

**DESCRIPTION OF PROPERTY SURVEYED**  
(Per Schedule A of the herein referenced Title Commitment)

**PARCEL 1:**

That part of Outlot D, Autumn Hills embraced within the Northeast Quarter of the Southeast Quarter of Section 8, Township 118, Range 22 lying westerly of the following described line; commencing at the northwest corner of Lot 16, Block 1, Autumn Hills 2nd Addition; thence southeasterly to the southwest corner of Lot 16, Block 1, Autumn Hills 2nd Addition and said line there terminating.

Torrens Certificate No. 1219789.

Outlot D, Autumn Hills, EXCEPT that part embraced within the Northeast Quarter of the Southeast Quarter of Section 8, Township 118, Range 22, FURTHER EXCEPTING that part of Outlot D, Autumn Hills embraced within the Southeast Quarter of the Southeast Quarter of Section 8, Township 118, Range 22 lying westerly of the following described line; commencing at the northwest corner of Lot 16, Block 1, Autumn Hills 2nd Addition; thence southeasterly to the southwest corner of Lot 16, Block 1, Autumn Hills 2nd Addition and said line there terminating.

Abstract Property.

The West half of the Southeast Quarter (W1/2 SE1/4) of Section 8, Township 118, Range 22, Hennepin County, Minnesota.

That portion of Lot 2, Block 1, RNL Subdivision described as the North 52 feet of Lot 2, Block 1, and the South 146 feet of Lot 2, Block 1, according to the recorded plat thereof, Hennepin County, Minnesota.

The Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 8, Township 118, Range 22, Hennepin County, Minnesota, EXCEPTING the Soo Line Railroad right of way.

The Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 8, Township 118, Range 22, Hennepin County, Minnesota, EXCEPTING the following:

That portion of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 8, Township 118, Range 22, platted as RNL Subdivision, Hennepin County, Minnesota.

further EXCEPTING

The West 175.00 feet of the South 275.00 feet of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 8, Township 118, Range 22, Hennepin County, Minnesota.

further EXCEPTING

That part of the North 241.50 feet of the South 516.50 feet of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 8, Township 118, Range 22, which lies westerly of the following described line:  
Beginning at a point on the North line of said South 516.50 feet distant 205.00 feet East of the Northwest corner of said South 516.50 feet; thence southerly to a point on the South line of said North 241.50 feet distant 191.00 feet east of the Southwest corner of said north 241.50 feet, and there ending, Hennepin County, Minnesota.

Abstract Property.

**PARCEL 2:**

Lot 1, Block 1, RNL Subdivision, Hennepin County, Minnesota.

Abstract Property.

**PARCEL 3:**

That part of Lot 2, Block 1, RNL Subdivision, Hennepin County, Minnesota, lying South of the North 52 feet, and North of the South 146 feet thereof, Hennepin County, Minnesota.

Abstract Property.

**ALTA/NSPS OPTIONAL TABLE A NOTES**  
(The following items reference Table A optional survey responsibilities and specifications)

2) **Site Address:**

PARCEL 1: 4710 Holly Lane N, Plymouth, MN 55446  
PARCEL 2: 4600 Holly Lane N, Plymouth, MN 55446  
PARCEL 3: 4640 Holly Lane N, Plymouth, MN 55446

3) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) and Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) per Flood Insurance Rate Map, Community Panel No. 270179 0190 F, effective date of November 4, 2016. The property is partially covered by a 100 year floodplain per Bassatt Creek WMC - Atlas 14 100 year Inundation levels.

4) **Parcel Area Information:**

	Gross Area	R/W Area	Wet Area	Net Area
Parcel 1:	6,907,715 s.f. ~ 158.58 acres	46,275 s.f. ~ 1.06 acres	1,349,441 s.f. ~ 30.98 acres	5,511,999 s.f. ~ 126.54 acres
Parcel 2:	22,310 s.f. ~ 0.51 acres	0 s.f.	0 s.f.	22,310 s.f. ~ 0.51 acres
Parcel 3:	18,585 s.f. ~ 0.43 acres	0 s.f.	0 s.f.	18,585 s.f. ~ 0.43 acres
Total:	6,948,610 s.f. ~ 159.52 acres	46,275 s.f. ~ 1.06 acres	1,349,441 s.f. ~ 30.98 acres	5,552,894 s.f. ~ 127.48 acres

5) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: 2722 AA which has an elevation of 1008.974 feet (NAVD88). Contours are per field observations and LiDAR data derived from Minnesota Department of Natural Resources.

6) **Zoning Information:** The current Zoning for the subject property is FRD (Future Restricted Development) per the City of Plymouth's zoning map dated March 2018.

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

We have not received the current zoning classification from the insurer.

11) **Utilities:** We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. 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. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. A Gopher State One Call was submitted for this survey. Please reference Ticket No.192203876 for a list of utility operators in this area.

15) The cart paths, driving range screens and the water within wetland 6 were located per Aerial photo.

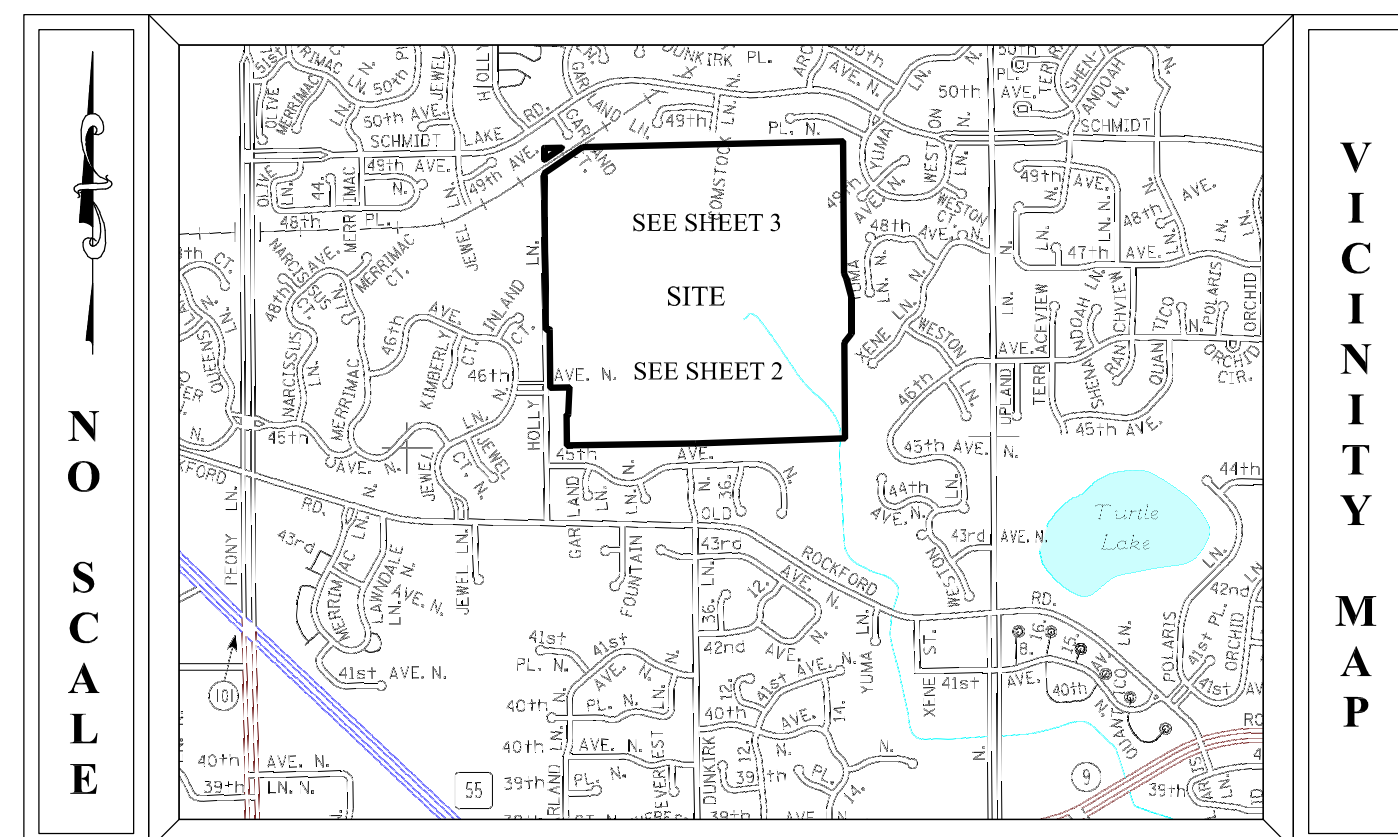
18) **Wetland Delineation:** The wetland delineation was performed by Kjolhaug Environmental Services and was flagged July 2019. Sathre-Bergquist located the wetland flags on August 19, 2019.

**SURVEY REPORT**

This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Custom Home Builders Title LLC as issuing agent for Old Republic National Title Insurance Company, File No. HB-39856 Supplemental No. 2, dated September 18, 2019.

1) We note the following with regards to Schedule B of the herein referenced Title Commitment:

- Item no. 5 1-13, 28-30 are not survey related
- Item no. 14 - Terms and conditions of Easement for communication systems purposes, in favor of Northwestern Bell Telephone Company, as created in document filed February 13, 1947, as Document No. 2424804 and Partial Release of Easement, filed October 1, 1985, as Document No. 5037632. *Shown hereon page 1 & 2. (14)*
- Item no. 15 - Terms and conditions of Easement for communication systems purposes, in favor of Northwestern Bell Telephone Company, as created in document filed February 13, 1947, as Document No. 2424811 and Definition of Easement filed January 28, 1988, as Document No. 5373043. *Shown hereon page 1 & 2. (15)*
- Item no. 16 - Terms and conditions of Easement for communication systems purposes, in favor of Northwestern Bell Telephone Company, as created in document filed July 18, 1958, as Document No. 3127931, Partial Release of Easement, filed October 1, 1985, as Document No. 5037631, and Partial Release of Easement, filed August 23, 1990, as Document No. 5695033. *Shown hereon page 1 & 2. (16) same location as Item no. 14 above.*
- Item no. 17 - Terms and conditions of Easement for communication systems purposes, in favor of Northwestern Bell Telephone Company, as created in document filed August 26, 1958, as Document No. 3133589. *This easement is 1 rod wide although the location of the easement within the Southeast Quarter of the Southeast Quarter is not described in this document.*
- Item no. 18 - Terms and conditions of Easement for utility and sanitary sewer purposes, in favor of City of Plymouth, as created in document dated May 5, 1992, filed May 14, 1992, as Document No. 5912227. *Shown hereon page 2. (18)*
- Item no. 19 - Terms and conditions of Easement Agreement for golf course purposes, in favor of Hollydale Golf, Inc., as created in document dated May 13, 1993, filed June 23, 1993, as Torrens Document No. 2389281. Terms and conditions of Easement Agreement for golf course purposes, in favor of Hollydale Golf, Inc., as created in document dated May 13, 1993, filed May 27, 1993, as Abstract Document No. 6087452. NOTE: Said easement appears to no longer be necessary given common ownership. If it is desired for said Easement to be removed from the Certificate of Title, secure and record a Termination of Easement from Hollydale Golf, Inc., a Minnesota corporation. *Shown hereon page 1 & 2. (19) Said easement covers all of Outlot D, AUTUMN HILLS, and has common ownership except for a portion in the northeast corner of said Outlot D.*
- Item no. 20 - Terms and conditions of Easement for utility and drainage purposes, in favor of City of Plymouth, as created in document dated May 4, 2001, filed May 24, 2001, as Document No. 7476849. *Shown hereon page 3. (20)*
- Item no. 22 - Terms and conditions of Private Access for Maintenance Easement, as created in document dated October 24, 2006, filed October 25, 2006, as Document No. 8883315. *Shown hereon page 2. (22) Said easement benefits the subject property.*
- Item no. 23 - Terms and conditions of Private Access for Maintenance Easement, as created in document dated October 24, 2006, filed October 25, 2006, as Document No. 8883316. *Shown hereon page 2. (23)*
- Item no. 24 - Terms and conditions of Driveway Access Easement, as created in document dated October 24, 2006, filed October 25, 2006, as Document No. 8883317. *Shown hereon page 2. (24) Said easement benefits the subject property.*
- Item no. 25 - Terms and conditions of Easement Agreement for underground drain tile system purposes, as created in document dated April 29, 2008, filed May 7, 2008, as Document No. 9130327. *Shown hereon page 2. (25)*
- Item no. 26 - Terms and conditions of Easement for drainage and utility purposes, in favor of City of Plymouth, as created in document dated December 31, 2008, filed December 1, 2009, as Document No. 9448579. *Shown hereon page 2. (26)*
- Item no. 27 - Terms and conditions of Declaration of Easement, as created in document dated December 31, 2008, filed December 1, 2009, as Document No. 9448580. *Shown hereon page 2. (27) Said easement benefits the subject property and is in the same location as Item no. 24 above.*
- Item no. 31 - Easements for ponding, utilities and drainage as shown on the recorded plat of Autumn Hills. *Shown hereon page 1 & 2. (31)*
- Item no. 31 - Easements for utilities and drainage as shown on the recorded plat of RNL Subdivision. *Shown hereon page 2. (32)*
- Item no. 33 - Subject to Holly Lane N as laid out and traveled over the East 33 feet more or less. *Shown hereon page 1 & 2. (33)*
- Item no. 34 - A portion of the property contains wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted herein. *See table A note 18 above.*



**SURVEY LEGEND**

<ul style="list-style-type: none"> <li>● CAST IRON MONUMENT</li> <li>○ IRON PIPE MONUMENT SET</li> <li>● IRON PIPE MONUMENT FOUND</li> <li>● DRILL HOLE FOUND</li> <li>× CHISELED "X" MONUMENT SET</li> <li>× CHISELED "X" MONUMENT FOUND</li> <li>▲ REBAR MONUMENT FOUND</li> <li>▲ PK NAIL MONUMENT SET</li> <li>▲ PK NAIL W/ ALUMINUM DISC</li> <li>○ SURVEY CONTROL POINT</li> <li>□ A/C UNIT</li> <li>□ CABLE TV PEDESTAL</li> <li>□ ELECTRIC TRANSFORMER</li> <li>□ ELECTRIC MANHOLE</li> <li>□ ELECTRIC METER</li> <li>□ ELECTRIC OUTLET</li> <li>□ YARD LIGHT</li> <li>□ LIGHT POLE</li> <li>□ FIBER OPTIC MANHOLE</li> <li>□ FIRE DEPT. HOOK UP</li> <li>□ FLAG POLE</li> <li>□ GUARD PUMP</li> <li>□ FUEL TANK</li> <li>□ PROPANE TANK</li> <li>□ GAS METER</li> <li>□ GAS VALVE</li> <li>□ GAS MANHOLE</li> <li>□ GENERATOR</li> <li>□ GUARD POST</li> <li>□ HAND HOLE</li> <li>□ MAIL BOX</li> </ul>	<ul style="list-style-type: none"> <li>○ PIEZOMETER</li> <li>○ POWER POLE</li> <li>○ GUY WIRE</li> <li>□ ROOF DRAIN</li> <li>□ LIFT STATION</li> <li>□ SANITARY MANHOLE</li> <li>□ SANITARY CLEANOUT</li> <li>□ STORM MANHOLE</li> <li>□ STORM DRAIN</li> <li>□ CATCH BASIN</li> <li>□ FLARED END SECTION</li> <li>○ TREE CONIFEROUS</li> <li>○ TREE DECIDUOUS</li> <li>○ TREE CONIFEROUS REMOVED</li> <li>○ TREE DECIDUOUS REMOVED</li> <li>○ TELEPHONE MANHOLE</li> <li>□ TELEPHONE PEDESTAL</li> <li>□ UTILITY MANHOLE</li> <li>□ UTILITY PEDESTAL</li> <li>□ UTILITY VAULT</li> <li>□ WATERMAIN MANHOLE</li> <li>□ WATER METER</li> <li>□ WATER SPIGOT</li> <li>□ WELL</li> <li>□ MONITORING WELL</li> <li>□ CURB STOP</li> <li>□ GATE VALVE</li> <li>□ HYDRANT</li> <li>□ IRRIGATION VALVE</li> <li>□ POST INDICATOR VALVE</li> <li>□ SIGN</li> <li>□ SOIL BORING</li> </ul>	<ul style="list-style-type: none"> <li>W/E WALKOUT ELEVATION</li> <li>FFE FIRST FLOOR ELEVATION</li> <li>GFE GARAGE FLOOR ELEVATION</li> <li>TOF TOP OF FOUNDATION ELEV.</li> <li>LOE LOWEST OPENING ELEV.</li> <li>CONCRETE</li> <li>BITUMINOUS</li> <li>BUILDING SETBACK LINE</li> <li>C/TV CABLE TV UNDERGROUND</li> <li>CONCRETE CURB</li> <li>CONTOUR EXISTING</li> <li>CONTOUR PROPOSED</li> <li>GUARD RAIL</li> <li>DT DRAIN TILE</li> <li>ELC ELECTRIC UNDERGROUND</li> <li>FENCE</li> <li>FO FIBER OPTIC UNDERGROUND</li> <li>GAS UNDERGROUND</li> <li>OHU OVERHEAD UTILITY</li> <li>TREE LINE</li> <li>SANITARY SEWER</li> <li>STORM SEWER</li> <li>TELEPHONE UNDERGROUND</li> <li>RETAINING WALL</li> <li>UTILITY UNDERGROUND</li> <li>WATERMAIN</li> <li>TRAFFIC SIGNAL</li> <li>RAILROAD TRACKS</li> <li>RAILROAD SIGNAL</li> <li>RAILROAD SWITCH</li> <li>SATELLITE DISH</li> <li>WETLAND BUFFER SIGN</li> </ul>
--	---	--

FIELD CREW	NO.	BY	DATE	REVISION
CL, DR	1	JJA	10/29/2019	TITLE COMMITMENT UPDATED, PARCELS ADDED
DRAWN	2	JJA	2/12/2020	BASSATT CREEK WMC-ATLAS 14 100 YR FLOOD ADDED
JJA				
CHECKED				
DBP				
DATE				
08/20/2019				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

To: Lakeview Development Company, LLC; Hollydale Land, LLC; Custom Home Builders Title, LLC; Custom Home Builders 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 - 5, 11, 15 and 18 of Table A thereof. The field work was completed on September 3, 2019.  
Date of Plat or Map: September 10, 2019  
Jared J. Averbeck, PLS  
Minnesota License No. 53642


**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
 WWW.SATHRE.COM

TWP:118-RGE-22-SEC.08  
Hennepin County  
**PLYMOUTH, MINNESOTA**

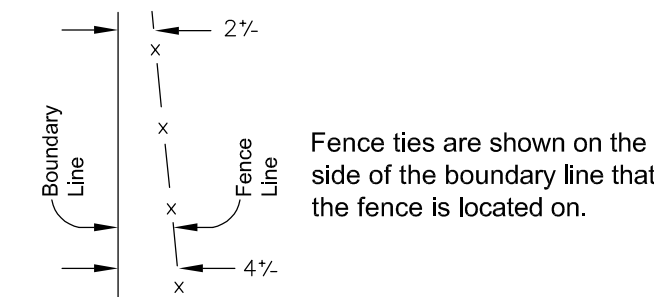
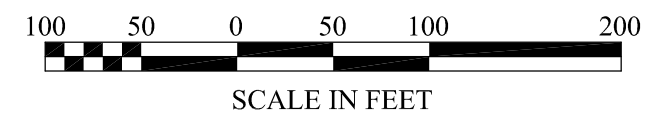
**ALTA/NSPS LAND TITLE SURVEY**  
 PREPARED FOR:  
**LAKEVIEW DEVELOPMENT COMPANY, LLC**

FILE NO.  
3120-077  
**1**  
**3**

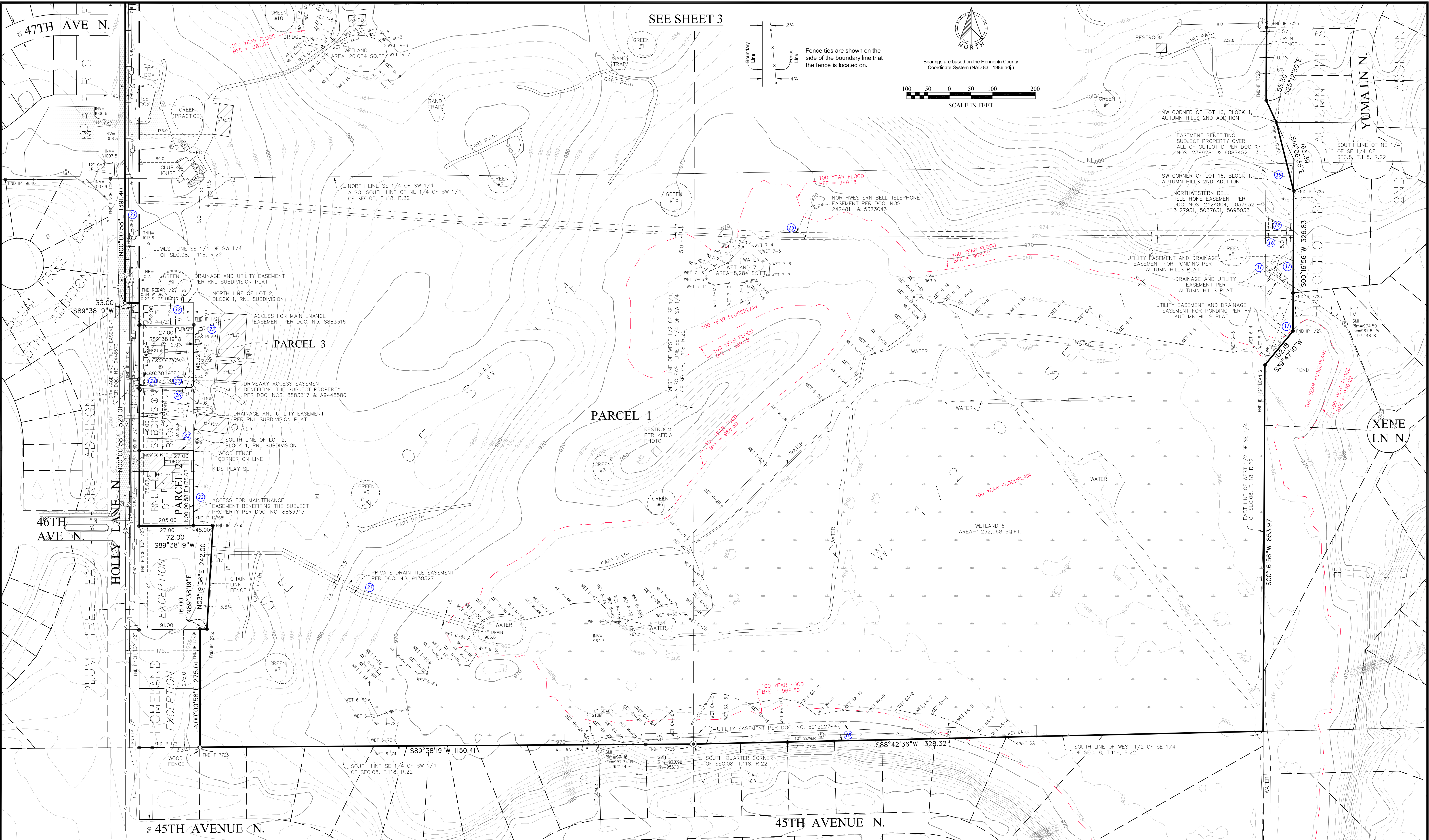
SEE SHEET 3



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)



Fence ties are shown on the side of the boundary line that the fence is located on.



FIELD CREW	NO.	BY	DATE	REVISION
CL, DR	1	JJA	10/29/2019	TITLE COMMITMENT UPDATED, PARCELS ADDED
DRAWN	2	JJA	2/12/2020	BASSAT CREEK WMC-ATLAS 14 100 YR FLOOD ADDED
CHECKED				
DATE				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

To: Lakeview Development Company, LLC; Hollydale Land, LLC; Custom Home Builders Title, LLC; Custom Home Builders 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 - 5, 11, 15 and 18 of Table A thereof. The field work was completed on September 3, 2019.  
 Date of Plat or Map: September 10, 2019  
 Jared J. Averbek, PLS  
 Minnesota License No. 53642

**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
 WWW.SATHRE.COM

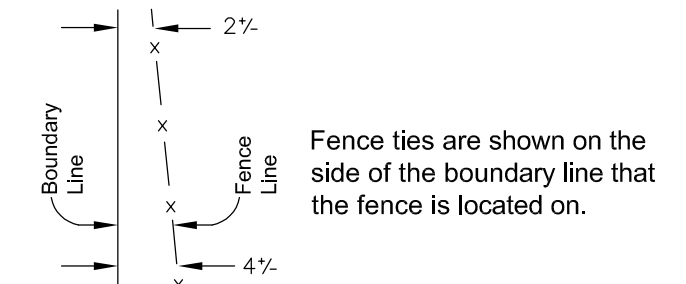
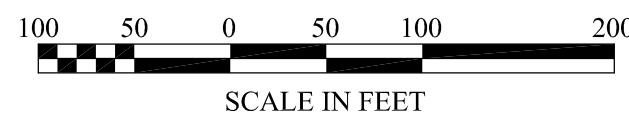
TWP:118-RGE-22-SEC-08  
 Hennepin County  
**PLYMOUTH, MINNESOTA**

**ALTA/NSPS LAND TITLE SURVEY**  
 PREPARED FOR:  
**LAKEVIEW DEVELOPMENT COMPANY, LLC**

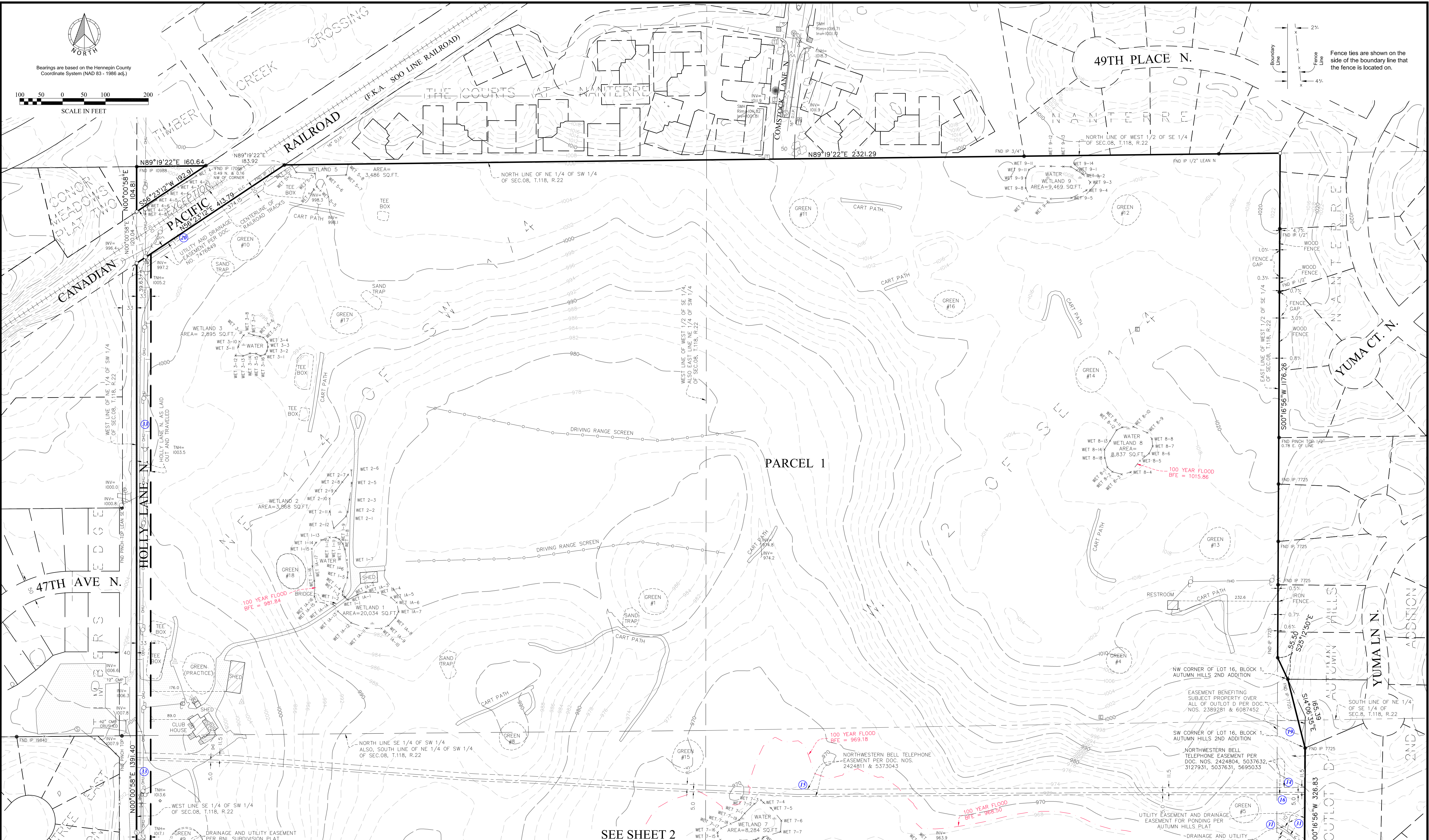
FILE NO.  
 3120-077  
**2**  
**3**



Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)



Fence ties are shown on the side of the boundary line that the fence is located on.



SEE SHEET 2

FIELD CREW	NO.	BY	DATE	REVISION
CL, DR	1	JJA	10/29/2019	TITLE COMMITMENT UPDATED, PARCELS ADDED
DRAWN	2	JJA	2/12/2020	BASSAT CREEK WMC-ATLAS 14 100 YR FLOOD ADDED
CHECKED				
DBP				
DATE				
08/20/2019				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

To: Lakeview Development Company, LLC; Hollydale Land, LLC; Custom Home Builders Title, LLC; Custom Home Builders 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 - 5, 11, 15 and 18 of Table A thereof. The field work was completed on September 3, 2019.  
 Date of Plat or Map: September 10, 2019  
 Jared J. Averbeck, PLS  
 Minnesota License No. 53642

**SATHRE-BERGQUIST, INC.**  
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000  
 WWW.SATHRE.COM

ENGINEERS SURVEYORS DESIGNERS PLANNERS

TWP:118-RGE:22-SEC:08  
 Hennepin County  
**PLYMOUTH, MINNESOTA**

**ALTA/NSPS LAND TITLE SURVEY**  
 PREPARED FOR:  
**LAKEVIEW DEVELOPMENT COMPANY, LLC**

FILE NO.  
 3120-077  
**3**  
**3**