

### GENERAL NOTES

- The bearing base for this survey originated from Minnesota County Coordinate system - Scott County NAD83(2011)
- This property has an area of 2,668,992 square feet or 61,271.7 acres of land.
- This property is designated by Scott County, as Tax Map Parcel 270730040
- In response to Table A Item 11 utilities shown hereon are based on surface observations and field locates per Gopher One Call Ticket No. 192123836
- There was no observable evidence of easements found at the time of this survey.
- In response to Table A Items 16 and 17 there was no observable evidence of earth moving work, building construction or additions and no known proposed changes in right of way lines, recent street or sidewalk construction or repairs.
- The property has direct access along 70th Street West which is a public right of way.
- The surveyor has received and examined a copy of First American Title Insurance Company's Commitment No. NCS-972156-MPLS and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference. The parties listed in the Certification are entitled to rely on the survey and the Certification as being true and accurate.
- In response to Table A Item 18, no wetlands have been delineated on the site as of 8/13/19
- In response to Table A Item 19, all plottable offsite easements and servitudes disclosed in provided documents are shown on the map
- In response to Table A Item 21, no evidence of the site being used as a solid waste dump was observed.
- All parcels of the subject property are contiguous with each other and no gaps or gores exist between such parcels.
- The Property is the same as that property described in Certificate of Title Number 56821 filed on 5/3/2019 in the office of the Recorder, Scott County, MN.
- All areas in Reciprocal Easement Agreements (REAs) have been denoted on the survey. The limits of any offsite appurtenant easements, if any, are also shown hereon. The limits of any REAs of offsite appurtenant and beneficial easements to the surveyed property are reported, including the location of all buildings, parking spaces, and other improvements thereon.

### SCHEDULE B - TITLE EXCEPTION NOTES

Being the same tract of land described in a Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-972156-MPLS, dated July 31, 2019.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- Easements for utility and drainage purposes as shown on the plat of Cretex Industrial Park 1st Addition recorded June 29, 1978 as Document No. 18152 in the office of the Registrar of Titles. Affects the subject property as shown on the map.
- Easement for utility purposes located within the vacated portion of Cretex Avenue, together with any incidental rights, in favor of the City of Shakopee, Minnesota, as reserved in the Order dated October 12, 1988, recorded October 12, 1988 as Document No. 43986 in the office of the Registrar of Titles. Affects the subject property as shown on the map.
- Easement for pipeline purposes, together with any incidental rights, in favor of Magellan Pipeline Company, L.P., a Delaware limited partnership, successor-in-interest to Great Lakes Pipe Line Company, a Delaware corporation, as evidenced and affected by the following:
  - Right of Way Agreement dated July 16, 1954, recorded August 14, 1954 as Document No. 82233 in Book 130 of Deeds at Page 523 in the office of the Registrar of Deeds (now County Recorder); Affects the subject property, is blanket in nature and not shown on the map.
  - Gas Valve Permit dated July 16, 1954, recorded August 14, 1954 as Document No. 82242 in Book 22 of Misc. at Page 49 in the office of the Registrar of Deeds (now County Recorder); Affects the subject property, is blanket in nature and not shown on the map.
  - Partial Release of Right of Way dated December 4, 1961, recorded April 4, 1962 as Document No. 4268 in the office of the Registrar of Titles; and Affects the subject property as shown on the map.
  - Encroachment Agreement in favor of the City of Shakopee, Minnesota for sanitary sewer and related improvements, dated February 19, 2014, recorded March 26, 2014 as Document No. T228268 in the office of the Registrar of Titles. Affects the subject property as shown on the map.
- Easement for electric transmission line and related facilities purposes, together with any incidental rights, in favor of Northern States Power Company, a Minnesota corporation, as contained in the Transmission Easement dated December 6, 1962, recorded December 11, 1962 as Document No. 4573 in the office of the Registrar of Titles. Affects the subject property as shown on the map.
- Easement for electric transmission line and related facilities purposes, together with any incidental rights, in favor of Northern States Power Company, a Minnesota corporation, as contained in the Easement dated June 29, 1966, recorded July 15, 1966 as Document No. 6464 in the office of the Registrar of Titles. Affects the subject property as shown on the map.
- Easement for railroad spur track purposes, together with any incidental rights, in favor of Howe, Inc., a Minnesota corporation, its successors and assigns, as contained in the Deed of Appurtenant Easement dated February 27, 1981, recorded May 5, 1981 as Document No. 22732 in the office of the Registrar of Titles. Affects the subject property as shown on the map.
- Terms and conditions of Conditional Use Permit No. PC-97-120 set forth in Resolution No. PC97-120 adopted December 4, 1997, recorded October 15, 1998 as Document No. 98636 in the office of the Registrar of Titles. Affects the subject property, is blanket in nature and is not shown on the map.
- Restrictions contained in the Warranty Deed dated April 30, 2019, recorded May 3, 2019 as Document No. T255181 in the office of the Registrar of Titles. Affects the subject property, is blanket in nature and is not shown on the map.
- The continued memorial of the following on the certificate of title and subsequent certificates of title issued for this Land:
 

Covenants and restrictions contained in the Warranty Deed dated August 21, 1964, recorded September 10, 1964 as Document No. 5360 in the office of the Registrar of Titles. Affects the subject property, is blanket in nature and is not shown on the map.

The Company does not undertake to obtain or record, or to pay any costs required to obtain or record, an Examiner's Directive or other documentation required to have the memorial of the above document removed from the certificate of title.

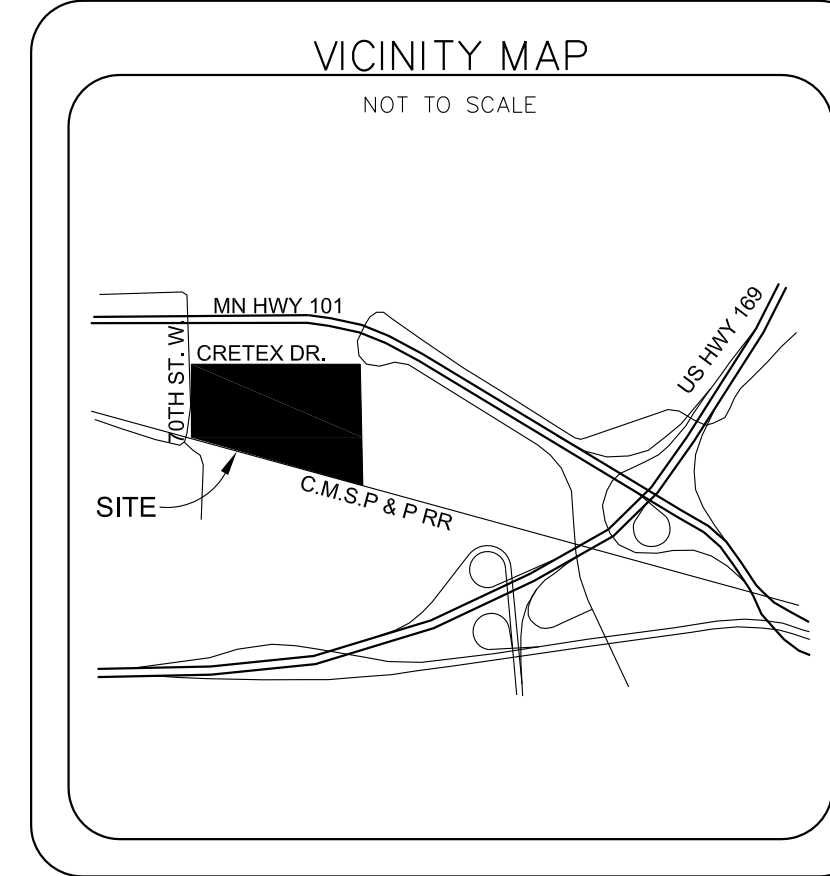
### SIGNIFICANT OBSERVATIONS

- Spur track lies 5'± north of easement

### LEGEND OF SYMBOLS & ABBREVIATIONS

- |  |                             |
|--|-----------------------------|
| ○ FOUND CAPPED IRON MONUMENT                     | ● ECATCH BASIN              |
| ● SET 1/2" x 24" REBAR CAPPED WITH PLS NO. 41577 | — CULVERT                   |
| ⊗ POWER POLE                                     | ⊙ MANHOLE                   |
| * LIGHT POLE                                     | ○ SANITARY VENT             |
| — P — OVERHEAD POWER                             | ⊠ TELEPHONE PEDESTAL        |
| — E — UNDERGROUND ELECTRIC                       | — T — UNDERGROUND TELEPHONE |
| — G — UNDERGROUND GAS                            | — F — FIRE HYDRANT          |
| — W — UNDERGROUND WATER                          | — S — SIGN                  |
| — S — UNDERGROUND SEWER                          | ■ CONCRETE SURFACE          |

Bearings shown hereon are based on the Minnesota County Coordinate system - Scott County NAD83(2011)



### LEGAL DESCRIPTION

Lot 1, and Lot 2, Block 2; and Outlot A; all in the plat of Cretex Industrial Park 1st Add'n, according to the plat thereof on file and of record in the office of the Registrar of Titles, Scott County, Minnesota.

AND

That part of vacated Cretex Avenue lying in Cretex Industrial Park 1st Addition, reserving unto the City of Shakopee, a perpetual easement under and over said vacated street, for utilities, with the right to install, maintain, repair, lay or relay the utilities by the City, its licensees and franchise holders. Pursuant to Doc. No. 43986, filed 10-12-88 (F:3892).

Registered (Torrens) property; Certificate of Title No. 56821.

### SURVEYOR'S DESCRIPTION

Lots 1 and 2, Block 2; Outlot A; and Vacated Cretex Drive according to the plat of CRETEX INDUSTRIAL PARK 1ST ADD'N, recorded as Document No. 18152 in the Scott County Recorder's Office described as follows:

Commencing at the southwest corner of said Outlot A; thence North 00°15'00" East, assumed bearing along the west line of said CRETEX INDUSTRIAL PARK 1ST ADD'N, a distance of 1042.14 feet to the northwest corner of said vacated Cretex Drive; thence southeasterly along the north line of said vacated Cretex Drive, a distance of 78.67 feet along a non-tangential curve, concave to the northeast, having a radius of 50.03 feet, a central angle of 90°52'22" and a chord which bears South 44°52'15" East a distance of 70.81 feet; thence South 89°54'56" East, tangent to said curve along said north line, a distance of 1248.62 feet; thence continue along said north line a distance of 288.20 feet along a tangential curve, concave to the south, having a radius of 2385.61 feet, a central angle of 6°55'18" and a chord which bears South 86°27'17" East a distance of 288.02 feet; thence North 00°53'02" East, along said north line, a distance of 17.37 feet; thence South 89°56'50" East, along said north line, a distance of 406.26 feet; thence easterly along said north line a distance of 95.20 feet along a tangential curve, concave to the north, having a radius of 339.62 feet, a central angle of 16°32'53" and a chord which bears North 81°46'43" East a distance of 94.87 feet to the east line of said plat; thence South 00°43'06" West, along said east line, a distance of 1499.92 feet; thence South 00°48'10" West, along said east line, a distance of 87.09 feet to the southeast corner of said plat; thence North 74°15'04" West, along the south line of said plat, a distance of 2151.76 feet to the Point of Beginning. Containing 61,271.77 acres, more or less and subject to all easements, restrictions and reservations of record, if any.

Being the same tract of land described in a Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-972156-MPLS, dated July 31, 2019.

### ALTA/NSPS LAND TITLE SURVEY

Shakopee  
7070 Cretex Drive  
Shakopee, Minnesota 55379

### Surveyor's Certification

To: Copart, Inc., a Delaware Corporation; Copart of Connecticut, Inc., a Connecticut corporation, Cretex Industrial Park, LLC a Minnesota limited liability company, First American Title Insurance Company, together with their respective successors and assigns and any reinsurer of Title Company, and its successors and assigns, each of whom may rely thereon and MKAssociates, Inc.

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), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof.

The field work was completed on August 13, 2019.

Date of Plat or Map: August 27, 2019

*Thomas M. Healy*  
Surveyor's Signature

Registered Surveyor: Thomas M. Healy  
Registration Number: 41577  
in the State of: Minnesota



PROJ. NAME: Shakopee MKA PROJECT No.: 6565-19-5822  
ADDRESS: 7070 Cretex Drive CITY: Shakopee STATE: Minnesota



For Inquiries Concerning This Survey Contact MKA  
National Coordinators of Land Survey Services  
6593 Commerce Court - Warrenton, Virginia 20187  
Phone: (540) 428-3550 Fax: (540) 428-3560  
Email: comments@mkassociates.com  
www.mkassociates.com

### FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 2704340003C, which bears an effective date of 9/29/1978 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Survey Prepared by:



Healy Land Surveying  
P.O. Box 221  
Niagara, WI 54151  
Phone: 715-548-0566  
info@healysurveying.com

Surveyor's Drawing No.: 18-0554.dwg  
Surveyor's Site Ref.: 19-0654  
Checked by: TMH Drawn by: TMH

