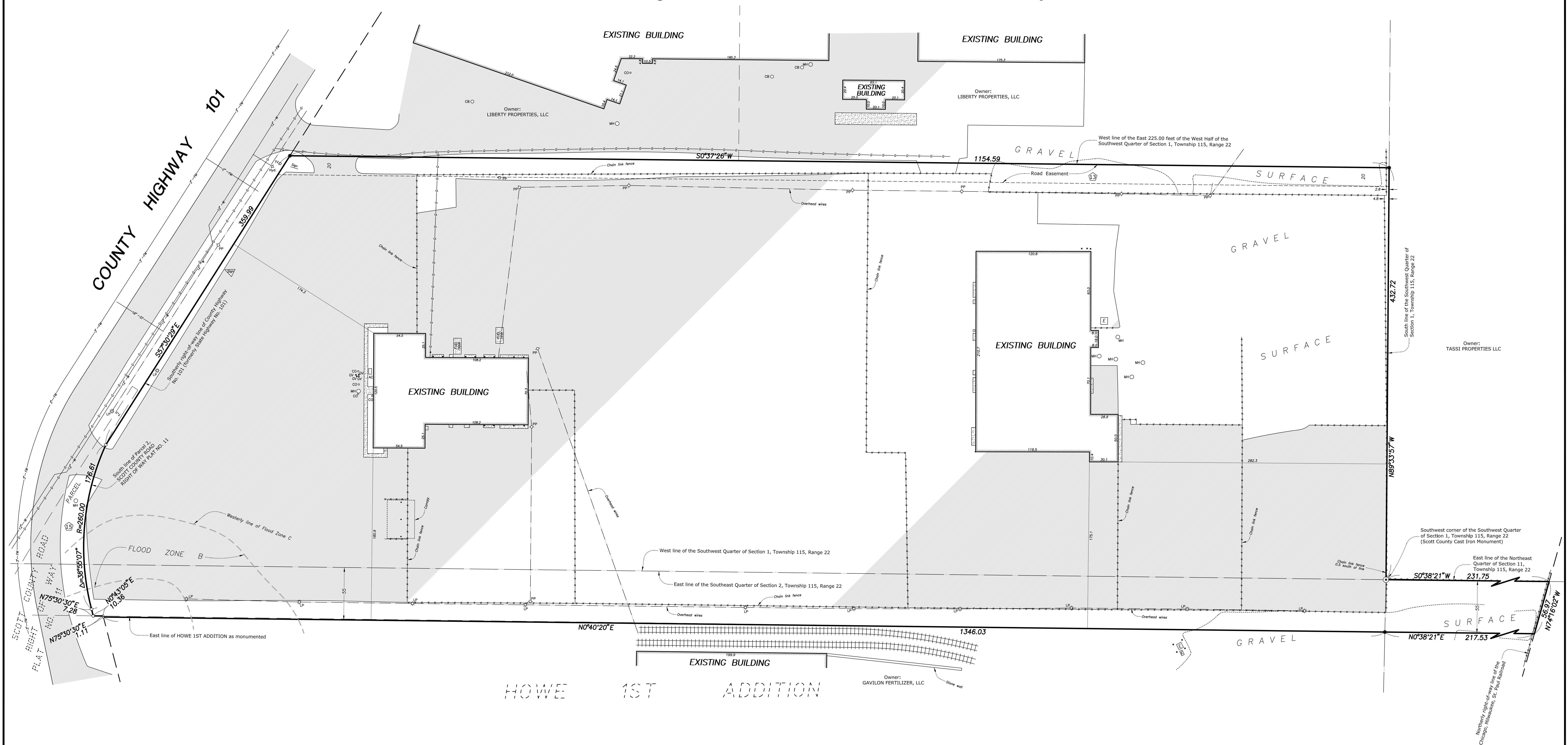


ALTA/NSPS Land Title Survey for:
STAGECOACH, LLC
at 7700 County Road 101 East – Shakopee, Minnesota



NOTES CORRESPONDING TO SCHEDULE B, SECTION TWO, FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-787450-MPLS

Item 13 - The following, which appears as a recital on the Certificate of Title for the Land: Subject to an easement for roadway purposes over the east 20.0 feet thereof. This easement affects the property and is shown on the survey.

Item 15 - The following, which appear as memorials on the Certificate of Title for the Land, all in connection with the right of way for State Highway No. 101:

(a) Notice of Lis Pendens, recorded August 31, 1993, as Doc. No. 65654;

(b) Consent to Condemnation, recorded December 28, 1993, as Doc. No. 68038;

(c) Scott County Road Right of Way Plat No. 11; and

(d) Order Transferring Title and Possession, recorded March 8, 1995, as Doc. No. 75026.

Items (a), (b), (c) and (d) refer to the condemnation of land for highway and other public purposes shown as Parcel 2 of Scott County Right of Way Plat No. 11 and as shown on the survey.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.

- LEGEND**
- Iron Monument Found
 - Iron Monument Set
 - FM — Force Main
 - ST — Storm Sewer
 - W — Watermain
 - Hyd. — Hydrant
 - MH — Manhole
 - CB — Catch Basin
 - CO — Cleanout
 - GP — Guard Post
 - PP — Power Pole
 - LP — Light Pole
 - ET — Electrical Transformer
 - TV — Cable Television Pedestal
 - AC — Air Conditioner
 - CS — Concrete Surface
 - BS — Bituminous Surface
 - Buried Gas

- NOTES**
- * Bearings shown are based on the Scott County Coordinate System.
- * Utilities shown are from information furnished by the City of Shakopee and respective utility companies in response to Gopher State One Call Ticket No. 162373312 and are verified where possible.
- * Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
- * Area = 641,663 square feet (14.73 acres).
- * This property is located in Flood Zone C (area minimal flooding) and Flood Zone B (areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood) per Flood Insurance Rate Map Number 270434 0003 C dated September 29, 1978.

PROPERTY DESCRIPTION

That part of the W1/2 of the W1/2 of the SW1/4 of Section 1, Township 115, Range 22, lying west of the east 225 feet thereof and south of State Trunk Highway Number 101. SUBJECT TO an easement for roadway purposes over the east 20.0 feet thereof; ALSO, the east 55.0 feet of the Southeast Quarter of Section 2, Township 115, Range 22, lying south of the right-of-way of State Highway Number 101; ALSO, the east 55 feet of the NE1/4 of the NE1/4 of Section 11, Township 115, Range 22, lying north of the right-of-way of the Chicago, Milwaukee, St. Paul Railroad, Scott County, Minnesota.

CERTIFICATION

To Stagecoach, LLC, Anchor Bank 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 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, 7(a), 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on September 19, 2016.

Dated this 20th day of September, 2016.

REHDER & ASSOCIATES, INC.

Gary C. Huber
Gary C. Huber, Land Surveyor
Minnesota License No. 22036