

SCHEDULE B - TITLE ITEMS

Being the same property surveyed as described in a Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-1092186-1-CO, Dated October 4, 2021.

Schedule B items not listed below are not considered to be survey related matters.

- 10 Easement for sanitary sewer purposes, together with any incidental rights, in favor of The Town of Lebanon, Dakota County, Minnesota, as contained in the Easement Deed, dated August 31, 1964, recorded September 18, 1964, in Book 76, page 330. DOES NOT AFFECT THE SUBJECT PROPERTY AS SHOWN
- 12 Easement for highway purposes, together with any incidental rights, in favor of County of Dakota, as contained in the Highway Easement, dated August 11, 1966, recorded July 27, 1976, as Document No. 472671. AFFECTS THE SUBJECT PROPERTY AS SHOWN
- 13 Easement for road purposes as contained in the Quit Claim Deed, dated March 8, 1984, recorded August 3, 1984, as Document No. 661840. AFFECTS THE SUBJECT PROPERTY AS SHOWN
- 16 Easement for stockpiling of material purposes, together with any incidental rights, in favor of City of Lakeville, a Minnesota municipal corporation, as contained in the Temporary Easement, dated March 1, 1994, recorded May 4, 1994, as Document No. 1215172. AFFECTS THE SUBJECT PROPERTY AS SHOWN
- 17 Reserved roadway and utility easement as contained in Warranty Deed, dated March 1, 1994, recorded May 6, 1994, as Document No. 1214734. AFFECTS THE SUBJECT PROPERTY AS SHOWN
- 18 Easement for public drainage and utility purposes, together with any incidental rights, in favor of City of Lakeville, a Minnesota municipal corporation, as contained in the Grant of Permanent Easement, dated December 12, 1996, recorded January 3, 1997, as Document No. 1396954. AFFECTS THE SUBJECT PROPERTY AS SHOWN
- 19 Public right of way and access restrictions to County State Aid Highway No. 31 (Pilot Knob Road) as currently established and maintained, including but not limited to the portions thereof shown and described in Dakota County Road Right of Way Map No. 201, recorded October 21, 1997, as Document No. 1451615. AFFECTS THE SUBJECT PROPERTY AS SHOWN
- 20 Terms, conditions and easement for utility purposes, together with any incidental rights, in favor of City of Lakeville, a Minnesota municipal corporation, as contained in Final Certificate, dated November 03, 2006, recorded November 27, 2006, as Document No. 2477762. AFFECTS THE SUBJECT PROPERTY AS SHOWN
- 21 Easement for communication services purposes, together with any incidental rights, in favor of CC VIII Operating, LLC, as contained in the Grant of Easement, dated April 1, 2010, recorded May 19, 2010, as Document No. 2731084. AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT SHOWN

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zones X and AE of the Flood Insurance Rate Map, Community No. 270107, Map No. 27037C0208E, which bears an effective date of 12/2/2011 and is partially in a Special Flood Hazard Area as provided on FEMA's website [http://msc.fema.gov]. As indicated by a firmette, it is our understanding that this community does currently participate in the program. No field surveying was performed to determine this zone

Surveyor's File Name and/or No.: 21-0769
 Surveyor's Reference Project No./Name.: REALM - LAKEVILLE, MN
 CAD Operator: TMH

Survey Performed and Drafted By:

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

For Questions & Comments & Updates on this survey please contact info@RealmLandServices.com or call 571-208-2090

TITLE COMMITMENT(RECORD) LEGAL DESCRIPTION

Parcel 1
 All that part of the South One-half of the Northeast Quarter of Section 11, Township 114, Range 20, Dakota County, Minnesota, described as follows, to-wit: Commencing at the Southeast Corner of said South One-half of the Northeast Quarter; thence North 00 degrees 24 minutes 22 seconds East along the East line of said South One-half of the Northeast Quarter for a distance of 68.1 feet to the actual point of beginning of the tract of land to be described; thence North 73 degrees 27 minutes 39 seconds West for a distance of 787.32 feet; thence West for a distance of 647.72 feet; thence North for a distance of 989.44 feet, more or less, to the North line of said South One-half of the Northeast Quarter; thence Easterly along said North line to the Northeast Corner of said South One-half of the Northeast Quarter; thence Southerly along the East line of said South One-half of the Northeast Quarter to the point of beginning.

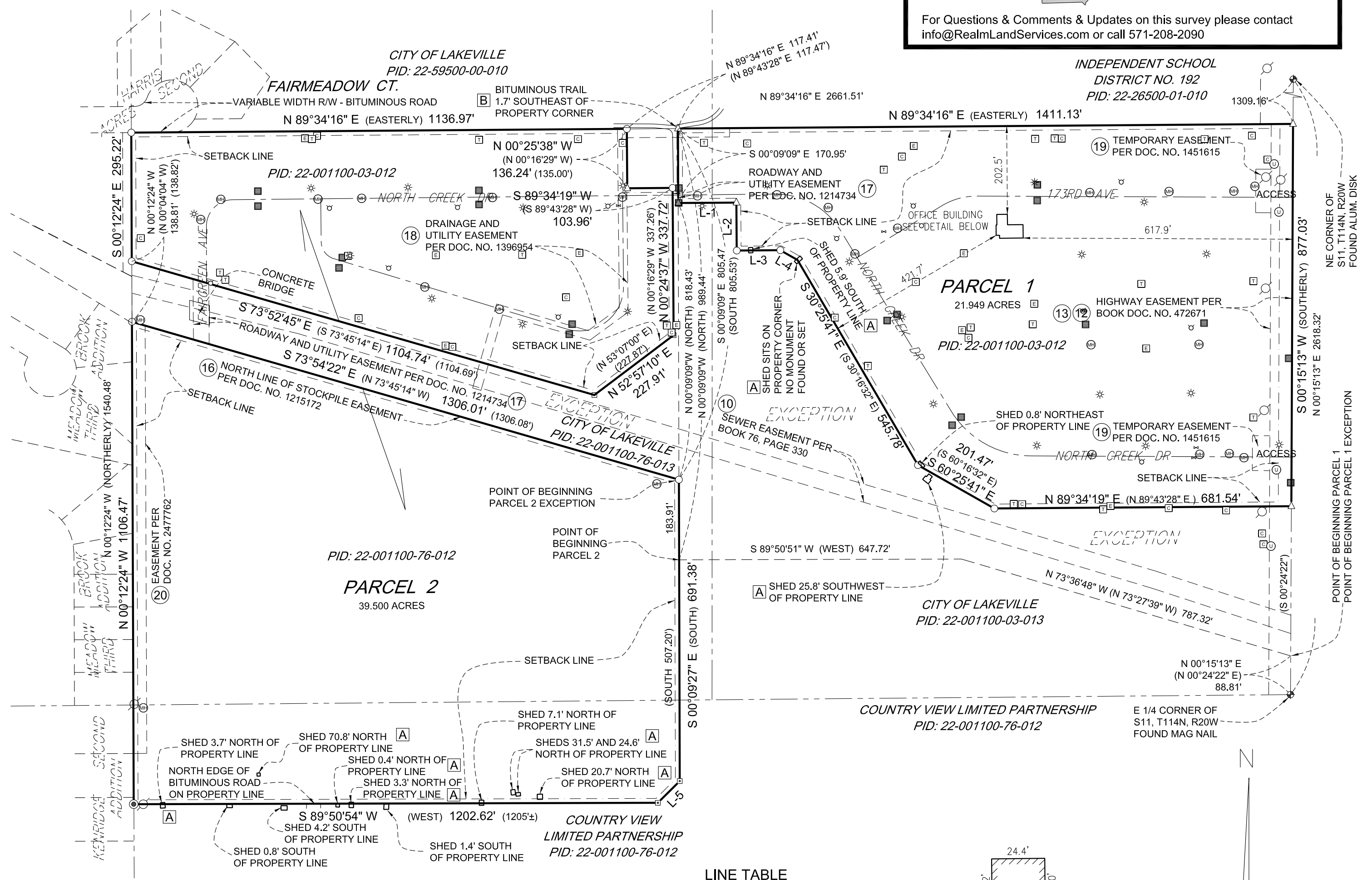
EXCEPTING THEREFROM:
 All that part of the South One-half of the Northeast Quarter of Section 11, Township 114, Range 20, Dakota County, Minnesota, described as follows, to-wit: Commencing at the Southeast corner of said South One-half of the Northeast Quarter; thence North 00 degrees 24 minutes 22 seconds East along the East line of said South One-half of the Northeast Quarter for a distance of 68.1 feet to the actual point of beginning of the tract of land to be described; thence North 73 degrees 27 minutes 39 seconds West for a distance of 787.32 feet; thence West for a distance of 647.72 feet; thence North for a distance of 818.43 feet; thence North 89 degrees 43 minutes 28 seconds East for a distance of 133.46 feet; thence South 0 degrees 16 minutes 32 seconds East for a distance of 110.00 feet; thence North 89 degrees 43 minutes 28 seconds East for a distance of 100.00 feet; thence South 60 degrees 16 minutes 32 seconds East for a distance of 45.21 feet thence South 30 degrees 16 minutes 32 seconds East for a distance of 545.78 feet; thence South 60 degrees 16 minutes 32 seconds East for a distance of 201.47 feet; thence North 89 degrees 43 minutes 28 seconds East for a distance of 681.54 feet to the East line of said South One-half of the Northeast Quarter; thence South 0 degrees 24 minutes 22 seconds West along said East line to the Point of beginning.

Parcel 2:
 All that part of the North One-half of the Southeast Quarter and the South One-half of the Northeast Quarter of Section 11, Township 114, Range 20, Dakota County, Minnesota, described as follows, to-wit: Commencing at the Southeast corner of said South One-half of the Northeast Quarter; thence North 00 degrees 24 minutes 22 seconds East along the East line of said South One-half of the Northeast Quarter for a distance of 68.1 feet; thence North 73 degrees 27 minutes 39 seconds West for a distance of 787.32 feet; thence West for a distance of 647.72 feet to the actual point of beginning of the tract of land to be described; thence South for a distance of 507.20 feet; thence South 45 degrees 00 minutes 00 seconds West for a distance of 70.71 feet; thence West for a distance of 1,205 feet more or less, to the West line of said North One-half of the Southeast Quarter; thence Northwesterly along the West line of said North One-half of the Southeast Quarter and the West line of the South One-half of the Northeast Quarter to the Northwest Corner of said South One-half of the Northeast Quarter; thence Easterly along the North line of said South One-half of the Northeast Quarter to an intersection with a line drawn through the point of beginning and having a bearing of North; thence South along said line to the point of beginning.

EXCEPTING THEREFROM
 Commencing at the Southeast corner of the South half of the Northeast Quarter of Section 11, Township 114, Range 20, Dakota County, Minnesota; thence on an assumed bearing of North 00 degrees 24 minutes 22 seconds East along the East line of said South half of said Northeast Quarter for a distance of 88.81 feet; thence North 73 degrees 27 minutes 39 seconds West for a distance of 787.32 feet; thence West for a distance of 647.72 feet; thence North a distance of 183.91 feet to the actual point of beginning of the tract of land to be described; thence North 73 degrees 45 minutes 14 seconds West a distance of 1306.08 feet to the West line of said South half of said Northeast Quarter; thence North 00 degrees 04 minutes 04 seconds West along said West line a distance of 138.82 feet; thence South 73 degrees 00 minutes 14 seconds East a distance of 1104.69 feet; thence North 53 degrees 07 minutes 00 seconds East a distance of 227.87 feet; thence North 00 degrees 16 minutes 29 seconds West a distance of 337.26 feet; thence South 89 degrees 43 minutes 28 seconds West a distance of 103.96 feet; thence North 00 degrees 16 minutes 29 seconds West a distance of 105.00 feet to the North line of said South half of said Northeast Quarter; thence North 89 degrees 43 minutes 28 seconds East along said North line a distance of 117.47 feet; thence South 805.53 feet to the point of beginning, according to the United States Government Survey thereof and situate in Dakota County, Minnesota.

(All Abstract Property)

Being the same property surveyed as described in a Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS-1092186-1-CO, Dated October 4, 2021.



LEGEND OF SYMBOLS AND ABBREVIATIONS

- ◆ FOUND SECTION CORNER AS NOTED
- ◇ FOUND 3/4" IRON PIPE
- FOUND IRON MONUMENT WITH PLASTIC CAP NO. 9626
- FOUND IRON MONUMENT WITH PLASTIC CAP NO. 24329
- SET 5/8" REBAR WITH PLASTIC CAP NO. 41577
- △ SET MAGNETIC NAIL
- (xxx) RECORD DATA
- ▨ EXISTING BUILDING
- ⊙ ELECTRIC PEDESTAL
- ⊞ ELECTRIC TRANSFORMER
- ⊕ POWER POLE
- * LIGHT POLE
- ⊞ COMMUNICATION PEDESTAL
- ⊞ TELEPHONE PEDESTAL
- ⊞ SEWER MANHOLE
- CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊙ HAND HOLE

SEE SHEET 3 OF 3 FOR AERIAL PHOTO AND SITE IMPROVEMENTS

ALTA/NSPS LAND TITLE SURVEY

North Creek
 0003-21-0101
 5622 173rd St. W
 Lakeville, MN 55024

Surveyor's Certification

To: Realm Land Services, Inc. and First American Title Insurance Company; Belwether Enterprise Mortgage Investments, LLC, a Maryland limited liability company and/or Fannie Mae, their successors and/or assigns, as their interests may appear; North Creek of Lakeville LLC, a Delaware limited liability company; and Havenpark Communities, LLC, and/or its assigns or nominee

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 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a) 13, 14, 16, 17, 18, and 19 of Table A thereof.

The field work was completed on November 14, 2021.
 Last Revision Date: November 30, 2021

Revised: 12/7/2021 - Legal description typo

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

11/30/2021

VICINITY MAP

© 2021 DAKOTA COUNTY GIS

REALM PROJECT NAME: North Creek
REALM PROJECT NO.: 0003-21-0101
SITE ADDRESS:
 5622 173rd St. W
 Lakeville, MN 55024

FOR QUESTIONS & COMMENTS & UPDATES ON THIS SURVEY PLEASE CONTACT:

REALM LAND SERVICES, Inc.
 Info@RealmLandServices.com
 Phone Number: 571-208-2090

ZONING INFORMATION TABLE

Zoned: RSMH - Single Family Manufactured Home Park
Permitted Use: Manufactured Home Park
Observed Use: Manufactured Home Park

Zoning Regulations can and do change, the local jurisdiction is the authoritative source and can be reached at: Frank Dempsey, Associate Planner, City of Lakeville, 952-985-4432

Bulk Restrictions:

- 1. Minimum building setbacks:**
Front: 30'
Side (Interior): 10' - **Side (Street):** 20'
Rear: 30'
- 2. Minimum lot frontage:** 100'
- 3. Minimum lot size:** 12,500 S.F.
- 4. Maximum building height:** 1 Story/25'

Parking Information:

2 spaces per dwelling unit
Total regular striped spaces provided: No striped spaces observed
Total handicap striped spaces provided: No striped spaces observed
Total combined striped spaces provided: No striped spaces observed

Source of Zoning Information:

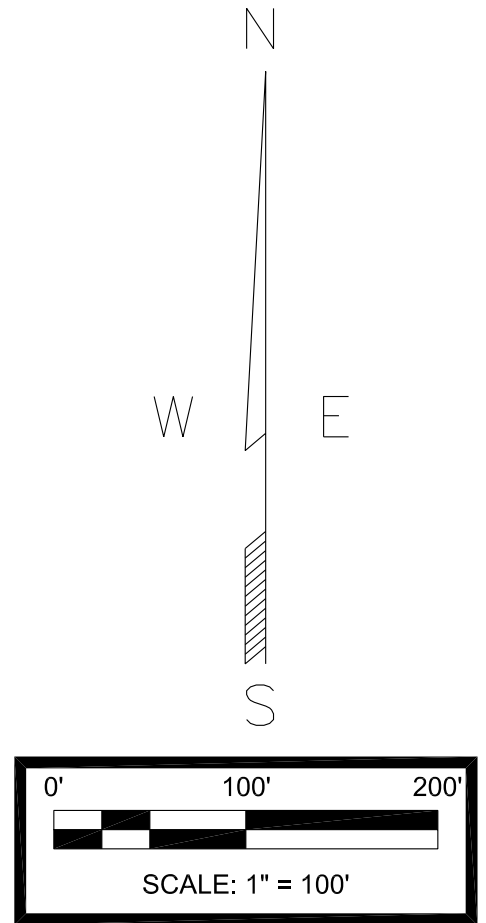
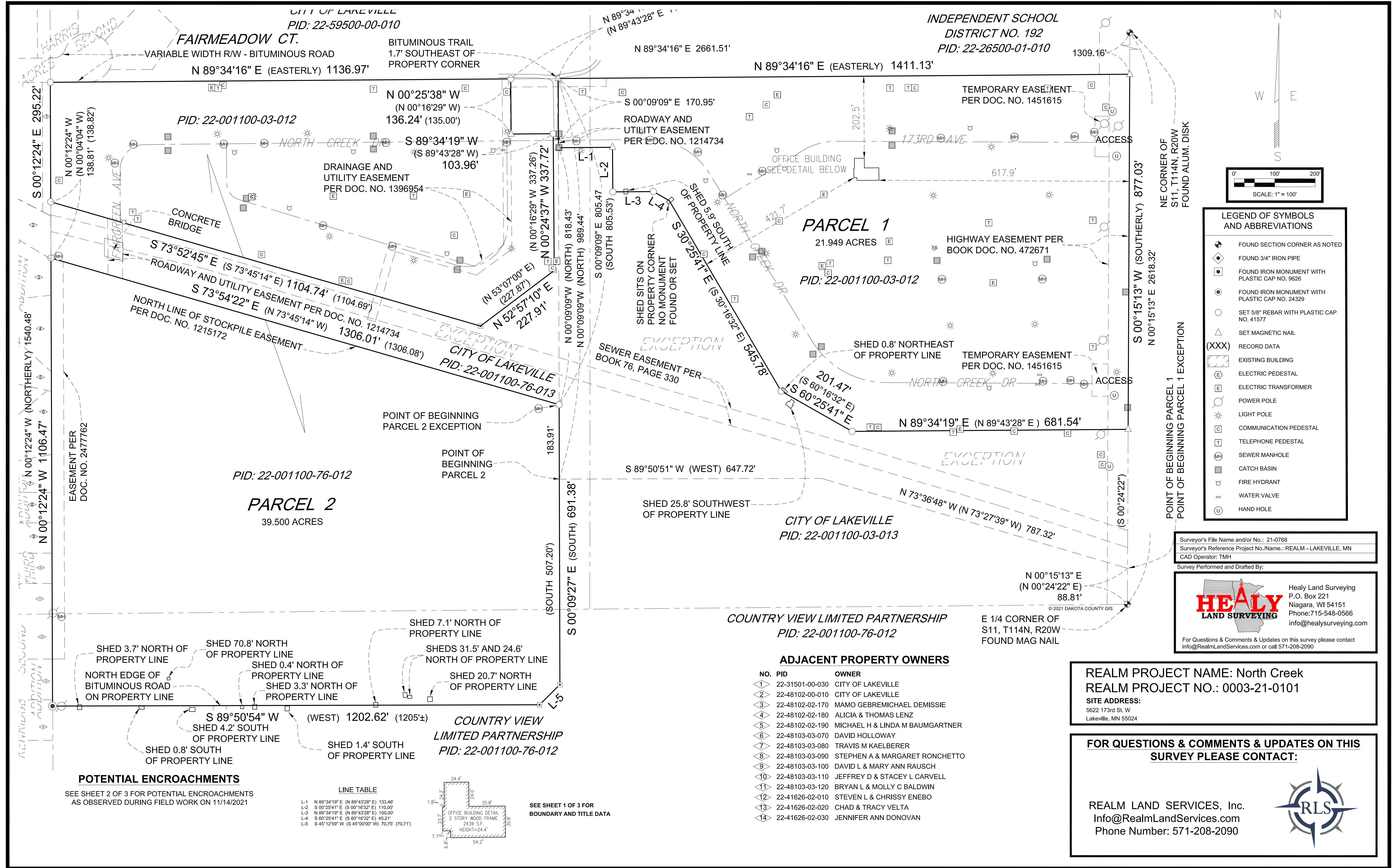
Armada Analytics Zoning Report No. 246225, dated October 22, 2021

POTENTIAL ENCROACHMENTS

- ⊞ EXISTING SHED SITS ACROSS PROPERTY LINE AS NOTED
- ⊞ BITUMINOUS PATH EXTENDS 1.7' SOUTHEAST OF PROPERTY CORNER

SURVEY NOTES

SEE SHEET 3 OF 3 FOR SURVEY NOTES



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- SEWER MANHOLE
- CATCH BASIN
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- WATER VALVE
- HAND HOLE

Surveyor's File Name and/or No.: 21-0768
 Surveyor's Reference Project No./Name: REALM - LAKEVILLE, MN
 CAD Operator: TMH

Survey Performed and Drafted By:



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REALM PROJECT NAME: North Creek
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SITE ADDRESS:
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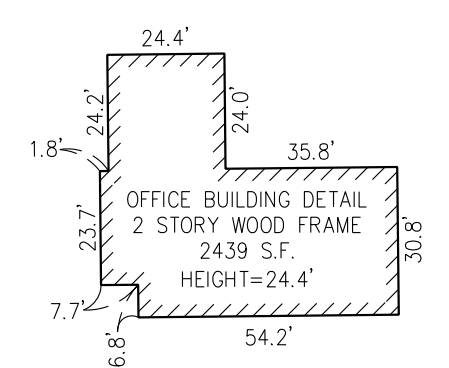


ADJACENT PROPERTY OWNERS

NO.	PID	OWNER
1	22-31501-00-030	CITY OF LAKEVILLE
2	22-48102-00-010	CITY OF LAKEVILLE
3	22-48102-02-170	MAMO GEBREMICHAEL DEMISSIE
4	22-48102-02-180	ALICIA & THOMAS LENZ
5	22-48102-02-190	MICHAEL H & LINDA M BAUMGARTNER
6	22-48103-03-070	DAVID HOLLOWAY
7	22-48103-03-080	TRAVIS M KAELEBERER
8	22-48103-03-090	STEPHEN A & MARGARET RONCHETTO
9	22-48103-03-100	DAVID L & MARY ANN RAUSCH
10	22-48103-03-110	JEFFREY D & STACEY L CARVELL
11	22-48103-03-120	BRYAN L & MOLLY C BALDWIN
12	22-41626-02-010	STEVEN L & CHRISSY ENEBO
13	22-41626-02-020	CHAD & TRACY VELTA
14	22-41626-02-030	JENNIFER ANN DONOVAN

LINE TABLE

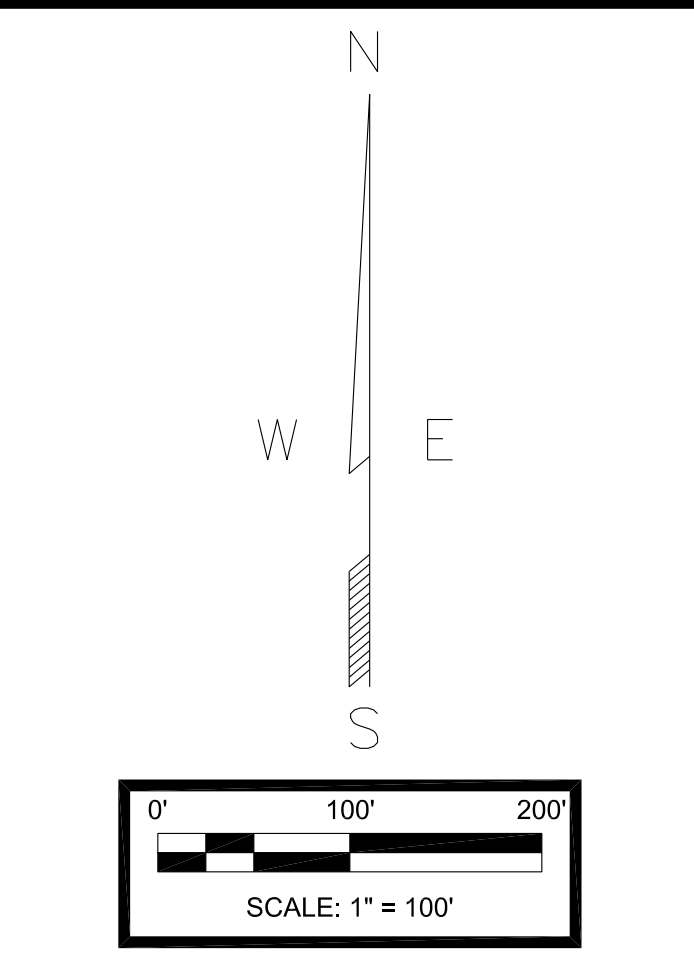
L-1	N 89°34'19" E (N 89°43'28" E) 133.46'
L-2	S 00°25'41" E (S 00°16'32" E) 110.00'
L-3	N 89°34'19" E (N 89°43'28" E) 100.00'
L-4	S 60°25'41" E (S 60°16'32" E) 45.21'
L-5	S 45°12'59" W (S 45°00'00" W) 70.75' (70.71')



SEE SHEET 1 OF 3 FOR BOUNDARY AND TITLE DATA

POTENTIAL ENCROACHMENTS

SEE SHEET 2 OF 3 FOR POTENTIAL ENCROACHMENTS AS OBSERVED DURING FIELD WORK ON 11/14/2021



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- SURVEY NOTES**
- The bearing base for this survey originated from Dakota County Coordinate System - NAD83 (2011).
 - This property is designated by Dakota County, as Tax Map Parcels: 22-01100-03-012 and 22-01100-76-012.
 - This property has on an area of 2,676,704 square feet or 61.449 acres of land.
 - In response to Table A, Item 8, all significant features observed on the subject property are shown on the map.
 - In response to Table A, Item 9, there were no striped parking spaces on the subject property.
 - In response to Table A, Item 10, there were no party walls observed on the subject property.
 - In response to Table A, Item 14, the nearest intersecting street is 170th St. W at Pilot Knob Road which is 1310± north of the northeast corner of the subject property, as shown on the map.
 - 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.
 - There was no observable evidence of cemeteries found during the time fieldwork was performed.
 - Interior bituminous roadways appear to be private, variable in width and named as shown.
 - The property has direct access to Pilot Knob Road, which is a public right of way.
 - This survey is to be relied upon only by the parties located in the certification of this survey.
 - This survey is not intended for construction or design purposes.
 - In response to Table A, Item 18, the following items, if any, are plotted on the survey to the extent referenced on the applicable title commitment, 1: all plottable areas denoted in the reciprocal easement agreements and, 2: the boundary limits only of all offsite appurtenant easements.
 - There were a total of 162 mobile home sites, 1 of which was vacant, observed. All mobile home sites have room to park two vehicles and utility hookups.
 - There was no observable evidence of oil, gas, or mineral exploration, extraction, or drilling on or under the subject property.

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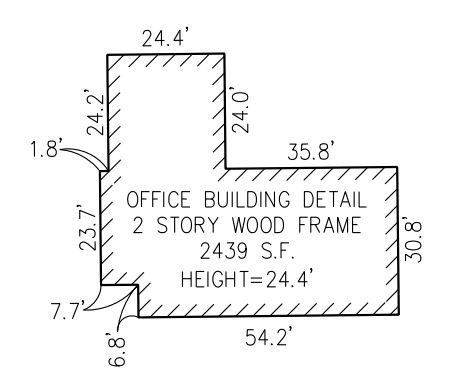
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POTENTIAL ENCROACHMENTS
 SEE SHEET 2 OF 3 FOR POTENTIAL ENCROACHMENTS AS OBSERVED DURING FIELD WORK ON 11/14/2021

LINE TABLE

L-1	N 89°34'19" E (N 89°43'28" E)	133.46'
L-2	S 00°25'41" E (S 00°16'32" E)	110.00'
L-3	N 89°34'19" E (N 89°43'28" E)	100.00'
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L-5	S 45°12'59" W (S 45°00'00" W)	70.75' (70.71')



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