

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley-Horn & Associates

LEGAL DESCRIPTION:

All that part of the Northeast Quarter of the Northeast Quarter, Section 15, Township 115, Range 23, Scott County, Minnesota, lying Southerly of the following described line:

Beginning at a point in the East line of said Northeast Quarter of the Northeast Quarter, distant 636.1 feet South of the Northeast corner thereof; thence Westerly parallel with the North line thereof a distance of 1090.4 feet to the Southeast corner of a parcel of land as described in Book 165 of Deeds, page 371; thence deflecting 8 degrees 24 minutes South, along the Southerly line of said parcel a distance of 245.6 feet to the West line of said Northeast Quarter of the Northeast Quarter and there terminating.

ALSO all of the Southeast Quarter of the Northeast Quarter, Section 15, Township 115, Range 23, Scott County, Minnesota.

AND ALSO all that part of the East Half of the Southeast Quarter, Section 15, Township 115, Range 23, Scott County, Minnesota, lying Northerly of the following described line:

Beginning at a point in the East line of said East Half of the Southeast Quarter distant 2418.90 feet North of the Southeast corner thereof; thence West at right angles a distance of 1324.3 feet more or less to the West line of said East Half of the Southeast Quarter and there terminating.
EXCEPTING THEREFROM the following:

All that part of the Northeast Quarter of the Northeast Quarter, Section 15, Township 115, Range 23, Scott County, Minnesota, described as follows:

Beginning at a point in the East line of said Northeast Quarter of the Northeast Quarter, distant 636.1 feet South of the Northeast corner thereof; thence West parallel to the North line of said Northeast Quarter of the Northeast Quarter a distance of 900.0 feet; thence South parallel to the East line of said Northeast Quarter of the Northeast Quarter a distance of 500.0 feet; thence East parallel to said North line a distance of 300.0 feet; thence North parallel to said East line a distance of 200.0 feet; thence East parallel to said North line a distance of 600.0 feet to the East line of said Northeast Quarter of the Northeast Quarter; thence North along said East line a distance of 300.0 feet to the point of beginning.

AND ALSO EXCEPTING:
That part of the East Half of the Northeast Quarter, Section 15, Township 115 North, Range 23 West, Scott County, Minnesota, described as follows:

Commencing at the northeast corner of said East Half of the Northeast Quarter; thence on an assumed bearing of South, along the East line of said East Half of the Northeast Quarter a distance of 936.10 feet to the point of beginning of the land to be described; thence North 87 degrees 28 minutes 24 seconds West a distance of 600.00 feet; thence South parallel with said East line of the East Half of the Northeast Quarter a distance of 200.00 feet; thence South 87 degrees 28 minutes 24 seconds East a distance of 600.00 feet to said East line of said East half of the Northeast Quarter; thence North along said East line a distance of 200.00 feet to the point of beginning.

AND FURTHER EXCEPTING:
Parcel 42 on the Minnesota Department of Transportation Right of Way Plat No. 70–17, and Deed Document No. 294461.

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Scott County coordinate grid (NAD 83–2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS–1105703–MPLS dated December 20, 2021 at 7:30 AM.
- The surveyed property has direct access to Old Brick Yard Road, a public right of way.
- This survey shows only those Improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.
- The legal description provided in the title commitment forms an overlap with that area platted at Theis Addition. The surveyor has drafted a legal description that eliminates this conflict. The boundary lines depicted on this survey adhere to the suggested legal description.

OPTIONAL TABLE A ITEMS:

- The address of the property described hereon is 2175 Colburn Drive, Shakopee, Minnesota 55379
 - The property described hereon lies within Flood Zone X per Federal Insurance Rate Map Nos. 27139C0015E and 27139C0018E, both being dated February 12, 2021.
 - The total area of the property described hereon is 2,572,039 square feet or 59.04588 acres. The area of the property hereon described less areas used for right-of-way purposes is 2,427,606 square feet or 55.66129 acres.
 - The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "KSON MNDT RESET" GSID Station # 97203
Elevation = 851.64 feet. (NAVD 88) (See Sheet 5 of 5)
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
 - Exterior building dimensions are depicted hereon.
 - The exterior building footprint areas at ground level are depicted hereon.
 - The measured building heights are depicted hereon.
 - Substantial features observed in the process of conducting the fieldwork are depicted hereon.
 - As of the date of this survey the property described hereon contains a no striped parking spaces.
 - Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 220260447. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
List of utilities notified per Gopher State One Call Ticket No. 220260447.

COMCAST
CITY OF SHAKOPEE
CENTURYLINK – CTIQL
CENTER POINT ENERGY

MNDOT
MINNESOTA VALLEY ELECTRIC
SHAKOPEE UTILITIES WATER
SHAKOPEE UTILITIES ELECTRIC

- The names of adjoining owners according to current tax records are depicted hereon.
- The intersection of Old Brick Yard Road and U.S. Highway No. 169 is located approximately 1,790 feet northeast of the northeast property corner.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

SUGGESTED LEGAL DESCRIPTION:

All that part of the Northeast Quarter of the Northeast Quarter, Section 15, Township 115, Range 23, Scott County, Minnesota, EXCEPTING THEREFROM that part lying northerly and easterly of the following described line:

Beginning at the intersection of the east line of the Northeast Quarter of said Section 15 with the easterly extension of the south line of Lot 1, Block 1, THEIS 2ND ADDITION, according to the recorded plat thereof; thence North 87 degrees 45 minutes 56 seconds West, along said south line and its westerly extension, a distance of 900.00 feet; thence North 00 degrees 17 minutes 53 seconds West, parallel with said east line of the Northeast Quarter, a distance of 499.47 feet to the south line of Lot 5, Block 2, THEIS ADDITION, according to the recorded plat thereof; thence North 87 degrees 45 minutes 56 seconds West along said south line of Lot 5, a distance of 219.63 feet to the most southwesterly corner of said Lot 5; thence South 83 degrees 58 minutes 04 seconds West along the southwesterly extension of the southwesterly line of said Lot 5, a distance of 210.91 feet to the west line of said Northeast Quarter of the Northeast Quarter, and said line there terminating.

ALSO all of the Southeast Quarter of the Northeast Quarter, Section 15, Township 115, Range 23, Scott County, Minnesota.

AND ALSO all that part of the East Half of the Southeast Quarter, Section 15, Township 115, Range 23, Scott County, Minnesota, lying Northerly of the following described line:

Beginning at a point in the East line of said East Half of the Southeast Quarter distant 2418.90 feet North of the Southeast corner thereof; thence West at right angles a distance of 1324.3 feet more or less to the West line of said East Half of the Southeast Quarter and there terminating.

AND FURTHER EXCEPTING:
Parcel 42 on the Minnesota Department of Transportation Right of Way Plat No. 70–17, and Deed Document No. 294461.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 10: Easement for electrical transmission purposes and incidental rights in favor of Northern States Power Company, a Minnesota corporation as contained in Overhang Easement dated September 9, 1955, recorded June 29, 1956 in Book 24 of Misc., Page 209 as Document No. 86428.
- Affected by Assignment and Assumption of Easements in favor of Northern States Power Company (New NSP) dated February 7, 2001, recorded February 15, 2001 as Document No. A496469.
- Ratification and Assignment of Easements dated June 2, 2004, recorded August 2, 2004 as Document No. A666487.
- Affected by Partial Release of Easement dated June 9, 2014, recorded August 1, 2014 as Document No. A962655.
- Said easement has been released by Document No. A962655 and no longer affects the surveyed property.
- ITEM 11: Easement for electrical transmission purposes and incidental rights in favor of Northern States Power Company, a Minnesota corporation as contained in Easement dated November 14, 1967, recorded November 14, 1967 as Document No. 115482.
- Affected by Assignment and Assumption of Easements in favor of Northern States Power Company (New NSP) dated February 7, 2001, recorded February 15, 2001 as Document No. A496469.
- Ratification and Assignment of Easements dated June 2, 2004, recorded August 2, 2004 as Document No. A666487.
- Affected by Partial Release of Easement dated July 22, 2014, recorded August 1, 2014 as Document No. A962654.
- Said easement has been released by Document No. A962655 and no longer affects the surveyed property.
- ITEM 12: Subject to County Road 69 (Old Brickyard Road) as disclosed by the following:
- a) Highway Easement in favor of the County of Scott dated September 20, 1977, recorded April 3, 1978 as Document No. 161650.
- Said Highway easement affects the surveyed property and is depicted hereon.
- b) Minnesota Department of Transportation Right of Way Plat No. 70–17 recorded January 22, 1992 as Document No. 290966; affected by Quit Claim Deed in favor of the County of Scott dated May 27, 2011, recorded December 29, 2020 as Document No. A1114238.
- Said Right of Way Plat No. 70–17 adjoins the surveyed property and is depicted hereon. the interest of said Right of Way has been Quit Claimed to Scott County per Document No. A1114238
- c) Available County half section maps.
- d) Available aerial photography.
- ITEM 13: Easement for electrical transmission purposes and incidental rights in favor of Northern States Power Company, a Minnesota corporation as contained in Easement dated July 11, 2014, recorded July 21, 2014 as Document No. A961901.
- Said easement affects the surveyed property and is depicted hereon. The calls recited as N32°45'18"W are interpreted as N32°45'18"E.

CERTIFICATION:

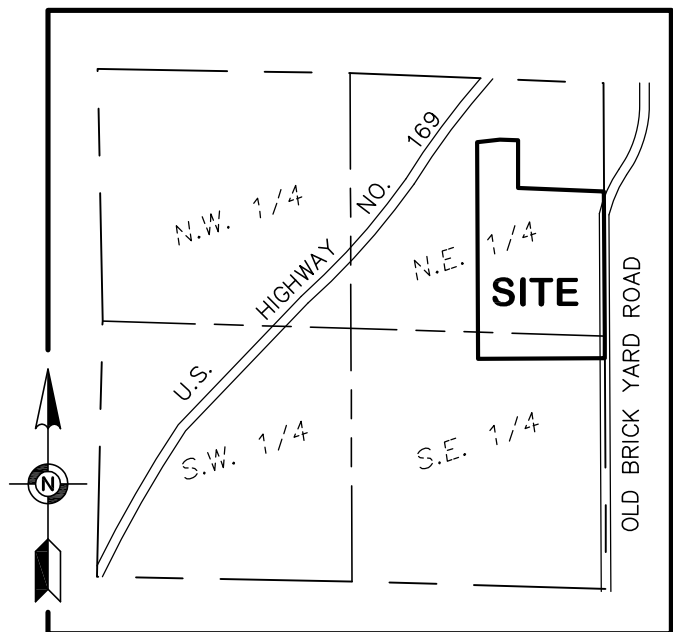
To Opus Development Company, L.L.C., a Delaware limited liability company, Roger Theis and Phyllis Theis, as joint tenants and First American Title Insurance Company:

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 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 and 18 of Table A thereof. The fieldwork was completed on February 16, 2022.

Date of Plat or Map: February 17, 2022.

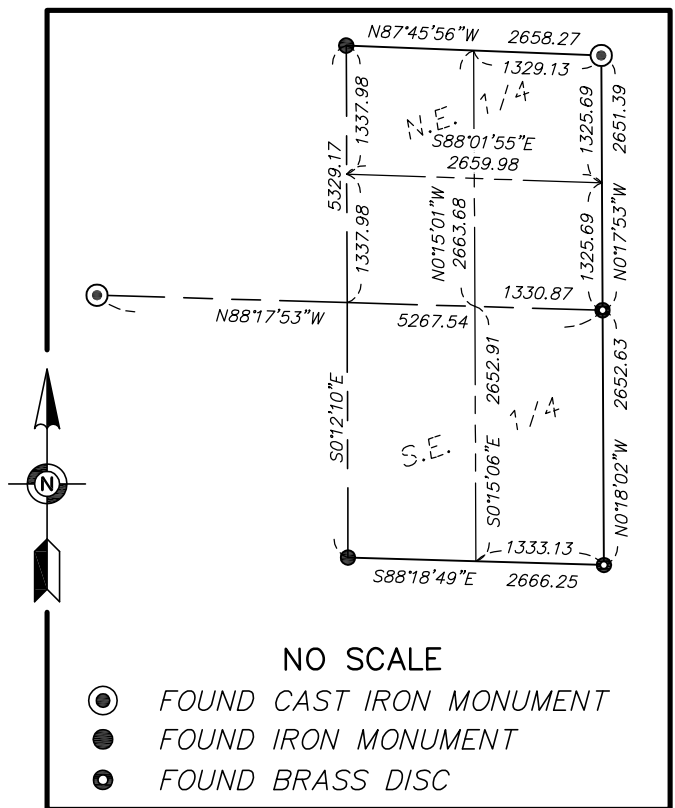

Eric A. Roeser
Minnesota License No. 47476
eroeser@efnsurvey.com

SECTION 15, T 115 N, R 23 W



VICINITY MAP
NO SCALE

SECTION 15, T 115 N, R 23 W
SECTION BREAKDOWN



SHEET LAYOUT DETAIL:

SEE SHEETS 3 THROUGH 5 FOR SITE IMPROVEMENTS

SEE SHEET 3 OF 5

SEE SHEET 4 OF 5

SEE SHEET 5 OF 5

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		LH	NO.	DATE	DESCRIPTION
		DRAWN BY:	1	2022/05/25	Revised Legal Description by Surveyor
		LS			
DRAWING NAME:		CHECKED BY:			
40414 ALTA–May 2022.dwg		ER			
JOB NO. 40414					
FILE NO.					

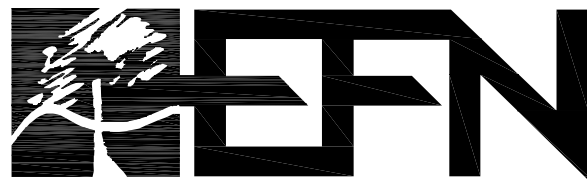
ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:

Kimley-Horn & Associates

PROPERTY ADDRESS:

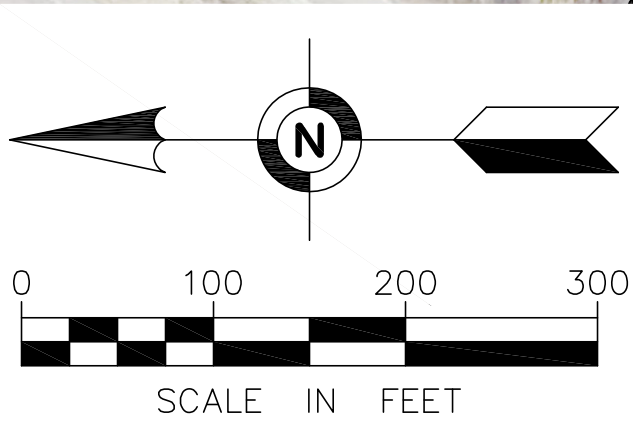
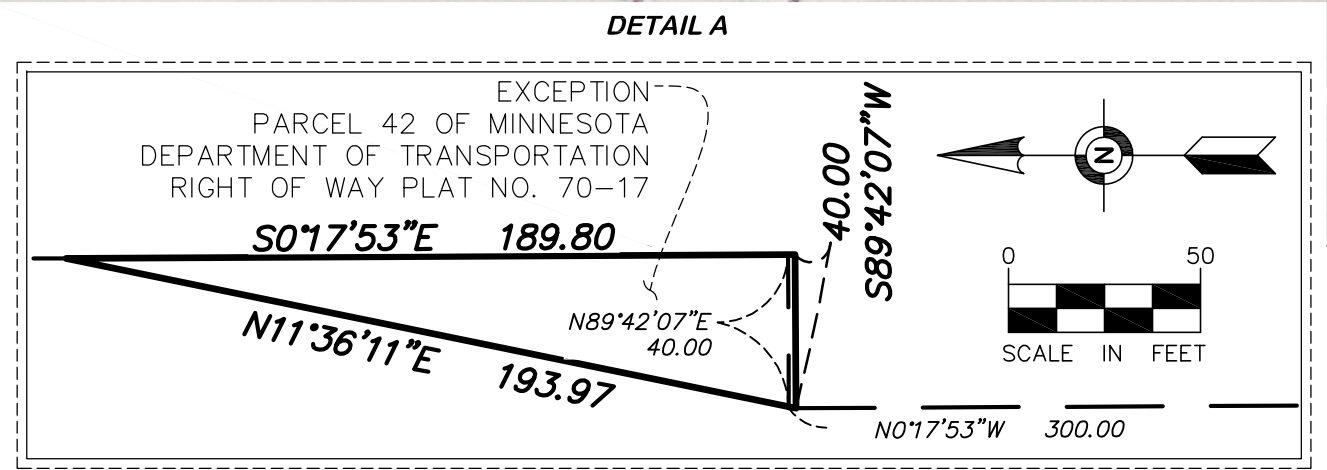
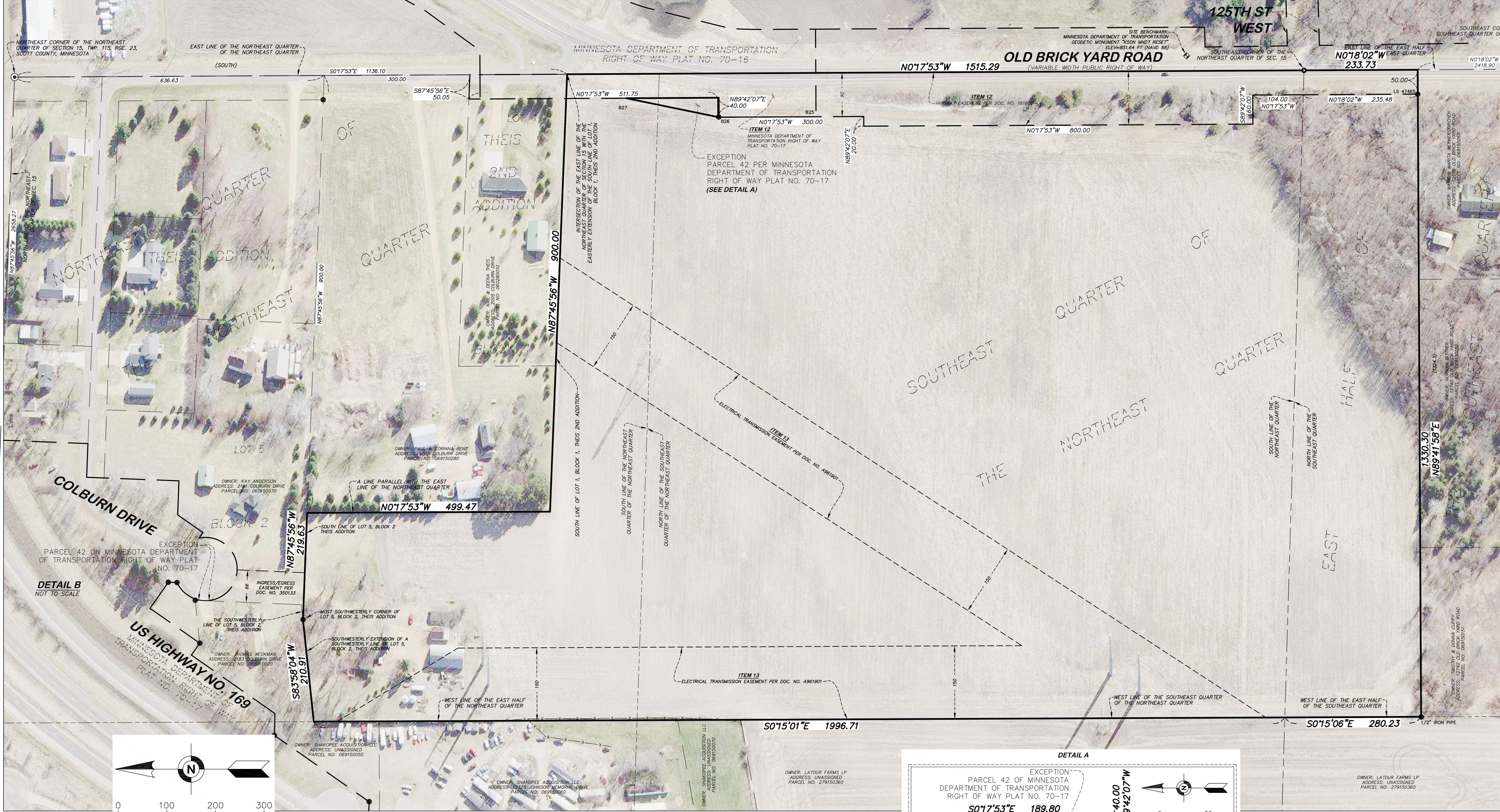
2175 Colburn Drive
Shakopee, Minnesota 55379



475 Old Highway 8 NW, Suite 200
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PHONE: (612) 466-3300
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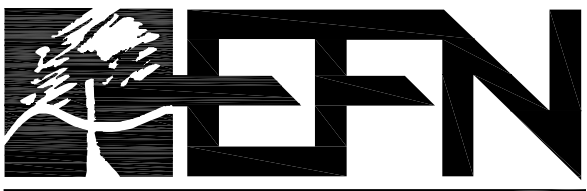
- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND BRASS DISC
- (XXX.XX) RECORD DISTANCE
- (NXXX°XX'XX"E) RECORD BEARING
- (B) RIGHT OF WAY PLAT CORNER DESIGNATION

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
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		LS		Revised Legal Description by Surveyor
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FILE NO.				

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LAND TITLE SURVEY

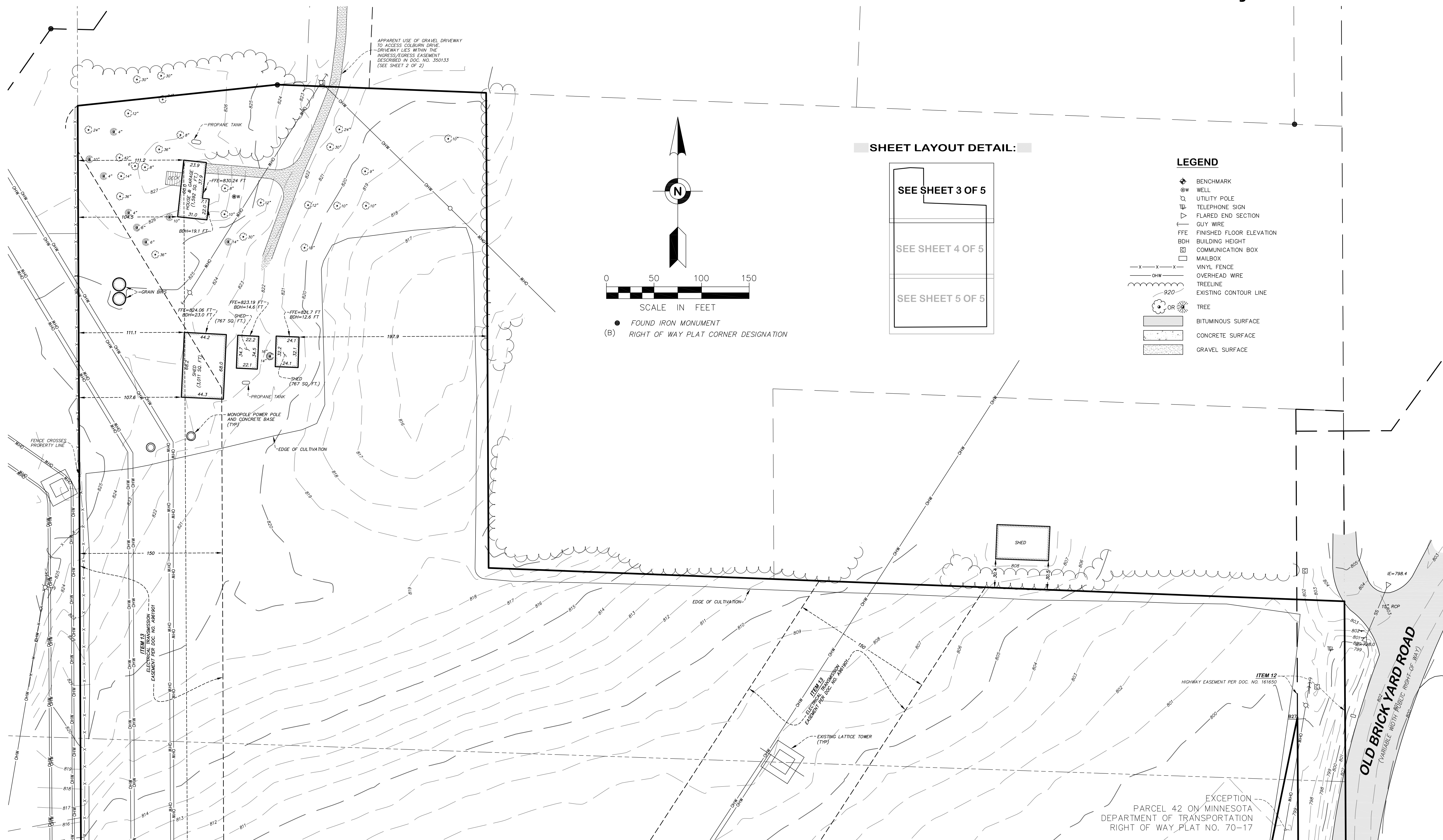
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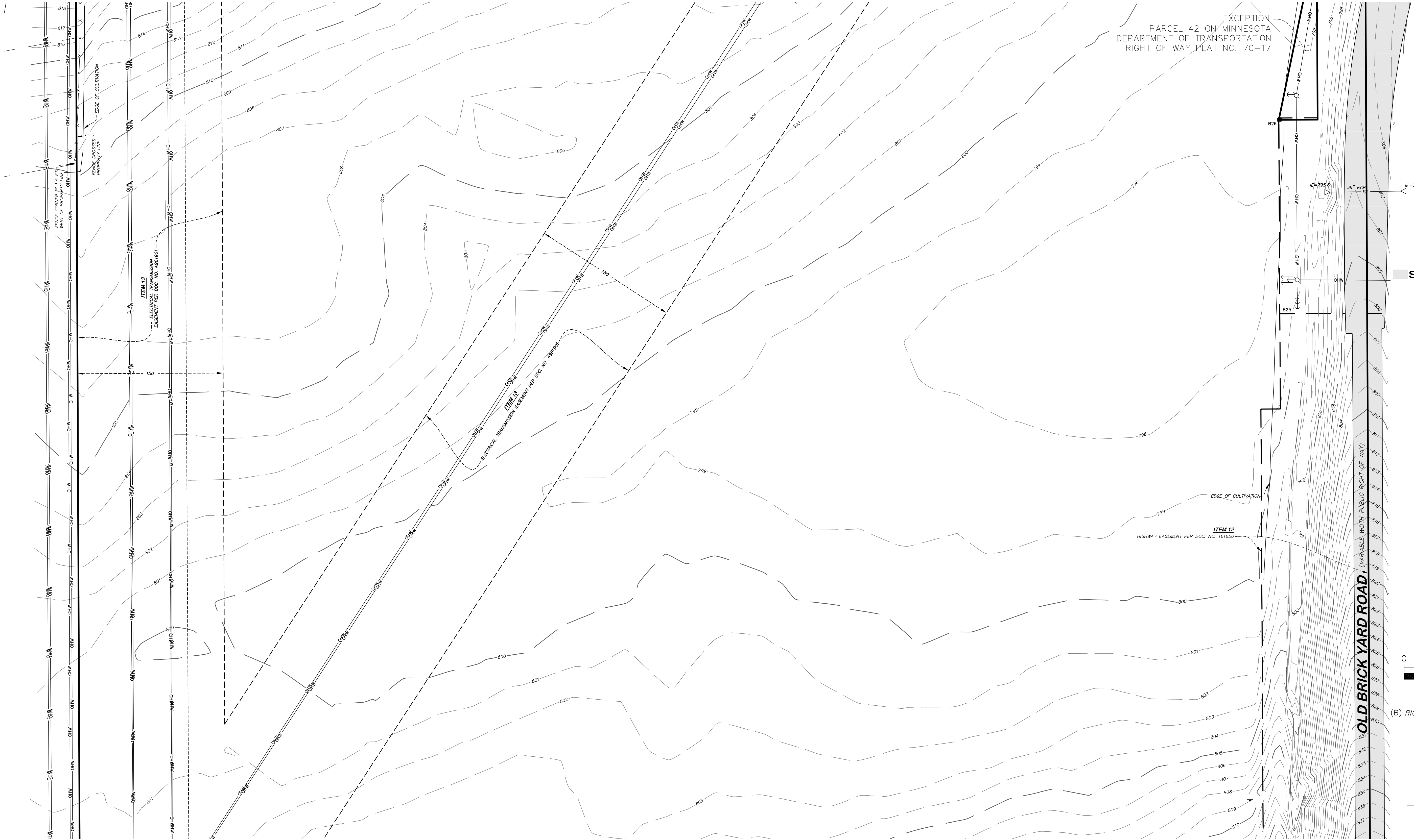
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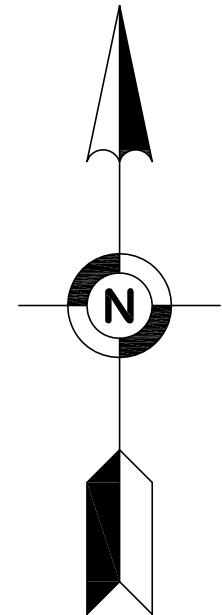


SHEET LAYOUT DETAIL:

SEE SHEET 3 OF 5

SEE SHEET 4 OF 5

SEE SHEET 5 OF 5



SCALE IN FEET

- FOUND IRON MONUMENT
- (B) RIGHT OF WAY PLAT CORNER DESIGNATION

LEGEND

- FLARED END SECTION
- GUY WIRE
- UTILITY POLE
- SIGN
- VINYL FENCE
- EXISTING CONTOUR LINE
- BITUMINOUS SURFACE

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FILE NO.		ER		

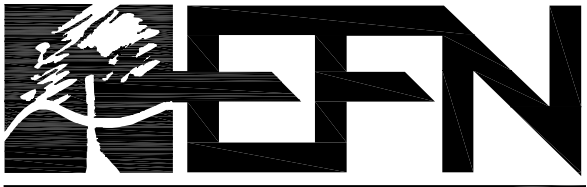
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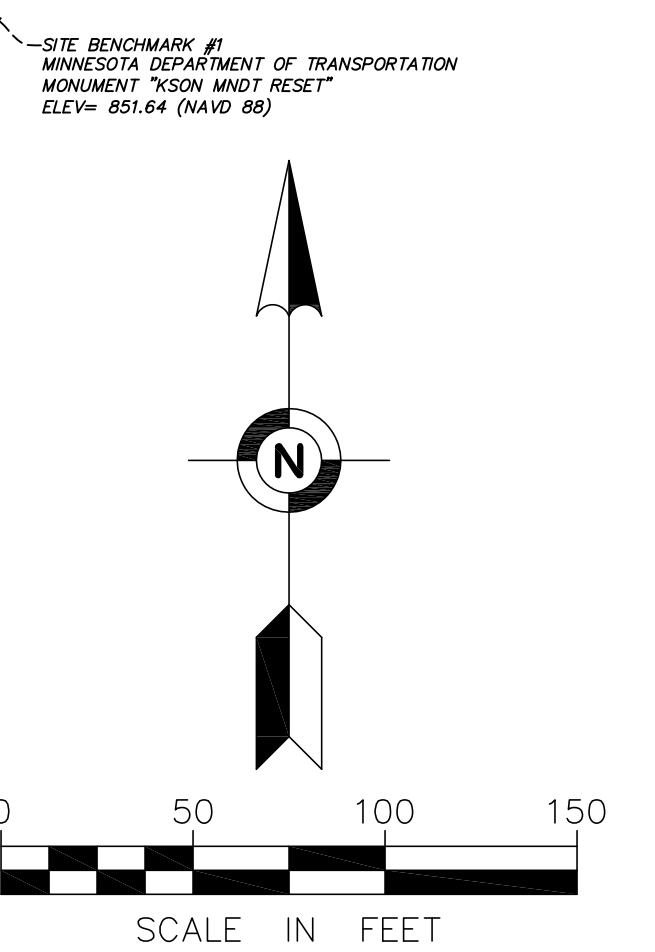
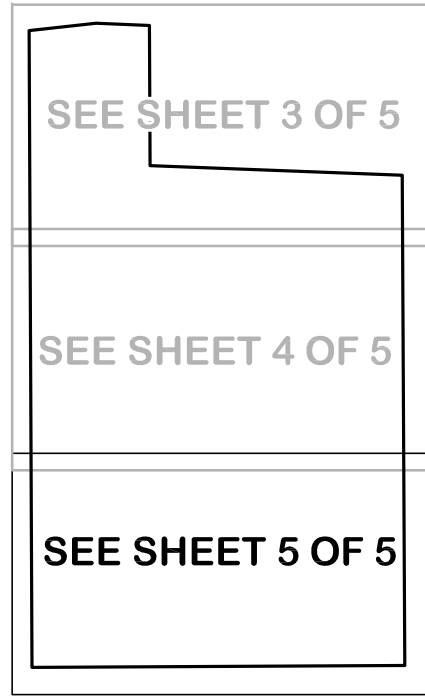
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SHEET LAYOUT DETAIL:



- FOUND IRON MONUMENT
- FOUND BRASS DISC

LEGEND

- ⊕ BENCHMARK
- CULVERT
- UTILITY POLE
- OVERHEAD WIRE
- ~ TREELINE
- - - EXISTING CONTOUR LINE
- BITUMINOUS SURFACE

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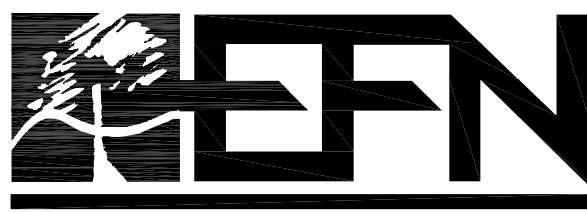
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