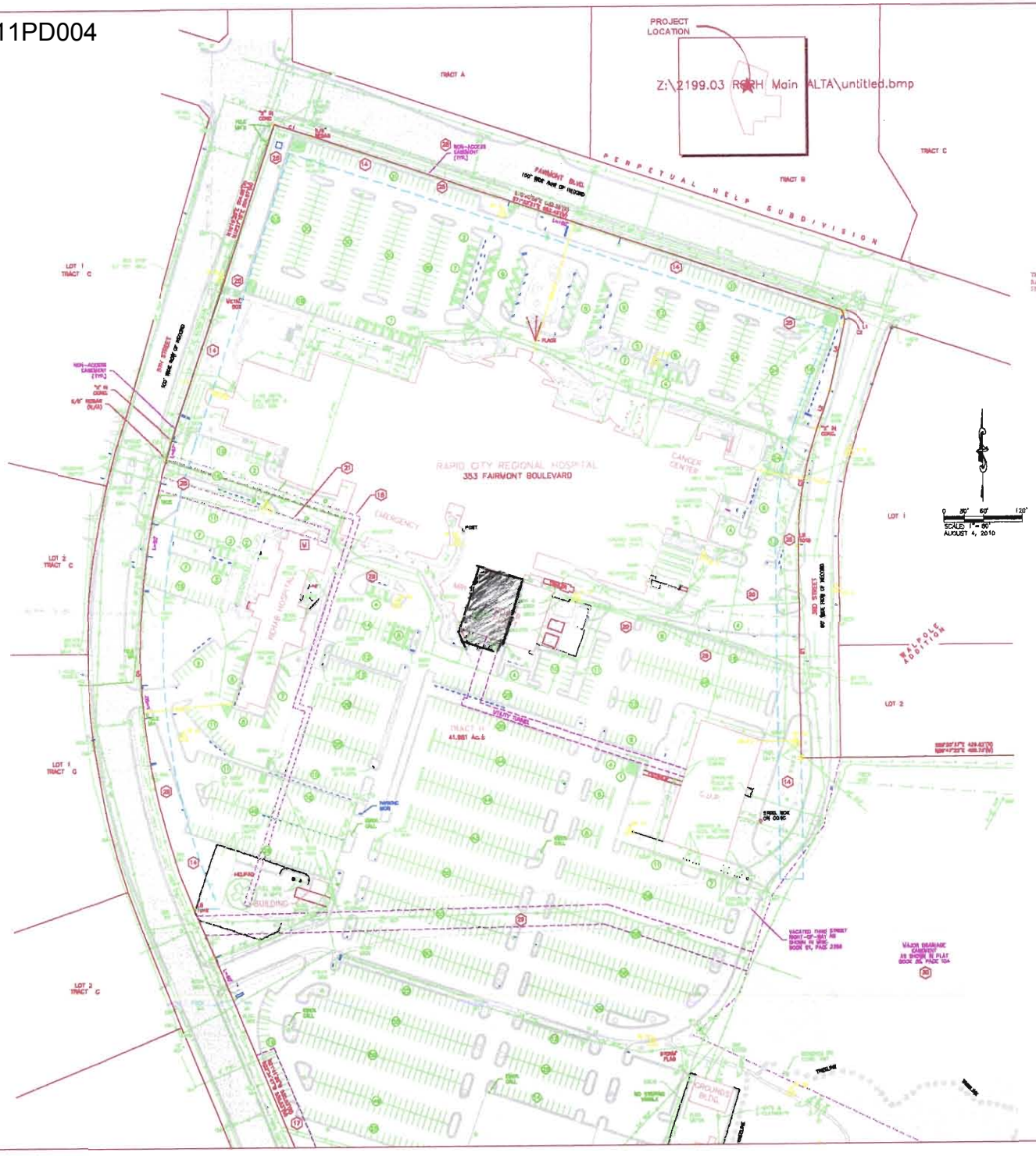
11PD004



LEGEND

CONTROL POINT	PROPERTY LINE
SANITARY MANHOLE	CHAIN LINK FENCE
STORM SEWER MANHOLE	CURB & GUTTER
SLUICE OUT	WATER LINE
FIRE HYDRANT	POWER LINE
WATER VALVE	TELEPHONE LINE
AREA INLET	SANITARY SEWER LINE
STORM INLET – TYPE "B"	STORM SEWER LINE
BOOK FALLS INLET – TYPE "C"	GAS LINE
POWER POLE	FIBER LINE
ELECTRIC MANHOLE	(B) BASIS OF BEARING SURVEY MONUMENT MARKED LS 3650
POST INDICATOR VALVE	(S) BASIS OF BEARING SURVEY MONUMENT MARKED LS 3650
IRRIGATION MANHOLE	(M) MEASURED THIS SURVEY
CLEAN OUT	(R) RECORDED IN A PREVIOUS PLAT OR DESCRIPTION
LIGHT POLE 30' / 1' CONC. BASE	
BUSH	
DECIDUOUS TREE	
CONIFEROUS TREE	
GAS METER	
TELEPHONE BOX	
FIBER BOX	
ELECTRIC BOX	
CONCRETE SURFACE	
ASPHALT SURFACE	
GRAVEL SURFACE	
MISC. LANDSCAPING	

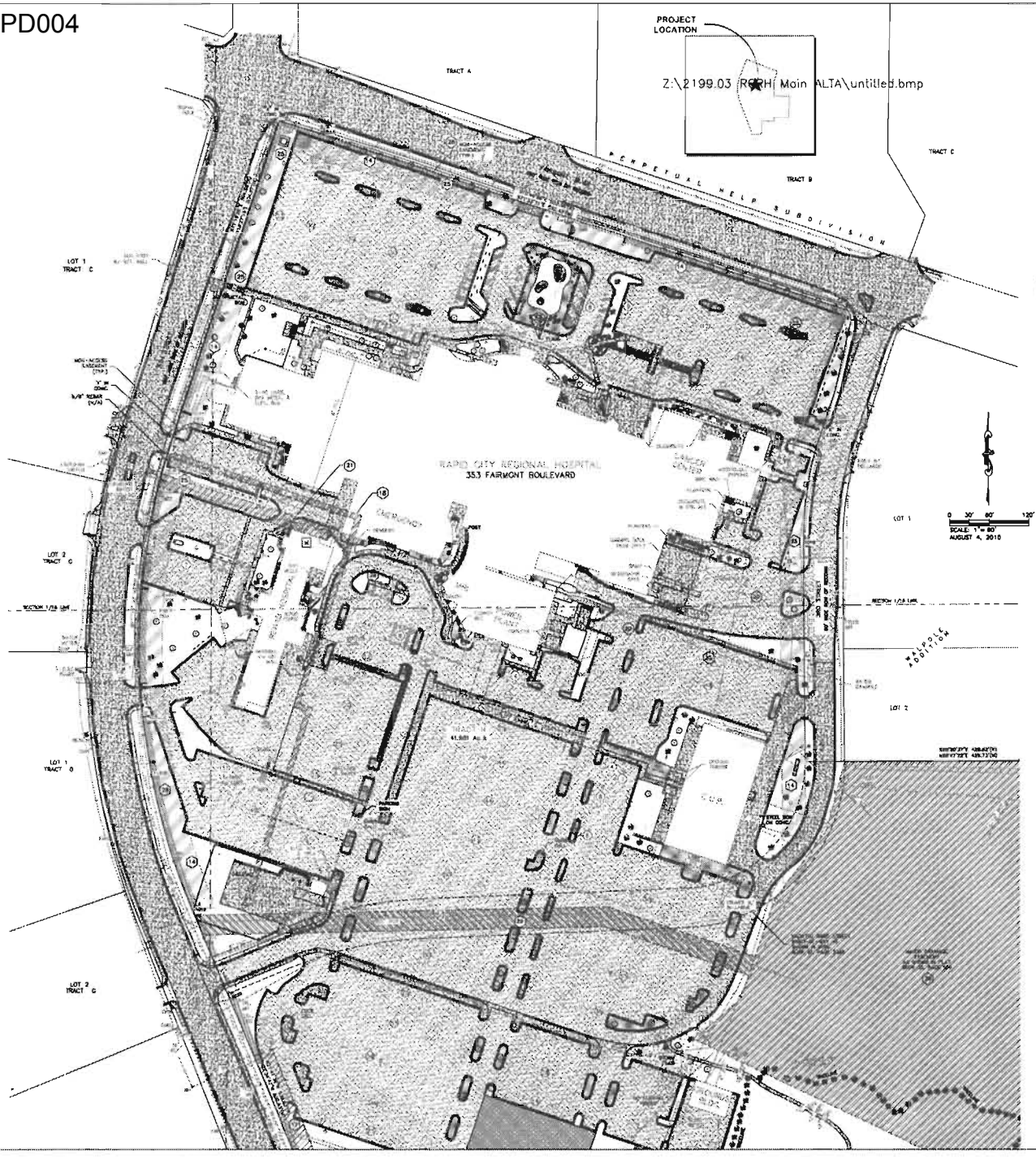
UTILITIES

SOUTH DAKOTA ONE CALL NOTIFICATION CENTER
115 EVERGREEN HEIGHTS DRIVE
PITTSBURGH, PA 15238
1-800-781-7474

The locations of existing underground utilities are shown in an approximate way and have not been independently verified by the owners or their representatives. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

LINE	BEARING	DISTANCE
L1	N00°00'00"E	5.00'
L2	N00°00'00"E	5.00'
L3	N00°00'00"E	5.00'
L4	N00°00'00"E	5.00'
L5	N00°00'00"E	5.00'

11PD004



LEGEND

CONTROL POINT	PROPERTY LINE
SANITARY MANHOLE	CHAIN LINK FENCE
STORM SEWER MANHOLE	CURB & GUTTER
CLEAN OUT	WATER LINE
FIRE HYDRANT	POWER LINE
WATER VALVE	TELEPHONE LINE
AREA INLET	SANITARY SEWER LINE
CONVERSION INLET	STORM SEWER LINE
SNOW FALLS INLET - TYPE "B"	GAS LINE
FENCE POST	FIBER LINE
ELECTRIC MANHOLE	SECNTICE FOUND SURVEY MONUMENT MARKED LS 3268
POST INDICATOR VALVE	UNLESS OTHERWISE NOTED.
PHONE BOX MANHOLE	SECNTICE FOUND SURVEY MONUMENT MARKED LS 3268
CURB STOP	(M) MEASURED THIS SURVEY
LIGHT POLE W/ 1' CONCL BASE	(R) RECORDED IN A PREVIOUS PLAT OR DESCRIPTION
SIGN	
DECIDUOUS TREE	
CONIFEROUS TREE	
WELL	
GAS METER	
TELEPHONE BOX	
FIBER BOX	
ELECTRIC BOX	
CONCRETE SURFACE	
ASPHALT SURFACE	
GRAVEL SURFACE	
MISC. LANDSCAPING	

UTILITIES

SOUTH DAKOTA ONE CALL NOTIFICATION CENTER
113 EVERGREEN HEIGHTS DRIVE
PITTSBURGH, PA. 15235
1-800-781-7474

The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any cost or damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

LINE	BEARING	DISTANCE
L1	N 00°00'00" W	0.00'
L2	N 00°00'00" W	0.00'
L3	N 00°00'00" W	0.00'
L4	N 00°00'00" W	0.00'
L5	N 00°00'00" W	0.00'
L6	N 00°00'00" W	0.00'
L7	N 00°00'00" W	0.00'
L8	N 00°00'00" W	0.00'

LINE	BEARING	DISTANCE
L9	N 00°00'00" W	0.00'
L10	N 00°00'00" W	0.00'
L11	N 00°00'00" W	0.00'
L12	N 00°00'00" W	0.00'
L13	N 00°00'00" W	0.00'
L14	N 00°00'00" W	0.00'
L15	N 00°00'00" W	0.00'
L16	N 00°00'00" W	0.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C2	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C3	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C4	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C5	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C6	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C7	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C8	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C9	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C10	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C11	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C12	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C13	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C14	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C15	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'
C16	0.00'	0.00'	0°00'00"	N 00°00'00" W	0.00'

LEGAL DESCRIPTION

TRACT H OF RESIDENTIAL HOSPITAL ADDITION TO THE CITY OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA, ACCORDING TO THE PLAT THEREOF FILED IN PLAT BOOK 15, PAGE 195

CERTIFICATE OF SURVEYOR

TO: REGIONAL HEALTH, INC.,
RAPID CITY REGIONAL HOSPITAL, INC.;
REGIONAL HEALTH LEASING, INC.;
REGIONAL HEALTH PHYSICIANS, INC.;
FIRST NATIONAL BANK IN SIOUX FALLS, AS BOND TRUSTEE, AND AS MASTER TRUSTEE;
SOUTH DAKOTA HEALTH AND EDUCATIONAL FACILITIES AUTHORITY;
U.S. BANK NATIONAL ASSOCIATION
FIRST AMERICAN TITLE INSURANCE COMPANY, SANTA ANA, CALIFORNIA; AND
FIRST AMERICAN TITLE COMPANY OF SOUTH DAKOTA, LLC:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEM 1, 2, 3, 7(a), 7(b)(1), 8, 10, 14(b), 17, AND 18 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 SOUTH DAKOTA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

ERIC D. HOWARD REGISTERED LAND SURVEYOR
STATE OF SOUTH DAKOTA, REGISTERED NO. 4913

SURVEYOR NOTES

A. TRACT H OF RESIDENTIAL HOSPITAL ADDITION CONTAINS 1,835,880 S.F. OR 41.991 ACRES, MORE OR LESS.

B. BASIS OF BEARINGS: SOLAR OBSERVATION

C. FLOOD ZONE DESIGNATION

AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD AS SHOWN IN FEMA F.I.R.M. PANEL 46102C-0812F DATED FEBRUARY 16, 1996

D. EXTERIOR FOOTPRINT AT GROUND LEVEL OF THE RAPID CITY REGIONAL HOSPITAL CONTAINS 166,436 SQUARE FEET, MORE OR LESS

E. EXTERIOR FOOTPRINT AT GROUND LEVEL OF THE REHAB HOSPITAL CONTAINS 13,846 SQUARE FEET, MORE OR LESS

F. EXTERIOR FOOTPRINT AT GROUND LEVEL OF THE C.U.P. BUILDING CONTAINS 10,367 SQUARE FEET, MORE OR LESS

G. EXTERIOR FOOTPRINT AT GROUND LEVEL OF THE GROUNDS BUILDING CONTAINS 2,463 SQUARE FEET, MORE OR LESS

H. EXTERIOR FOOTPRINT AT GROUND LEVEL OF THE HELIPAD BUILDING CONTAINS 486 SQUARE FEET, MORE OR LESS

I. EXTERIOR FOOTPRINT AT GROUND LEVEL OF THE GARAGE 2 CONTAINS 816 SQUARE FEET, MORE OR LESS

J. EXTERIOR FOOTPRINT AT GROUND LEVEL OF GARAGE 1 CONTAINS 733 SQUARE FEET, MORE OR LESS

K. THE LOCATIONS OF EXISTING UNDER GROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL SUCH WORK THAT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

L. TRACT H OF RESIDENTIAL HOSPITAL ADDITION CONTAINS 88 HANDICAPPED PARKING SPACES, 1,680 STANDARD PARKING SPACES, AND 34 MOTORCYCLE PARKING SPACES.

M. REHAB HOSPITAL ENCROACHES AT THE NORTH END, INTO THE RIGHT OF WAY TO BLACK HILLS CORPORATION RECORDED IN BOOK 50, PAGE 3136.

N. EXISTING GRAVEL ACCESS ENCROACHES INTO THE NON-ACCESS EASEMENT RECORDED ON THE PLAT OF SAID LAND.

SCHEDULE B ITEMS RELATING TO SURVEY

INFORMATION SHOWN HEREON WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 0208766-6, AMENDED WITH AN EFFECTIVE DATE OF JUNE 1, 2010

(13) RIGHT OF WAY PERMIT GRANTED TO BLACK HILLS POWER AND LIGHT COMPANY TO CONSTRUCT, OPERATE AND MAINTAIN AN ELECTRIC POWER LINE IN TRACT A, AS SET FORTH IN INSTRUMENT RECORDED APRIL 17, 1978, IN BOOK 6, PAGE 5833. *THIS ABOVE IS NOT SET FORTH*

(14) THIRTY-FIVE FOOT BUILDING SET BACK LINE, AS SHOWN ON THE PLAT FILED IN PLAT BOOK 14, PAGE 303, AS TO TRACTS A AND B.

(15) THIRTY-FIVE FOOT BUILDING SET BACK LINE, AS SHOWN ON THE PLAT FILED IN PLAT BOOK 14, PAGE 346, AS TO TRACT E.

(16) EASEMENT FOR SANITARY SEWER ACROSS TRACT C AND THE UNPLATTED PORTION OF THE SE1/4 OF THE SW1/4 OF SECTION 12, T1N, R7E, BHM, AS SHOWN ON THE PLAT FILED IN PLAT BOOK 14, PAGE 346.

(17) EASEMENT FOR SANITARY SEWER 30 FEET WIDE ACROSS THE UNPLATTED PORTION OF THE SW1/4 OF SECTION 12, T1N, R7E, BHM, AS SHOWN ON THE PLAT FILED IN PLAT BOOK 14, PAGE 346.

(18) EASEMENT FOR UTILITIES AND MINOR DRAINAGE, 5' WIDE, AS SHOWN ON THE PLAT OF TRACT AB-1 FILED IN PLAT BOOK 16, PAGE 126.

(19) RIGHT OF WAY PERMIT GRANTED TO BLACK HILLS CORPORATION, FOR AN ELECTRIC POWER LINE SYSTEM IN TRACT AB-1, AS SET FORTH IN INSTRUMENT RECORDED MAY 13, 1994, IN BOOK 45, PAGE 2757. *ABOVE IS NOT GRAPHICALLY DESCRIBABLE*

(20) RIGHT OF WAY PERMIT GRANTED TO BLACK HILLS CORPORATION, FOR AN ELECTRIC POWER LINE SYSTEM IN TRACT B, AS SET FORTH IN INSTRUMENT RECORDED JUNE 30, 1994, IN BOOK 50, PAGE 3136.

(21) RIGHT OF WAY GRANTED TO BLACK HILLS POWER, INC., AS SET FORTH AND SHOWN IN INSTRUMENT RECORDED AUGUST 18, 2003, IN BOOK 191, PAGE 2864. THIS PERTAINS TO TRACT AB-4 AND THE UNPLATTED PORTION OF THE SE1/4—SW1/4 OF SECTION 12, T1N, R7E, BHM. *ABOVE IS GRAPHICALLY DESCRIBABLE*

(22) RIGHT OF WAY GRANTED TO BLACK HILLS POWER, INC., AS SET FORTH AND SHOWN IN INSTRUMENT RECORDED MAY 26, 2007, IN BOOK 368, PAGE 784. THIS PERTAINS TO TRACT AB-6 AND THE UNPLATTED PORTION OF THE SE1/4—SW1/4 OF SECTION 12, T1N, R7E, BHM. *ABOVE IS NOT GRAPHICALLY DESCRIBABLE*

(23) RIGHT OF WAY GRANTED TO BLACK HILLS POWER, INC., AS SET FORTH AND SHOWN IN INSTRUMENT RECORDED OCTOBER 26, 2007, IN BOOK 174, PAGE 4760. THIS PERTAINS TO BALANCE OF THE UNPLATTED LAND LYING IN PART OF THE SW1/4 OF SECTION 12, T1N, R7E, BHM. *ABOVE IS NOT GRAPHICALLY DESCRIBABLE*

(24) RIGHT OF WAY GRANTED TO BLACK HILLS POWER, INC., AS SET FORTH AND SHOWN IN INSTRUMENT RECORDED OCTOBER 26, 2007, IN BOOK 174, PAGE 4765. THIS PERTAINS TO TRACT AB-1. *ABOVE IS NOT GRAPHICALLY DESCRIBABLE*

(25) EASEMENTS FOR UTILITIES AND MINOR DRAINAGE 5 FEET ON THE INTERIOR SIDES OF ALL LOT LINES AND 10 FEET ON ALL PERIMETER MAJOR DRAINAGE EASEMENTS ARE LOCATED, AS SET FORTH ON THE FILED PLAT OF SAID LAND.

(26) ACCESS RESTRICTION AREAS, AS SHOWN ON FILED PLAT OF SAID LAND.

(27) EASEMENT FOR STORM SEWER 30 FEET WIDE AND CENTER LINE OF EXISTING 60" RCP, AS SHOWN ON THE FILED PLAT OF SAID LAND.

(28) MAJOR DRAINAGE EASEMENT ON SAID TRACT H, TOGETHER WITH THE FOLLOWING NOTE, ON SAID PLAT:

ALL MAJOR DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT FREE OF ALL OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO BUILDINGS, WALLS, FENCES, VEGETATION, WALKS, AND SIMILAR EASEMENTS SHALL BE KEPT IN ALL OTHER RESPECTS IN THE NATURAL STATE. THE OWNER SHALL INSPECT AND REPAIR SUCH IMPROVEMENTS AND STRUCTURES AS IT DEEMS EXPEDIENT TO FACILITATE DRAINAGE FROM ANY SOURCE.

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
TRACT H OF REGIONAL HOSPITAL ADDITION
353 FAIRMONT BOULEVARD
LOCATED IN THE SW1/4,
SECTION 12, T1N, R7E, BHM
CITY OF RAPID CITY, PENNINGTON COUNTY, SOUTH DAKOTA

Scale: 1" = 80'
Designed by: ADP
Drawn by: ADP
Checked by: EDH
Date: 08-04-10
Survey Date:
Revisions:

Project #: 2199.03

Sheet Title: ALTA/ACSM LAND TITLE SURVEY

Sheet 1 of 2