

DATE: November 1, 2017
PROJECT NAME: 101 American Blvd Self-Storage
ADDRESS: 101 American Blvd. W., Bloomington, MN
APPLICANT: Cascade Storage Partners, LLC

Project Overview:

We are proposing a 3-story building of approximately 120k gross square feet, housing approximately 900 individual self-storage units. The facility will have one access point from American Blvd and will dedicate shared access for the adjacent property to the east for use with future redevelopment. This facility will have an internal loading and unloading area, facilitating ease of access to all internal, climate controlled storage. RV storage will occupy 10% of the net land area as required by the Bloomington City Code.

Exterior Finish Overview:

Per the Bloomington City Code exterior surfaces of this proposed self-storage facility will be faced with brick, stone, architectural concrete masonry units, case-in-place or precast concrete panels, or an equivalent or better. The color of exterior surfaces shall be harmonious with surrounding development. Masonry or concrete walls shall not be painted; color shall be integral to the masonry material.

Office Hours:

Monday-Friday: 9:30 AM – 6:00 PM
Saturday: 8:30 AM – 5:00 PM
Sunday: 11:00 AM – 3:00 PM

Customer Access Hours:

Monday-Sunday: 6:00 AM – 10:00 PM

The facility will have keypad access roll-up entry doors next to the office. Any accessory customer access, non-emergency doors will have keypad access entry systems.

Security:

The facility will be equipped with a video surveillance system covering the interior and exterior of the building. There will be a security alarm system in the office and full time on-site managers 7 days a week. Managers perform a daily inspection of the building and premises as part of management protocol. Storage unit access will only be available on the inside of the building.

Management & Staff:

The facility will be branded and managed by CubeSmart. CubeSmart (CUBE) is a NYSE listed real estate investment trust located in Malvern, PA (<https://www.cubesmart.com>). The company has a market cap of approximately \$5 billion. They currently manage over 850+ facilities in over 28 states of which 500 facilities are company owned. CubeSmart has 25+ years of experience operating self-storage facilities.

The facility will have a full time General Manager and an assistant manager that will oversee leasing, property cleanliness, enforcement of the rules and regulations identified in the lease document and assuring compliance with any conditions of the Bloomington City Council approval. In addition to a management team the store will have a comprehensive security system including cameras and access

controls that will manage facility access during building hours when a manager is not present. The facility will not have on-site housing for our managers as that is an old management practice that we do incorporate in new self-storage facilities.

Sincerely,

A handwritten signature in cursive script that reads "Joshua Davis".

Joshua Davis
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