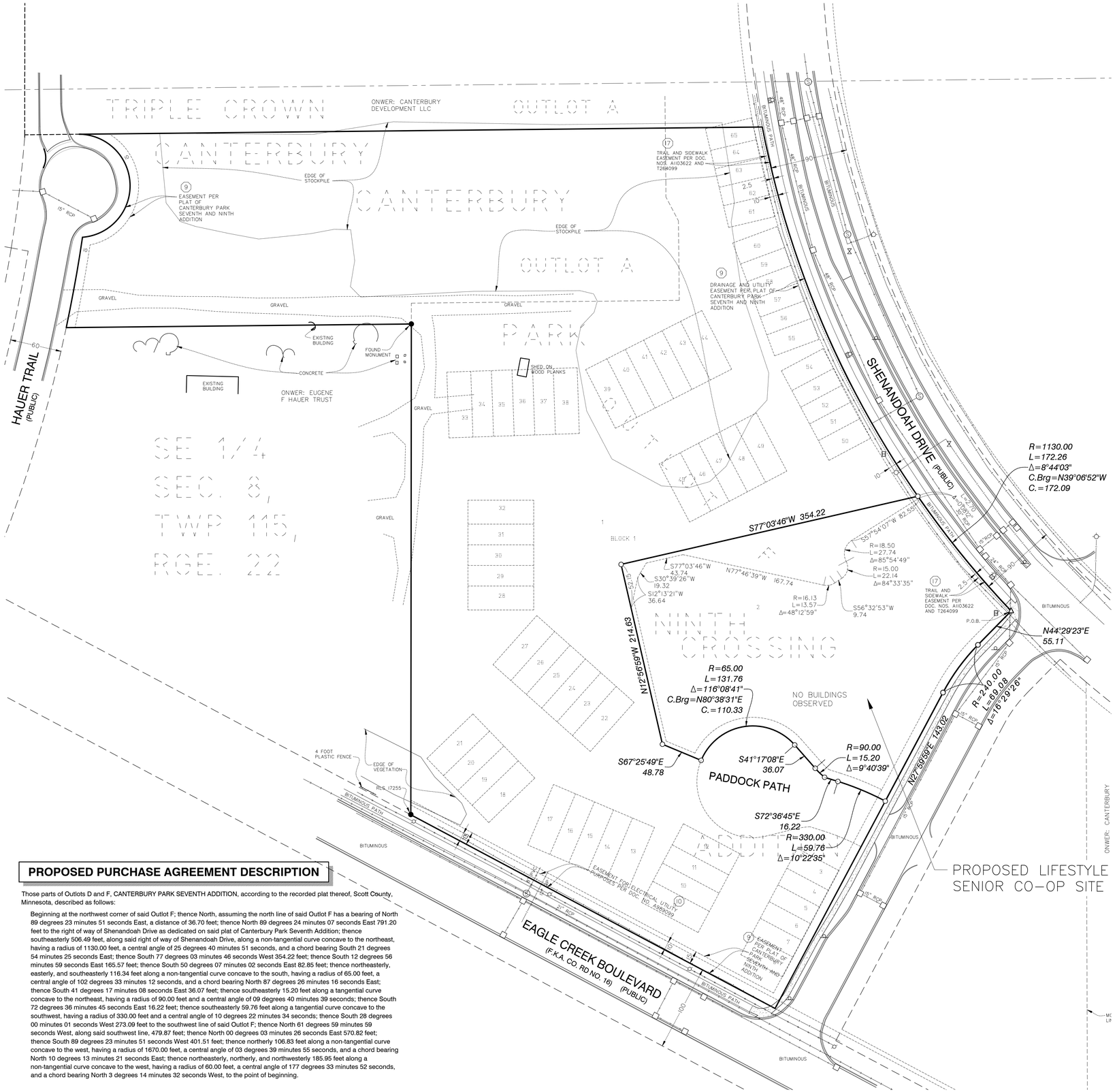


PROPERTY DESCRIPTION

Outlots D and F, CANTERBURY PARK SEVENTH ADDITION, Scott County, Minnesota.

Abstract Property

CERTIFICATION

To Pulte Homes of Minnesota, LLC, a Minnesota limited liability company; Canterbury Development, LLC, a Minnesota limited liability company; Commercial Partners Title, LLC; and Old Republic National 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 2016 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, 6(a), 6(b),7(a), 8, 9, 10(a), 10(b), 11, 13, 16, 17, 18 and 19 of Table A thereof. The field work was completed on July 2, 2020.

Date of Plat or Map: APRIL 6th, 2021

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

1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company, file no. 57093, dated March 19, 2020.

2. The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.

3. The most easterly line of Outlot F, CANTERBURY PARK SEVENTH ADDITION is assumed to have a bearing of N00°10'27"W.

4. All distances are in feet.

5. Survey related exceptions set forth in Schedule B, Section Two of the Title Commitment:

- Item no. 9 references Easements for utilities and drainage as shown on the recorded plat of Canterbury Park Seventh Addition and proposed plat of Canterbury Park Ninth Addition. As affected by Resolution No. R2018-048 adopted April 17, 2018, filed September 27, 2018, as Document No. A1054659 (Abstract) and filed September 24, 2018, as Document No. T252362 (Torrens). NOTE: The plat of Canterbury Park Ninth Addition is not yet filed of record. *Depicted on survey*
- Item no. 10 references Terms and conditions of Agreement dated January 15, 2002, filed April 29, 2002, as Document No. A547265, by and between the City of Shakopee and Canterbury Park Holding Corporation. *Depicted on survey*
- Item no. 11 references an Easement for electric distribution purposes, in favor of the Shakopee Public Utilities Commission, a municipal utility commission, its successors, assigns, and licensees, as created in Electric Utility Underground Easement Agreement dated September 22, 2015, filed October 6, 2015, as Document No. A989099. *Depicted on survey*
- Item no. 12 references Terms and conditions of and easements contained in Access Easement Agreement dated December 11, 2015, filed December 22, 2015, as Document No. A993789. *Approximate location is depicted on survey*
- Item no. 13 references Terms and conditions of and easements contained in Temporary Electric Utility Easement Agreement dated January 27, 2016, filed March 25, 2016, as Document No. A998495. *Depicted on survey*
- Item no. 13 references Terms and conditions of an unrecorded Contract for Private Redevelopment dated August 8, 2018, as evidenced by Memorandum of Contract for Private Redevelopment dated August 8, 2018, filed September 24, 2018, as Document Nos. A1054422 (Abstract) and T252368 (Torrens), by and among the City of Shakopee, Minnesota, the Economic Development Authority for the City of Shakopee, Minnesota, Canterbury Development LLC and Canterbury Park Holding Corporation. *Not plottable*
- Item no. 15 references Terms and conditions of and easements contained in Temporary Access Easement Agreement dated September 24, 2018, filed September 24, 2018, as Document Nos. A1054431 (Abstract) and T252377 (Torrens). *No description given, not plottable*
- Item no. 16 references Terms and conditions of and easements contained in Drainage and Ponding Easements and Operating Agreement dated September 24, 2018, filed September 24, 2018, as Document Nos. A1054427 (Abstract) and T252373 (Torrens). *The property benefits from a drainage easement that is blanket over Outlot C, Canterbury Park Seventh Addition. Said Outlot C is located north of and does not adjoin the property and is not depicted on the survey.*
- Item no. 18 references Terms, conditions, provisions, obligations and easement contained in unrecorded Contract for Private Redevelopment dated August 8, 2018, as evidenced by Memorandum of Contract for Private Redevelopment dated August 8, 2018, filed September 24, 2018, as Document Nos. T252368 (Torrens) and A1054422 (Abstract). *No description given, not plottable.*
- Item no. 19 references Terms and conditions of and easement for fire lane purposes contained in Fire Lane Access Easement Agreement dated September 24, 2018, filed September 24, 2018, as Document Nos. A1054428 (Abstract) and T252374 (Torrens). (As to Outlot D and other land). *Depicted on survey*
- Item no. 20 references Terms and conditions of and easement for ingress and egress contained in Ingress and Egress Easement Agreement dated September 24, 2018, filed September 24, 2018, as Document Nos. A1054429 (Abstract) and T252375 (Torrens). (As to Outlot D and other land). *Depicted on survey*
- Item no. 24 references Terms, conditions and obligations of and easements contained in Reciprocal Easements and Operating Agreement dated September 24, 2018, filed October 19, 2018, as Document No. A1055947 and filed October 17, 2018, as Document No. T252722. (As to Outlot D and other land). *Easements are blanket in nature, not plottable.*

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 property is unassigned.
3. The property lies within Zone C (unshaded - areas of minimal flooding) of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 270434002C, effective September 29, 1978.
4. The area of the land as described in the title commitment is 1,176,313 square feet or 27.004 acres. The area for the proposed property description is 510,524 square feet or 11.720 acres.

6(a). No zoning letter was provided at the time of the survey.

6(b). No plottable setbacks have been provided at the time of the survey.

7(a). No buildings observed on subject property.

8. Substantial features observed in the process of conducting fieldwork, are shown hereon.

9. There are no striped parking stalls on subject property.

10(a). No party walls have been designated by the client.

10(b). No determination as to whether walls are plumb has been designated by the client.

11. The locations of existing utilities on or serving the property are depicted based on Gopher State One Call Ticket No. 201625450, 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.

13. Names of adjoining owners are depicted based on Scott County GIS tax information.

16. There was evidence of recent earth moving work at the time our field work was performed as depicted on the survey.

17. Per the proposed plat of CANTERBURY PARK NINTH ADDITION, the street adjoining the southeast property line will be dedicated as Schenian Street, an 80 foot wide public right of way.

18. There were no wetland flags observed at the time of the survey.

19. There are no plottable offsite easements disclosed in Schedule B, Part II of the title commitment.

PROPOSED PURCHASE AGREEMENT DESCRIPTION

Those parts of Outlots D and F, CANTERBURY PARK SEVENTH ADDITION, according to the recorded plat thereof, Scott County, Minnesota, described as follows:

Beginning at the northwest corner of said Outlot F; thence North, assuming the north line of said Outlot F has a bearing of North 89 degrees 23 minutes 51 seconds East, a distance of 36.70 feet; thence North 89 degrees 24 minutes 07 seconds East 791.20 feet to the right of way of Shenandoah Drive as dedicated on said plat of Canterbury Park Seventh Addition; thence southeasterly 506.49 feet, along said right of way of Shenandoah Drive, along a non-tangential curve concave to the northeast, having a radius of 1130.00 feet, a central angle of 25 degrees 40 minutes 51 seconds, and a chord bearing South 21 degrees 54 minutes 25 seconds East; thence South 77 degrees 03 minutes 46 seconds West 354.22 feet; thence South 12 degrees 56 minutes 59 seconds East 165.57 feet; thence South 50 degrees 07 minutes 02 seconds East 82.85 feet; thence northeasterly, easterly, and southeasterly 116.34 feet along a non-tangential curve concave to the south, having a radius of 65.00 feet, a central angle of 102 degrees 33 minutes 12 seconds, and a chord bearing North 87 degrees 26 minutes 16 seconds East; thence South 41 degrees 17 minutes 08 seconds East 36.07 feet; thence southeasterly 15.20 feet along a tangential curve concave to the northeast, having a radius of 90.00 feet and a central angle of 09 degrees 40 minutes 39 seconds; thence South 72 degrees 36 minutes 45 seconds East 16.22 feet; thence southeasterly 59.76 feet along a tangential curve concave to the southwest, having a radius of 330.00 feet and a central angle of 10 degrees 22 minutes 34 seconds; thence South 28 degrees 00 minutes 01 seconds West 273.09 feet to the southwest line of said Outlot F; thence North 61 degrees 59 minutes 59 seconds West, along said southwest line, 479.87 feet; thence North 00 degrees 03 minutes 26 seconds East 570.82 feet; thence South 89 degrees 23 minutes 51 seconds West 401.51 feet; thence northerly 106.83 feet along a non-tangential curve concave to the west, having a radius of 1670.00 feet, a central angle of 03 degrees 39 minutes 55 seconds, and a chord bearing North 10 degrees 13 minutes 21 seconds East; thence northeasterly, northerly, and northwesterly 185.95 feet along a non-tangential curve concave to the west, having a radius of 60.00 feet, a central angle of 177 degrees 33 minutes 52 seconds, and a chord bearing North 3 degrees 14 minutes 32 seconds West, to the point of beginning.

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LIFESTYLE SENIOR - CANTERBURY CROSSING

SHAKOPEE, MINNESOTA

PRELIMINARY PLAT AND PUD SUBMITTAL

ALTA NSPS LAND TITLE SURVEY

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL LAND SURVEYOR under the laws of the State of MINNESOTA

PETER GOERS, PLS

04-06-21
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
9-4-20	CITY SUBMITTAL
10-26-20	CITY COMMENTS
11-13-20	CITY COMMENTS
7-23-21	80% HUD SET
10-29-21	PROGRESS SET
11-5-21	PERMIT SET

PROJECT TEAM DATA

DESIGNED: MK
DRAWN: MLS
PROJECT NO: 220-0062

C-1.0

Drawing name: X:\2020\200062\plan sheets\Senior Building\200062alta-SR.dwg Nov 05, 2021 - 10:51am