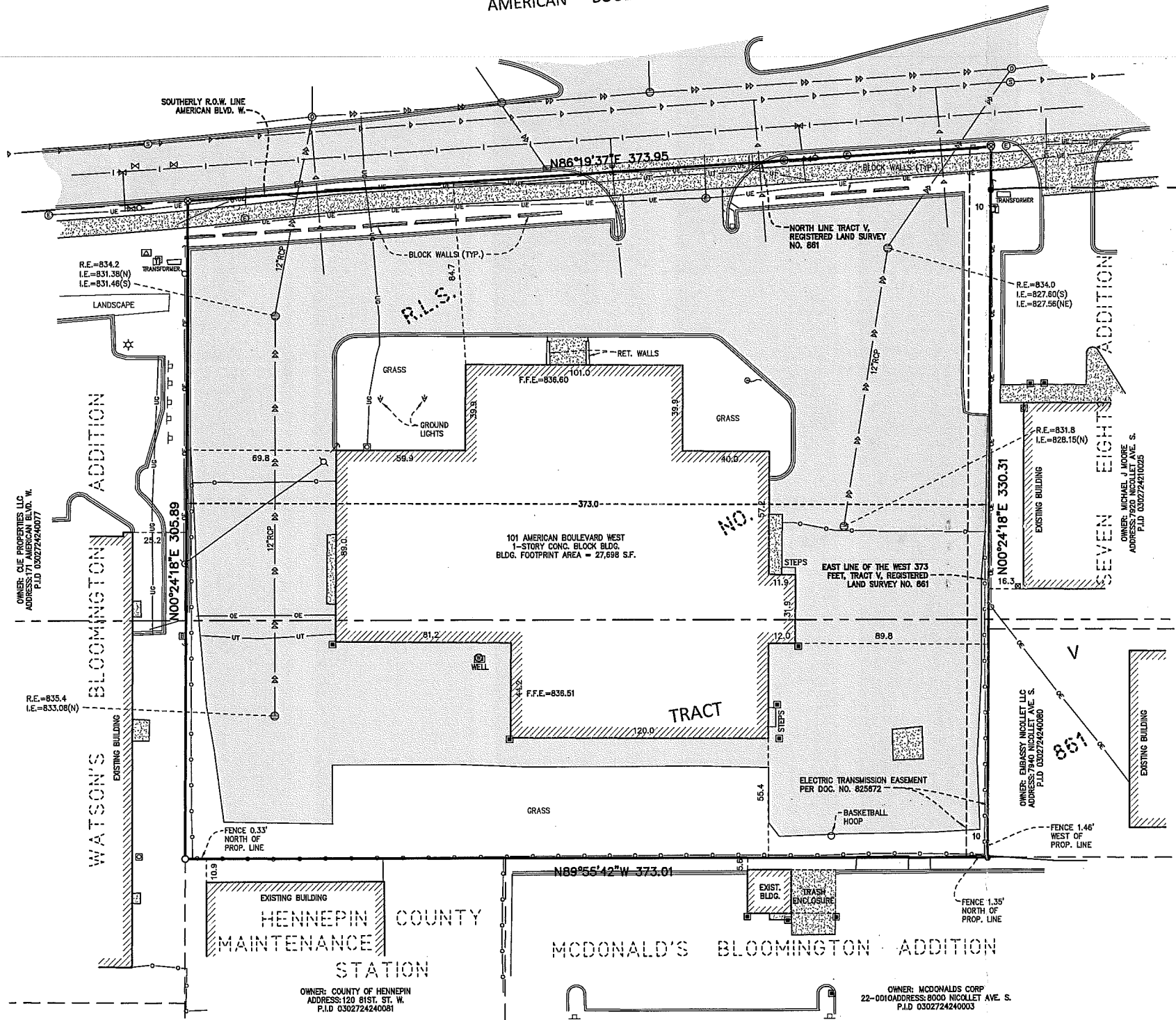


PL201800002

PL2018-2

(PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY)  
AMERICAN BOULEVARD WEST



**SUBJECT PROPERTY**

Description from title commitment:  
The West 373 feet of Tract V, Registered Land Survey No. 861, Files of Registrar of Titles, County of Hennepin.

Hennepin County, Minnesota  
Torrens Property

The following notes correspond to the reference numbers listed in Schedule B, Section 2 of the title commitment.

9. Rights and easement for electric transmission line purposes, in favor of Northern States Power Company, a Minnesota corporation, as set forth in instrument dated October 20, 1965, filed October 25, 1965, as Document No. 825672. Affects subject property and is depicted hereon.

10. The following appears as a memorial on the Certificate of Title. While the Company will affirmatively insure that the terms and conditions of this instrument no longer affects title to the property, neither Commercial Partners Title, LLC nor Old Republic National Title Insurance Company will undertake to have the memorial removed from the Certificate of Title:  
A. Notice of Lis Pendens filed February 18, 1998, as Document No. 2889252. Affects subject property. Temporary easements are not shown as they have expired.

**SURVEY NOTES**

- This survey was prepared utilizing the Commercial Partners Title, LLC, as Agent for, Old Republic National Title Insurance Company, Title Commitment for Title Commitment No. 53732, bearing an effective date of October 23, 2017.
- The bearing system is based on the north line of Lot Tract V having an assumed bearing of N86°12'46"E.

**"TABLE A" NOTES**

- Monuments have been placed at all major corners of the boundary of the property unless already marked.
- The address of the subject property is 101 American Boulevard W., Bloomington, MN.
- The subject property lies within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA, FIRM Map No. 27053C0457F dated 11/04/2016.
- The gross land area of the subject property is 118,652 Square Feet or 2.7239 Acres.
- The zoning information has not been provided by the client.
- The building and exterior dimensions of the outside wall at ground level are shown on the survey, which may or may not be the foundation wall.
- The square footage of the building is shown on survey, measured at ground level.
- Visible substantial features observed in the process of conducting the fieldwork are shown hereon.
- There are no visible striped parking areas on the subject property.
- A Gopher State One Call (GSOC) request was placed on 11/03/2017 for utility locates on this site and assigned GSOC Ticket No. 173072025. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. Utility suppliers often do not respond to these requests in the field but may provide maps, plans, and drawings in lieu of physical location. Utility information shown hereon is a compilation of the provided map information and those visible utilities and marked utilities which were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location as indicated, although they are located as accurately as possible from the available information. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.
- The names of adjoining owners are shown on the survey as indicated by the Hennepin County G.L.S. Property Viewer website.
- There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- No changes in street right of ways are proposed per City of Bloomington. There is no observable evidence of recent street or sidewalk construction repair.
- There were no wetland delineation markers observed in the process of conducting the fieldwork at the time of this survey.
- Plottable off site easements and servitudes disclosed in the provided title documents and/or observed during the field work that appear to benefit and/or affect the subject property are shown hereon.
- A Certificate of Insurance can be provided upon request.

**CERTIFICATION**

To Cascade Storage Partners LLC, a North Carolina limited liability company, and Commercial Partners Title, LLC, Agent for Old Republic National Title Insurance Company.

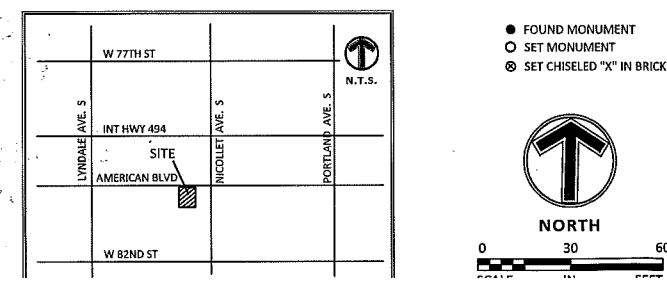
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11, 13, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on 11/10/2017.

Dated this 4th day of December, 2017.

Sambatek, Inc.

Mark R. Salo, IS  
Minnesota License No. 439933  
msalo@sambatek.com

**VICINITY MAP**



**LEGEND**

● STORM MANHOLE	— S— STORM SEWER	■ BITUMINOUS SURFACE
● STORM CATCH BASIN	— S— SANITARY SEWER	■ CONCRETE SURFACE
● SANITARY MANHOLE	— W— WATERMAIN	
⊕ GATE VALVE / HYDRANT	— U— UNDERGROUND ELECTRIC	
⊕ SIGN	— U— UNDERGROUND TELEPHONE	
⊕ GAS METER	— U— UNDERGROUND GAS	
⊕ UTILITY POLE	— O— OVERHEAD ELECTRICAL WIRE	
⊕ TRANSFORMER	— W— WOOD FENCE	
⊕ GAS MANHOLE	— G— GUARD POST	
⊕ ELECTRIC MANHOLE	— F— FLAG POLE	
⊕ ELECTRIC METER	— C— CHAIN LINK FENCE	
⊕ TELEPHONE PEDESTAL		
⊕ CABLE TV BOX		

**Sambatek**  
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Engineering | Surveying | Planning | Environmental

**Client**  
**AMERICAN BOULEVARD STORAGE**

**Project**  
**AMERICAN BLVD. BLOOMINGTON**

**Location**  
**BLOOMINGTON, MINNESOTA**  
101 AMERICAN BLVD.

**Certification**

**Summary**  
Designed: Drawn: LCC  
Approved: MRS Book / Page:  
Phase: Initial Issue: 12/04/2017

**Revision History**  
No. Date By Submittal / Revision

**Sheet Title**  
**ALTA/NSPS LAND TITLE SURVEY**

**Sheet No. Revision**  
**1/1**

**Project No.** 21012