

ALTA COMMITMENT – 1982 Rev.

SCHEDULE A

APPLICATION NO.: OR1042002-C (Supplemental No. 2)

1. EFFECTIVE DATE: May 13, 2007 AT 7:00 AM

2. POLICY OR POLICIES TO BE ISSUED:

'ALTA' RESIDENTIAL OWNERS POLICY REV 1987

'ALTA' OWNER'S POLICY 10-17-92

\$TO BE DETERMINED

PROPOSED INSURED:

Ryan Companies US, Inc., a Minnesota Corporation c

'ALTA' LOAN POLICY 10-17-92

PROPOSED INSURED:

OTHER POLICY ISSUED

PROPOSED INSURED:

OTHER POLICY ISSUED

PROPOSED INSURED:

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT AND COVERED HEREIN IS A FEE SIMPLE AND TITLE THERETO IS AT THE EFFECTIVE DATE HEREOF VESTED IN:

Pahl Family Limited Partnership, a Minnesota limited partnership

4. THE LAND REFERRED TO IN THIS COMMITMENT IS 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:

Commencing at the northwest corner of said South Half of the Northeast Quarter; thence North 89 degrees 26 minutes 13 seconds East, assumed basis for bearings, 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 West 120.00 feet; thence South 89 degrees 26 minutes 13 seconds West 544.83 feet; thence South 44 degrees 53 minutes 08 seconds West 862.95 feet; thence South 0 degrees 20 minutes 04 seconds West 124.53 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 southwest 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, 1375.00 feet; thence North 26 degrees 28 minutes 55 seconds East 1490.64 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.

Abstract Property

SCHEDULE B – SECTION 1

REQUIREMENTS

The following are the requirements to be complied with:

1. Partial Release of the following Statement:

Financing Statement by and between Pahl Farms, Inc. as debtor, and First National Equipment Financing, Inc. as secured party, filed July 23, 2002, as Document No. 1918802.

Amendment of the above Financing Statement was filed March 3, 2003, as Document No. 2007684.

Continuation of the above Financing Statement was filed February 20, 2007, as Document No. 2497704.

2. The legal description at Schedule A, Number 4 constitutes a split of an existing tax parcel. Approval of the appropriate municipal officers for such a split to take place must be obtained and appear on the face of any instrument of conveyance. In addition, all current year taxes and special assessments must be paid in full prior to or at the closing.

3. Premises have been assessed under the Green Acres Law. Upon a sale, the premises are subject to reassessment for the last 3 years according to Minnesota Statute 273.111, as amended.

4. Deed of Conveyance from Pahl Family Limited Partnership, a Minnesota limited partnership to Ryan Companies US, Inc., a Minnesota corporation.

5. We have been advised that the general partner of the above fee owner is Wayne J. Pahl and Joanne Pahl as Trustees of the Wayne J. Pahl Revocable Living Trust dated June 17, 1996. Procure and record as support for the deed required at Item No. 5 above, the following instruments:

Trust instrument containing power of sale or certificate of trust executed by the grantor or trustee of the trust in conformance with Minnesota Statute 501B.56, subd. 1;

Affidavit of Trustee in conformance with Minnesota Statute 501B.57, subd. 1.

Submit the above instruments to our examiner for approval for possible further requirements prior to closing.

6. Provide Old Republic Title with a Well Disclosure Certificate or the conveyance documents must contain the following language:

THE SELLER CERTIFIES THAT THE SELLER DOES NOT KNOW OF ANY WELLS ON THE DESCRIBED REAL PROPERTY.

NOTE: Well Disclosure Information:

The subject property is located within the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 32, Township 115, Range 19.

7. We have been advised that the premises is to be platted. Said plat must be approved by the City of Rosemount, Dakota County Surveyor and Dakota County Recorder prior to recording.
8. Payment in full of all real estate taxes as a prerequisite for filing a plat of record.

SCHEDULE B – SECTION 2
STANDARD EXCEPTIONS

- A Facts which would be disclosed by a comprehensive survey of the premises described herein.
- B Rights and claims of parties in possession.
- C Mechanics', Contractors', or Materialmen's liens and lien claims, if any where no notice appears of record.
- D Any change in title occurring subsequent to the effective date of this Commitment and prior to the date of issuance of the Title Policy.
- E Easements, or claims of easements, not shown by the public records.

IN ADDITION TO THE STANDARD EXCEPTIONS, CONDITIONS, STIPULATIONS AND EXCLUSIONS FROM COVERAGE CONTAINED HEREIN AND IN THE COMPANY'S USUAL FORM OF POLICY, THE LAND REFERRED TO IS, AS OF THE EFFECTIVE DATE HEREOF, SUBJECT TO THE FOLLOWING:

1. Special assessments ordered from Rosemount. Information will follow by endorsement.
2. Taxes for the year 2007 in the amount of \$4,327.80 are half paid and half unpaid. (Base tax amount \$4,327.80.) (Tax No. 34-03210-020-15.)

(also covers other land.)

Premises have been assessed under the Green Acres Law. Upon a sale, the premises are subject to reassessment for the last 3 years according to Minnesota Statute 273.111, as amended.

NOTE: Dakota County tax records indicate property is homestead for taxes payable in the year 2007.

3. Easement for cathodic 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 14, 1992, as Document No. 1023240.
4. 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, 1932, filed October 3, 1932, in Book 193 of Deeds, page 360.

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.

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 625.

The above company has changed its name to InterNorth, Inc., a Delaware corporation as evidenced by name change filed as Document No. 715270.

The above company has changed its name to Enron Corp., a Delaware corporation as evidenced by name change filed as Document No. 1041079.

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.

The above easement has been partially released and located by Modification and Amendment of Easement Grant dated June 7, 1998, filed August 17, 1999, as Document No. 1629954.

5. Survey by Boerhave Land Surveying, Inc., indicates a gate valve, hydrant and storm sewer outlet onto the premises along the West line; and an irrigation pivot and well casing along the southerly line of the premises.

NOTE: If there are any questions concerning the exceptions shown on this commitment, please call Mark Blakstad at (612) 371-1134.

ARB #1, 3, 4, 9, 10