *John D. Remick* *Mary Ann D. Remick*
 John D. Remick Mary Ann D. Remick

State of Minnesota
 County of Olmsted

The foregoing instrument was acknowledged before me this 17th day of December, 2009, by John D. Remick and Mary Ann D. Remick, husband and wife.

Beverly E. Delisle
 Beverly E. Delisle
 Notary Public, Olmsted County, Minnesota

My commission expires Jan. 31, 2010

In witness whereof said Club West LLC, a Minnesota limited liability company, Valleyhigh Athletic LLC, a Minnesota limited liability company, and 19th Street Athletic LLC, a Minnesota limited liability company, have caused these presents to be signed by its proper officer this 17th day of December, 2009.

By *John D. Remick*
 John D. Remick, Chief Manager

State of Minnesota
 County of Olmsted

The foregoing instrument was acknowledged before me this 17th day of December, 2009, by John D. Remick, Chief Manager of Club West LLC, a Minnesota limited liability company, Valleyhigh Athletic LLC, a Minnesota limited liability company, and 19th Street Athletic LLC, a Minnesota limited liability company.

Beverly E. Delisle
 Beverly E. Delisle
 Notary Public, Olmsted County, Minnesota

My commission expires Jan. 31, 2010

1648 Third Avenue S.E.
 Rochester, MN 55904

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 Fax: 507-289-7333
 mbi@mcghebetts.com

McGhie

Betts, Inc.

Land Surveying
 Civil Engineering
 Consulting
 Land Planning
 Geotechnical Engineering
 Construction Material Testing
 Landscape Architecture

1198A