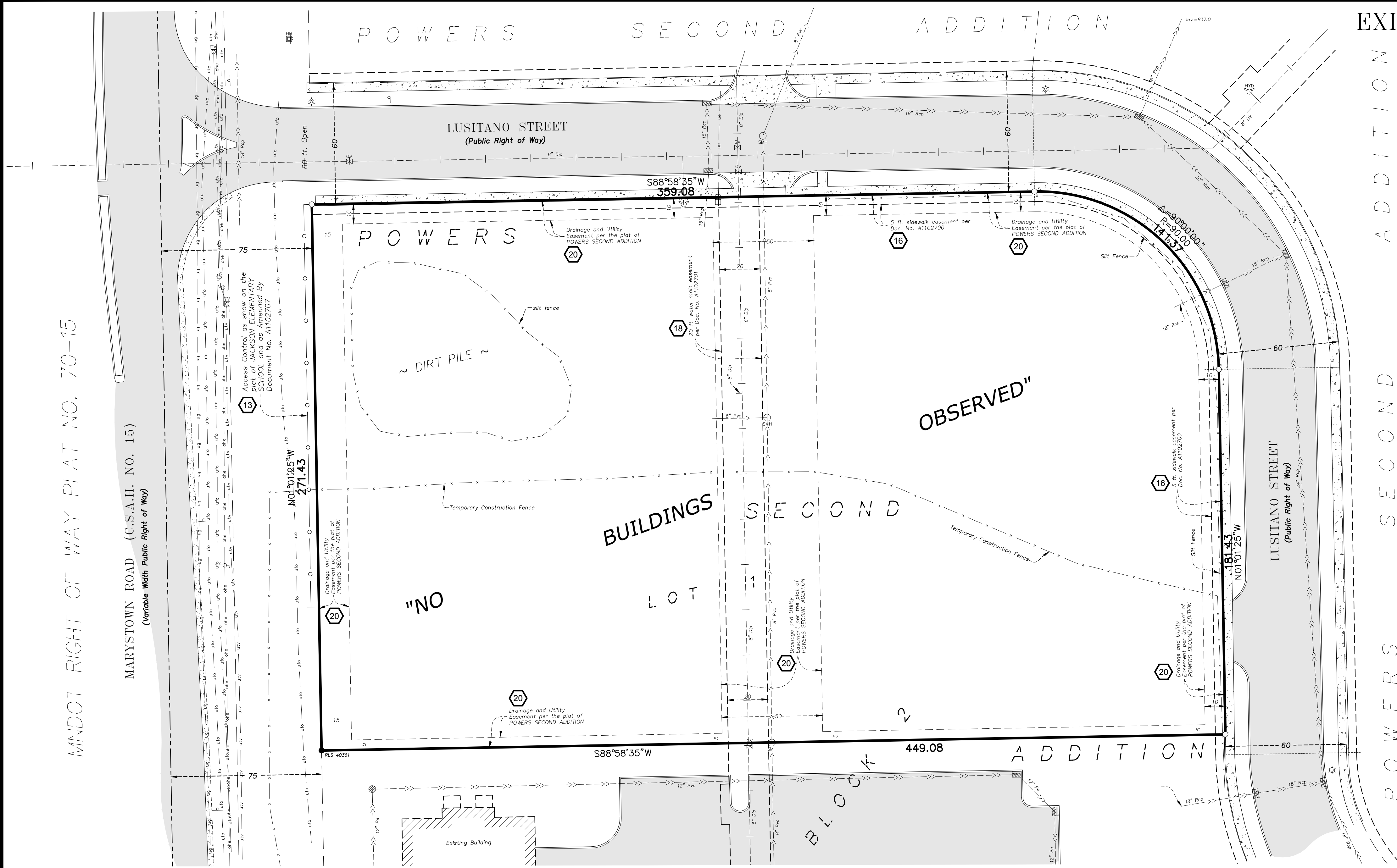
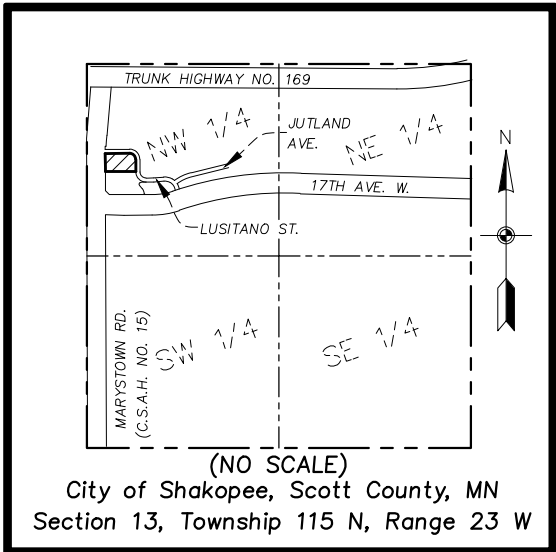




EXISTING CONDITIONS SURVEY

LOT 1, BLOCK 2,
POWERS SECOND ADDITION,
SCOTT COUNTY, MINNESOTA

VICINITY MAP



LEGEND

- Denotes Found Iron Monument, as noted
- Denotes Drill Hole in Sidewalk
- ⊙ Denotes Light Pole
- ⊕ Denotes Miscellaneous Sign
- ⊕ Denotes Sanitary Manhole
- ⊕ Denotes Catch Basin
- ⊕ Denotes Fire Hydrant
- ⊕ Denotes Gate Valve
- ⊕ Denotes Utility Pole
- ⊕ Denotes Electric Box
- ⊕ Denotes Television Box
- ⊕ Denotes Hand Hole
- ⊕ Denotes Underground Electric
- ⊕ Denotes Underground Gas
- ⊕ Denotes Underground Television
- ⊕ Denotes Underground Fiber Optic
- ⊕ Denotes Overhead Utility Line(s)
- ⊕ Denotes Watermain
- ⊕ Denotes Sanitary Sewer
- ⊕ Denotes Storm Sewer
- ⊕ Denotes Controlled Access shown on the plot of JACKSON ELEMENTARY SCHOOL
- ⊕ Denotes Existing Fence as noted
- ⊕ Denotes Gravel Surface
- ⊕ Denotes Concrete Surface
- ⊕ Denotes Bituminous Surface

PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 1608451, with a commitment date of February 1, 2022 at 8:00 A.M., prepared by First American Title Insurance Company)

Lot 1, Block 2, Powers Second Addition, Scott County, Minnesota.
(abstract property)

GENERAL NOTES:

- Bearings shown hereon are based on the South Line of Lot 1, Block 2, POWERS SECOND ADDITION, which is assumed to bear S88°58'35"W.
- Monuments have been found or set at all major corners of the boundary and indicated on this survey.
- Surveyed property address, per title commitment: Vacant Land, Lusitano Street, Shakopee, MN
- Per FEMA Flood Insurance Rate Map Number 27139C0018E with an effective date of February 12, 2021, surveyed property is located in Zone X, areas of minimal flooding. Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.
- Surveyed property contains ±120,156 sq. ft. (±2.76 acres).
- No buildings were observed on the surveyed property.
- Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket Nos. 220340694, 220340695, 220340696, and 220340697, all dated 2/03/22 or were taken from utility plans provided by the City of Shakopee. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002). However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, Gopher State One Call locate and other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- Due to snow and winter conditions, additional improvements may not have been visible or located at the time of survey.

GENERAL NOTES (CONTINUED):

9) Per Schedule B, Part II Exceptions of the previous listed Title Commitment:

Items 1-12 - Standard exceptions - not survey related and/or not plottable.

13 Item 13 - Restricted access as shown on Doc. No. A522523. (Lies northerly of the surveyed property and is not shown hereon.)

The above document has been partially released by document dated August 19, 2020, and recorded September 8, 2020, as Doc. No. A1102707. (Document No. A1102707 partially releases access control as shown on the plot of JACKSON ELEMENTARY SCHOOL. It does not release any portion of Doc. No. A522523.)

Item 14 - The terms and provisions contained in the document entitled "Declaration of Covenants and Restrictions Affecting Land" recorded August 18, 2017 as Doc. No. A1031472 of Official Records. (Not survey related.)

The above document has been amended by document dated September 02, 2020, and recorded September 08, 2020, as Doc. No. A1102693. (Not survey related.)

Item 15 - The easements, terms and provisions contained in the document entitled "Temporary Construction Easement Agreement" recorded September 08, 2020 as Doc. No. A1102699 of Official Records. (Said easement is not on nor does it touch surveyed property and is not shown hereon.)

The above document has been amended by document recorded January 20, 2021, as Doc. No. A1117142. (Not survey related.)

16 Item 16 - An easement for sidewalk purposes in the document recorded September 08, 2020 as Doc. No. A1102700 of Official Records. (as shown hereon)

Item 17 - Assessments, covenants, conditions, terms, restrictions, easements, and obligations contained in Development Contract between the developer and the City of Shakopee, dated September 02, 2020, recorded September 08, 2020, as Doc. No. A1102703, which does not contain a forfeiture or reversionary clause. Restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin, are deleted. (Not survey related.)

18 Item 18 - An easement for Water Main in favor of Shakopee Public Utilities Commission in the document recorded September 08, 2020 as Doc. No. A1102701 of Official Records. (as shown hereon)

GENERAL NOTES (CONTINUED):

9) Per Schedule B, Part II Exceptions of the Previous listed Title Commitment (continued):

Item 19 - The terms and provisions contained in the document entitled "Memorandum of Restrictive Covenant and Right of First Offer Agreement" recorded January 20, 2021 as Doc. No. A1117148 of Official Records. (Not survey related.)

20 Item 20 - An easement shown or dedicated on the plot of Powers Second Addition, recorded September 8, 2020 as Doc. No. A1102694 For: Utility and Drainage Purposes. (as shown hereon)

Item 21 - A mortgage to secure an original principal indebtedness of \$1,990,600.00, and any other amounts or obligations secured thereby, recorded September 08, 2020 as Doc. No. A1102706 of Official Records.

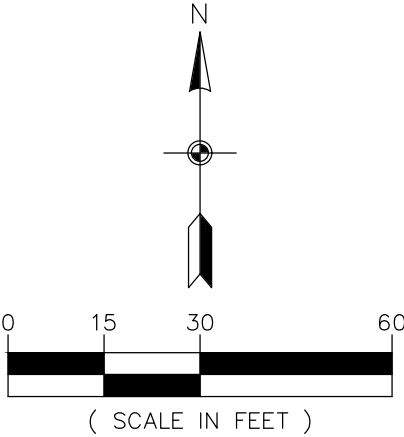
Dated: September 02, 2020

Mortgagor: Trident-Shakopee West, LLC, a Minnesota limited liability company

Mortgagee: American National Bank, a national bank

Affects: The land and other property.

(Not survey related.)



EXISTING CONDITIONS SURVEY

ARASAN APARTMENTS II
Shakopee, State

TRIDENT DEVELOPMENT, LLC

3601 18th Street S, Suite 103
St. Cloud, MN 56301

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	bjs
DATE:	2/25/22
FILE NO:	1667

I hereby certify that this survey, plan or report 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.

Name: Thomas R. Balluff
Signature: DRAFT
Date: 02/25/22 License #: 40361