

PROPERTY DESCRIPTION

Lot 1, Block 1, Dean Lakes Eighth Addition, Scott County, Minnesota.

(Torrrens Property - Certificate of Title No. 56185)

CERTIFICATION

To US Industrial Club V Enterprises, LLC, a Delaware limited liability company, and First American Title Insurance Company:

This is to Certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 13 and 16 of Table A thereof. The field work was completed on July 22, 2021.

Date of Plat or Map: August 4, 2021

Pete Goers, Professional Land Surveyor
Minnesota License No. 44110
Email: pgoers@alliant-inc.com

NOTES

1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by First American Title Insurance Company, file no. NCS-1075722-MPLS, dated June 30, 2021.
2. The north line of Lot 1 is assumed to have a bearing of S89°56'46"E.
3. All distances are in feet.

4. The locations of existing utilities on or serving the property are depicted based on Gopher State One Call Ticket No.211885097, available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.

VICINITY MAP (NOT TO SCALE)

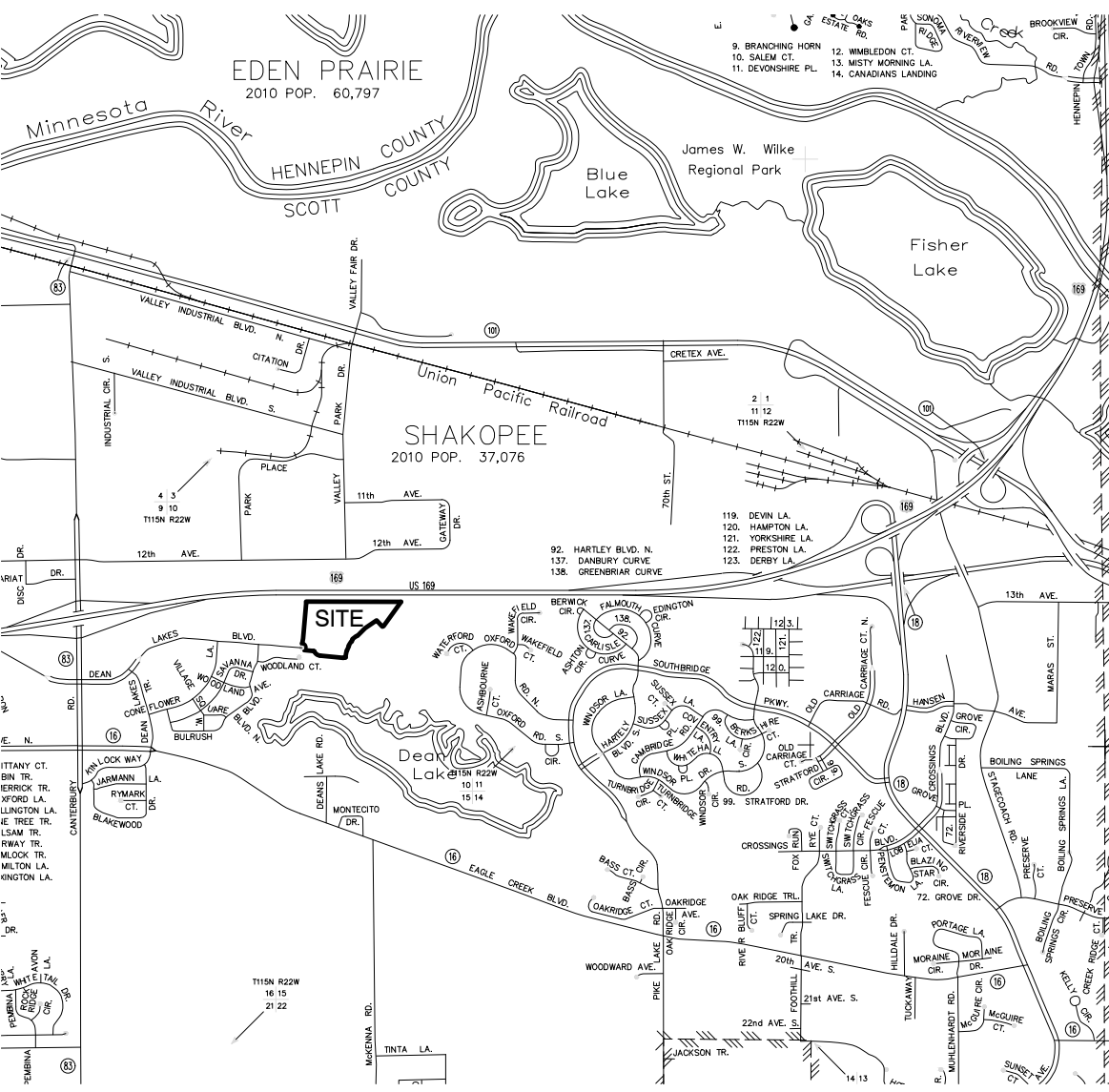


TABLE A ITEMS

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
2. Address of the property is unassigned, Skakopee, Minnesota.
3. The property lies within Zone X (unshaded- area determines to be outside the 0.2% annual chance floodplain) of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel 27053C0358E, effective on 09/02/2004.
4. The area of the land as described in the title commitment is 1,138.384 Sq. Ft. or 26.133 Acres.
5. Contour lines depicted hereon are based on ground measurements and referenced to North American Vertical Datum of 1988(NAVD88).
Benchmark 1: MnDOT 7005kk has an elevation of 745.88 located north of the most northeastern corner of the surveyed property.
Benchmark 2: Blaschko has an elevation of 774.84 located in the northeastern quadrant of the Highway 169 and Canterbury Road intersection
Site Benchmark: Top nut of hydrant along the north property line and 680 feet east of the northwest corner and has an elevation of 758.63.
8. Substantial features observed in the process of conducting fieldwork, are shown hereon.
13. Names of adjoining owners are depicted based on Scott County GIS tax information.
16. There was no observed evidence of earth moving work or building construction at the time of our field work.

SCHEDULE B, PART II EXCEPTIONS

The following are survey related exceptions set forth in schedule b, part II of the herein referenced title commitment:

9. Easement for power line purposes as contained in the Easement, dated December 15, 1967, recorded December 22, 1967, as Document No. 7333, as assigned to Northern States Power Company, a Minnesota corporation by the Assignment and Assumption of Easements, dated February 07, 2001, recorded March 19, 2001, as Document No. T117544. **Affects the surveyed property and shown hereon.**
10. Easements for utility purposes in favor of the City of Shakopee, as contained in the Quit Claim Deed, dated September 11, 1992, recorded September 16, 1992, as Document No. 59373. **Affects the surveyed property and shown hereon.**
11. Terms and conditions of the Court Order, recorded January 25, 2000, as Document No. T109686. **The entire subject property is described in this document however it does not appear that any of the shoreline of Dean Lake currently abuts the subject property**
12. Terms and conditions of the Petition for Public Improvements and Waiver of Assessment Rights, dated March 15, 2001, recorded March 29, 2001, as Document No. T117776. **Affects the surveyed property, not plottable.**
13. Terms and conditions, including an easement for utility purposes in favor of the City of Shakopee, as contained in the Easement Agreement for Underground Utility Facilities, dated July 01, 2002, recorded September 23, 2002, as Document No. T133932. **Affects the surveyed property and shown hereon.**
14. Terms and conditions of Resolution No. 5986 by the City of Shakopee, recorded January 20, 2004, as Document No. T153787. **Affects the surveyed property, not plottable.**
15. Terms and conditions of Resolution No. 5988 by the City of Shakopee, recorded January 20, 2004, as Document No. T153788. **Affects the surveyed property, not plottable.**
16. Terms and conditions of the Planned Unit Development Agreement for Dean Lakes Project, between the City of Shakopee, and Ryan Companies US, Inc., dated December 26, 2003, recorded January 22, 2004, as Document No. T153920. **Affects the surveyed property, not plottable.**
17. Terms and conditions of the Petition for Public Improvements and Waiver of Assessment Rights, dated January 14, 2004, recorded January 22, 2004, as Document No. T153921. **Affects the surveyed property, not plottable.**
18. Terms and conditions, including assessments, as contained in the Declaration for Natural Open Space Conservation Areas, dated January 22, 2004, recorded January 23, 2004, as Document No. T153967. As amended by the Amendment to Declaration for Natural Open Space Conservation Areas and Affidavit of Secretary of Association, dated March 14, 2005, recorded June 20, 2005, as Document No. T167958. **Affects the surveyed property, not plottable.**
19. Utility and drainage easements as shown on the plat of Dean Lakes First Addition recorded June 03, 2004 as Document No. 157651. **Affects the surveyed property and shown hereon.**
20. Terms and conditions, including an option in favor of the City of Shakopee, as contained in the Contract for Private Development, between the City of Shakopee, and Ryan Companies US, Inc., dated December 09, 2003, recorded June 03, 2004, as Document No. T157652. **Affects the surveyed property, not plottable.**
21. Terms and conditions of the Developer's Agreement, between the City of Shakopee, and Ryan Companies US, Inc., dated May 11, 2004, recorded June 03, 2004, as Document No. T157653. **Affects the surveyed property, not plottable.**
22. Terms and conditions of the Declaration of Exclusivity Covenant for Dean Lakes, in favor of BNC National Bank, dated November 22, 2004, recorded December 30, 2004, as Document No. T163571. **Affects the surveyed property, not plottable.**
23. Easement for pipeline purposes in favor of CenterPoint Energy Resources Corp., d.b.a. CenterPoint Energy Minnesota Gas, as contained in the Transmission Line Easement, dated October 13, 2005, recorded October 25, 2005, as Document No. T117854. **Affects the surveyed property and shown hereon.**
24. Terms and conditions, including easements, as contained in the Declaration of Easements and Covenants (Dean Lakes Fourth Addition and Land Proposed for Fifth Addition), recorded July 13, 2006, as Document No. T178019. **Affects the surveyed property, not plottable.**
25. Terms and conditions of the Developer's Agreement, between the City of Shakopee, and Ryan Companies US, Inc., dated December 27, 2006, recorded November 15, 2007, as Document No. T187463. **Affects the surveyed property, not plottable.**
26. Terms and conditions, including an easement for ingress and egress purposes in favor of the City of Shakopee, as contained in the Access Easement Agreement, dated December 27, 2006, recorded November 15, 2007, as Document No. T167466. **Affects the surveyed property and shown hereon.**
27. Terms and conditions of Resolution No. 7166 by the City of Shakopee, recorded March 08, 2012, as Document No. T214193. **Affects the surveyed property not plottable.**
28. Utility and drainage easements as shown on the plat of Dean Lakes Eighth Addition recorded June 04, 2012 as Document No. T215875. **Affects the surveyed property and shown hereon.**
29. Terms and conditions of the Contract for Private Development, between the City of Shakopee, Scott County, Trystar, Inc., and Bridgewater, LLC, dated May 08, 2012, recorded June 04, 2012, as Document No. T215881. **Affects the surveyed property, not plottable.**
30. Terms and conditions of the Developer's Agreement, between the City of Shakopee, and Bridgewater, LLC, dated May 31, 2012, recorded June 04, 2012, as Document No. T215882. **Affects the surveyed property, not plottable.**

Tag No.	DBH	DRC	Common Name
1247	26		Bur Oak
1248	28		Bur Oak
1249	8		Bur Oak
1250	7		Bur Oak
1251	10		Bur Oak
1252	7		Pin Oak
1253	10		Bur Oak
1254	5.4		Bur Oak
1255	5		Bur Oak
1256	6		Bur Oak
1257	7		Bur Oak
1258	15		Pin Oak
1259	22		Pin Oak
1260	6		Bur Oak
1261	8		American Elm
1262	5		Bur Oak
1263	26		Pin Oak
1264	6		Pin Oak
1265	8		Bur Oak
1266	21		Bur Oak
1267	17		Black Cherry
1268	7		American Elm
1269	19		Pin Oak
1270	15		Pin Oak
1271	14		Pin Oak
1272	17		Black Cherry
1273	16		Pin Oak
1274	16		Pin Oak
1275	5		Black Cherry
1276	7		Bur Oak
1277	4		Bur Oak
1278	8		Black Cherry
1279	7		American Elm
1280	7		Black Cherry
1281	15		Pin Oak
1282	27		Bur Oak
1283	21		Bur Oak
1284	16		Pin Oak
1285	14		Pin Oak
1286	14		Pin Oak
1287	5		Pin Oak
1288	6		Bur Oak
1289	34		Bur Oak
1290	12		Black Cherry
1291	7		Bur Oak
1292	7		Bur Oak
1293	5		Bur Oak
1294	6		Bur Oak
1295	8		Bur Oak
1296	8		Bur Oak
1297	10		Bur Oak
1298	5		Bur Oak
1299	6		Bur Oak
1300	8		Juniper
1301	6		Juniper
1302	5		Pin Oak
1303	7		Pin Oak
1304	9		Bur Oak
1305	12		Bur Oak
1306	24		Bur Oak
1307	6		Black Cherry
1308	14		Black Cherry
1309	5		Bur Oak
1310	5		Bur Oak
1311	18		Bur Oak
1312	9		Quaking Aspen
1313	10		Bur Oak
1314	25		Bur Oak
1315	6		Black Cherry
1316	23		Bur Oak
1317	9		Bur Oak
1318	10		Bur Oak
1319	9		Bur Oak
1320	9		Bur Oak
1321	11		Bur Oak
1322	10		Bur Oak
1323	12		Bur Oak
1324	8		Bur Oak
1325	8		Bur Oak
1326	9		Bur Oak
1327	10		Quaking Aspen
1328	9		Bur Oak
1329	5		Bur Oak
1330	5		Bur Oak
1331	7		Black Cherry
1332	5		Bur Oak
1333	13		Bur Oak
1334	8		Bur Oak
1335	16		Bur Oak
1336	28		Bur Oak
1337	10		Pin Oak
1338	20		Bur Oak
1339	14		Bur Oak
1340	5		Black Cherry
1341	12		Bur Oak
1342	5		Black Cherry
1343	14		Pin Oak
1344	11		Black Cherry
1345	10		Bur Oak
1346	10		Black Cherry
1347	6		Bur Oak
1348	8		Juniper
1349	7		Quaking Aspen
1350	8		Quaking Aspen
1351	7		Quaking Aspen
1352	20		Pin Oak
1353	6		Bur Oak
1354	14		Bur Oak
1355	10		Bur Oak
1356	4		Bur Oak
1357	6		Bur Oak
1358	5		Bur Oak
1359	6		Bur Oak
1360	4		Bur Oak
1361	5		Bur Oak
1362	6		Bur Oak
1363	7		Bur Oak
1364	8		Bur Oak
1365	8.6		Pin Oak
1366	4		Bur Oak
1367	14		American Elm
1368	8		Pin Oak
1369	10		Quaking Aspen
1370	12		Quaking Aspen
1371	14		Quaking Aspen
1372	8		Bur Oak
1373	10		Bur Oak
1374	8.6		Pin Oak
1375	6		Pin Oak
1376	8		Pin Oak

TREE TABLE

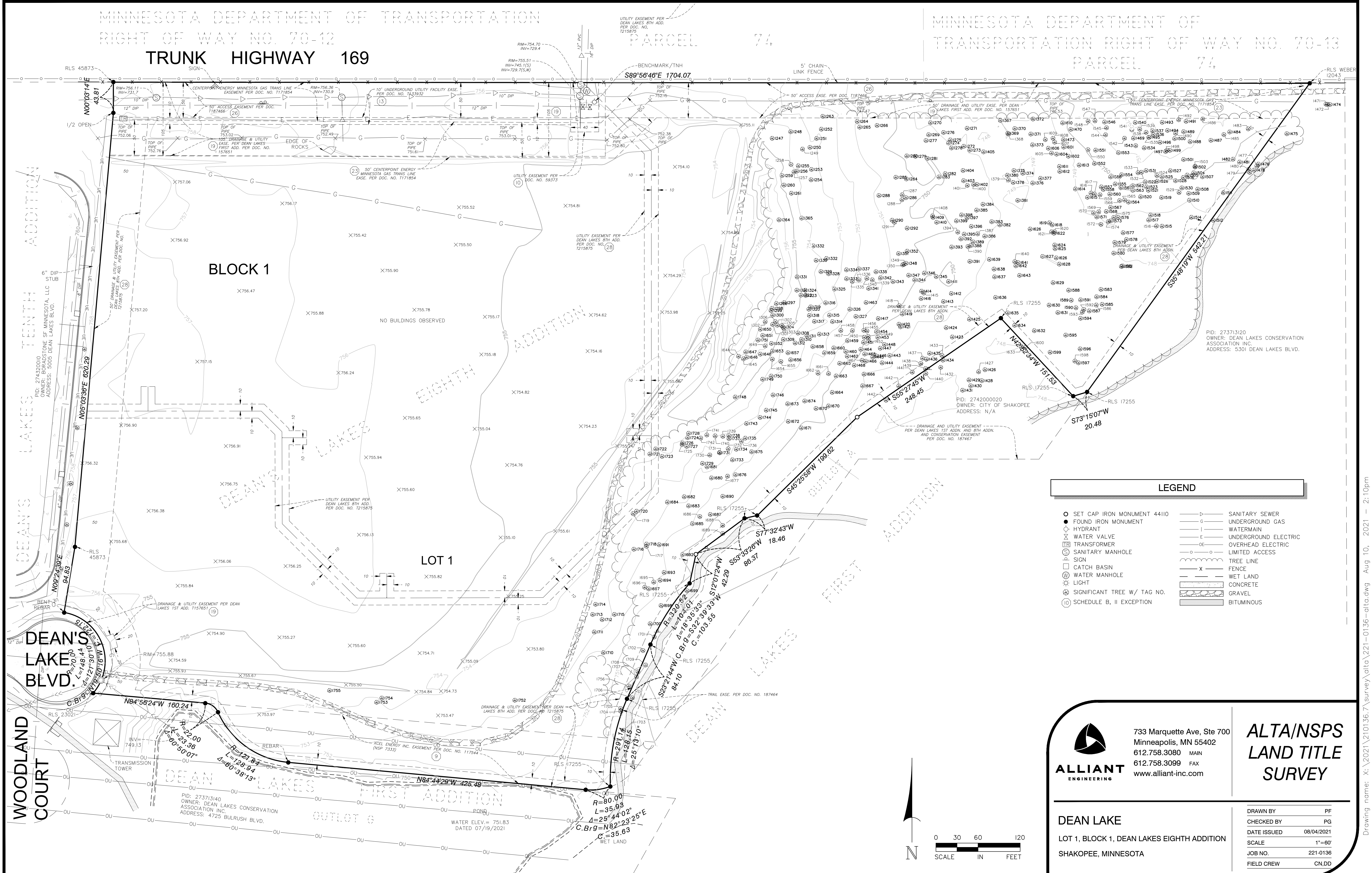
Tag No.	DBH	DRC	Common Name
1377	5.4		Pin Oak
1378	6		Bur Oak
1379	12		Pin Oak
1380	8		Pin Oak
1381	8		Black Cherry
1382	7		Black Cherry
1383	4		Bur Oak
1384	30		Bur Oak
1385	16		Bur Oak
1386	7		Black Cherry
1387	6		Black Cherry
1388	11		Black Cherry
1389	7		Pin Oak
1390	10		Pin Oak
1391	9		Juniper
1392	11		Juniper
1393	5		Bur Oak
1394	9		Black Cherry
1395	10		Bur Oak
1396	7		Bur Oak
1397	5		Bur Oak
1398	7		Bur Oak
1399	7		Bur Oak
1400	6		Black Cherry
1401	6		Black Cherry
1402	5		Black Cherry
1403	6		Black Cherry
1404	5		Black Cherry
1405	7		Bur Oak
1406	8		Bur Oak
1407	8		Bur Oak
1408	7		Black Cherry
1409	7		American Elm
1410	13		Bur Oak
1411	25		Bur Oak
1412	8		Bur Oak
1413	9		Pin Oak
1414	7		Black Cherry
1415	7		Bur Oak
1416	11		Quaking Aspen
1417	8		Black Cherry
1418	13		Bur Oak
1419	22		Bur Oak
1420	6		Black Cherry
1421	14		Bur Oak
1422	7		Bur Oak
1423	11		Pin Oak
1424	10		Pin Oak
1425	10		Juniper
1426	12		Bur Oak
1427	6		Bur Oak
1428	9		Bur Oak
1429	12		Bur Oak
1430	6		Bur Oak
1431	12		Bur Oak
1432	8		Pin Oak
1433	8		Pin Oak
1434	6		Bur Oak
1435	12		Pin Oak
1436	12		Pin Oak
1437	8		Bur Oak
1438	7		Black Cherry
1439	7		Pin Oak
1440	6		Pin Oak
1441	6		Bur Oak
1442	7		Bur Oak
1443	14		Quaking Aspen
1444	16		Quaking Aspen
1445	8		Bur Oak
1446	5		Bur Oak
1447	12		Quaking Aspen
1448	12		Quaking Aspen
1449	11		Quaking Aspen
1450	12		Quaking Aspen
1451	8		Black Cherry
1452	5		Bur Oak
1453	8		Black Cherry
1454	5		Bur Oak
1455	5		Bur Oak
1456	10		Black Cherry
1457	8		Black Cherry
1458	9		Bur Oak
1459	8		Black Cherry
1460	9		Bur Oak
1461	6		Bur Oak
1462	5		Bur Oak
1463	6		Black Cherry
1464	6		Black Cherry
1465	14		Quaking Aspen
1466	9		Bur Oak
1467	10		Bur Oak
1468	7		Black Cherry
1469	6		Black Cherry
1470	35		Bur Oak
1471	16		Bur Oak
1472	19		Bur Oak
1473	5		Bur Oak
1474	25		Bur Oak
1475	18		Black Cherry
1476	9		Quaking Aspen
1477	7		Quaking Aspen
1478	16		Pin Oak
1479	9		Bowelder
1480	8		Black Cherry
1481	9		Black Cherry
1482	8.6		Black Cherry
1483	6		Pin Oak
1484	9		Bur Oak
1485	15		Bur Oak
1486	8.8		Pin Oak
1487	15		Pin Oak
1488	7		Bur Oak
1489	6		Bur Oak
1490	26		Bur Oak
1491	8		Pin Oak
1492	10		Pin Oak
1493	8		Pin Oak
1494	5		Pin Oak
1495	6		Pin Oak
1496	14		Pin Oak
1497	12		Pin Oak
1498	6		Pin Oak
1499	10		Pin Oak
1500	10		Black Cherry
1501	8		Pin Oak
1502	6		Hackberry
1503	9		Bur Oak
1504	7		Bur Oak
1505	5		Bur Oak
1506	12.8		Juniper

Tag No.	DBH	DRC	Common Name
1507	10		Black Cherry
1508	10		Bur Oak
1509	6		Bur Oak
1510	8		Black Cherry
1511	7		Black Cherry
1512	10		Bur Oak
1513	6		Bur Oak
1514	9		Bur Oak
1515	12		Bur Oak
1516	10		Bur Oak
1517	10		Bur Oak
1518	9		Bur Oak
1519	12		Bur Oak
1520	6		Black Cherry
1521	12		Black Cherry
1522	10		Black Cherry
1523	7		Juniper
1524	10		Juniper
1525	12		Juniper
1526	8		Pin Oak
1527	9		Bur Oak
1528	7		Bur Oak
1529	6		Black Cherry
1530	8		Black Cherry
1531	8		Pin Oak
1532	10		Black Cherry
1533	5		Pin Oak
1534	23		Bur Oak
1535	6		Black Cherry
1536	6		Juniper
1537	20.18		Bur Oak
1538	10		Bur Oak
1539	6		Juniper
1540	18.18		Bur Oak
1541	4		Bur Oak
1542	4		Bur Oak
1543	5		Pin Oak
1544	4		Bur Oak
1545	4		Bur Oak
1546	5		Bur Oak
1547	7		Bur Oak
1548	10		American Elm
1549	23		Bur Oak
1550	14		Bur Oak
1551	10		Black Cherry
1552	10		Black Cherry
1553	8		Pin Oak
1554	11.4		Pin Oak
1555	10		Black Cherry
1556	5		Black Cherry
1557	8		Pin Oak
1558	11		Pin Oak
1559	11		Pin Oak
1560	8		Black Cherry
1561	17		Bur Oak
1562	10		Bur Oak
1563	12		Pin Oak
1564	12		Pin Oak
1565	10		Pin Oak
1566	13		Pin Oak
1567	8.75		Bur Oak
1568	10		Black Cherry
1569	8		Pin Oak
1570	6		Bur Oak
1571	6		Bur Oak
1572	10		Bur Oak
1573	4		Pin Oak
1574	10		Bur Oak
1575	10		Bur Oak
1576	5		Bur Oak
1577	5		Bur Oak
1578	6		Bur Oak
1579	7		Bur Oak
1580	12		Juniper
1581	8		Juniper
1582	10		Bur Oak
1583	10		Pin Oak
1584	10		Pin Oak
1585	10		Pin Oak
1586	16		Pin Oak
1587	13		Pin Oak
1588	10		Quaking Aspen
1589	15		Quaking Aspen
1590	18		Pin Oak
1591	10		Pin Oak
1592	10		Pin Oak
1593	12		Pin Oak
1594	15		Pin Oak
1595	10		Pin Oak
1596	12		Green Ash
1597	6		Bur Oak
1598	10		Bur Oak
1599	10		Bur Oak
1600	6		Bur Oak
1601	6		Bur Oak
1602	10		Bur Oak
1603	5		Bur Oak
1604.5	5		Bur Oak
1605	8		Bur Oak
1606	7		Bur Oak
1607	5		Bur Oak
1608	10		Bur Oak
1609	6.6		Bur Oak
1610	8		Bur Oak
1611	12.0		Pin Oak
1612	13		Pin Oak
1613	7		Bur Oak
1614	14		Pin Oak
1615	12		Pin Oak
1616	10		Pin Oak
1617	7		Pin Oak
1618	8		Bur Oak
1619	8		Bur Oak
1620	10		Quaking Aspen
1621	8		Quaking Aspen
1622	10		Quaking Aspen
1623	12		Pin Oak
1624	8		Quaking Aspen
1625	10		Quaking Aspen
1626	12		Quaking Aspen
1627	11		Quaking Aspen
1628	8		Quaking Aspen
1629	12		Quaking Aspen
1630	12		Pin Oak
1631	13		Pin Oak
1632	10		Quaking Aspen
1633	9		Bur Oak
1634	14		Quaking Aspen
1635	14		Quaking Aspen

TRUNK HIGHWAY 169

PARCEL 774

PARCEL 774



LEGEND

- SET CAP IRON MONUMENT 44110
- FOUND IRON MONUMENT
- HYDRANT
- ✕ WATER VALVE
- ⊠ TRANSFORMER
- SANITARY MANHOLE
- SIGN
- CATCH BASIN
- ⊙ WATER MANHOLE
- ★ LIGHT
- ⊗ SIGNIFICANT TREE W/ TAG NO.
- Ⓢ SCHEDULE B, II EXCEPTION
- SANITARY SEWER
- UNDERGROUND GAS
- WATERMAIN
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- LIMITED ACCESS
- TREE LINE
- FENCE
- WET LAND
- CONCRETE
- GRAVEL
- BITUMINOUS



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ALTA/NSPS
LAND TITLE
SURVEY

DEAN LAKE

LOT 1, BLOCK 1, DEAN LAKES EIGHTH ADDITION
SHAKOPEE, MINNESOTA

DRAWN BY PF
CHECKED BY PG
DATE ISSUED 08/04/2021
SCALE 1"=60'
JOB NO. 221-0136
FIELD CREW CN,DD