

Client
OPPIDAN

Project
SAUBER PROPERTY

Location
STANLEY, NORTH DAKOTA

Certification

Summary

Designed: Drawn: JCB
 Approved: MFH Book / Page: 1072/10
 Phase: Initial Issued: 5/16/13

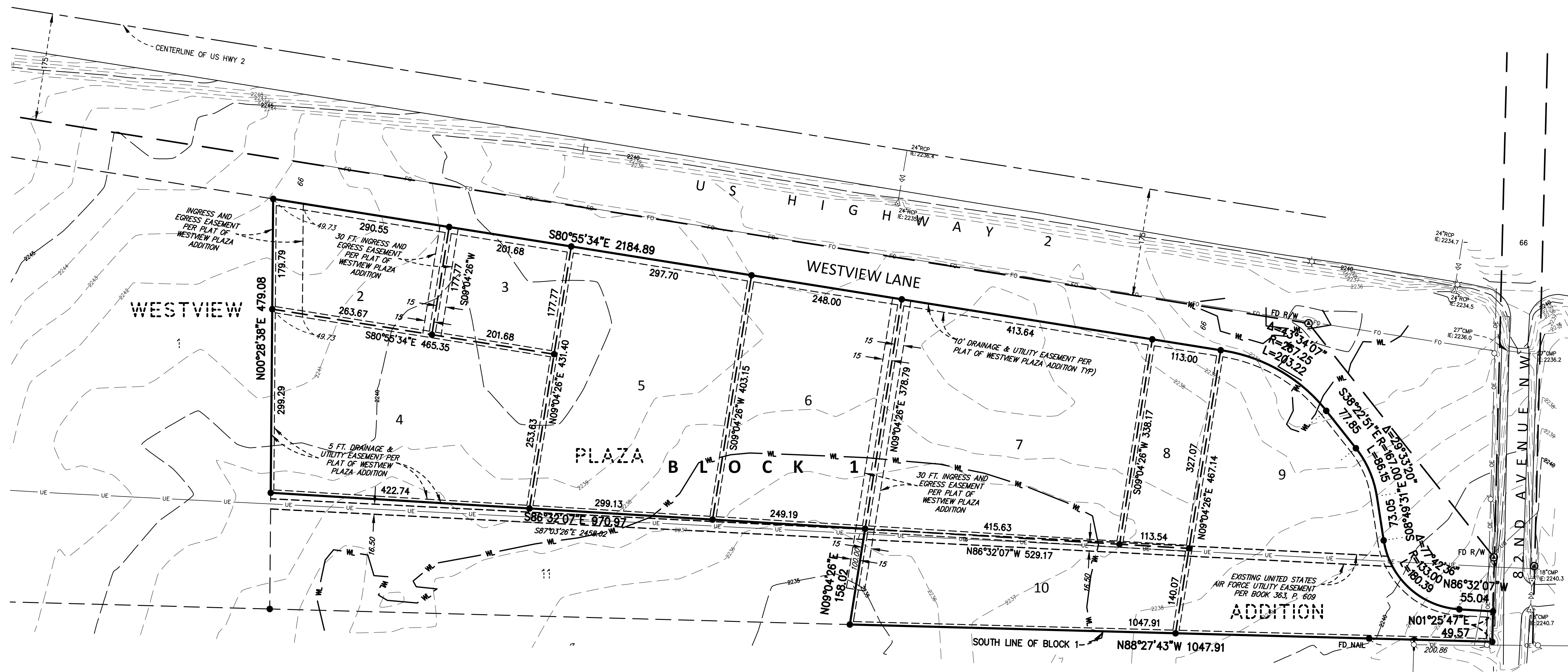
Revision History

No. Date By Submittal / Revision
 A 5/29/13 JCB New Title Commitment

Sheet Title
ALTA/ACSM
LAND TITLE
SURVEY

Sheet No. Revision
1/1 A

Project No. OPP19260



LEGEND

● FOUND MONUMENT	—○— WATERMAIN	--- EASEMENT LINE
○ SET MONUMENT	—○— SANITARY SEWER	--- SETBACK LINE
○ MARKED LS-6720	—○— STORM SEWER	--- RESTRICTED ACCESS
⊗ ELECTRIC METER	—○— FLARED END SECTION	--- CONCRETE CURB
★ LIGHT	—○— ELECTRIC TRANSFORMER	--- BUILDING LINE
⊗ AIR CONDITIONER	—○— TELEPHONE PEDESTAL	--- BUILDING CANOPY
⊗ GUY ANCHOR	⊗ GAS METER	--- BITUMINOUS SURFACE
⊗ HANDICAP STALL	—○— OVERHEAD WIRE	--- CONCRETE SURFACE
⊗ UTILITY POLE	—○— CHAIN LINK FENCE	--- LANDSCAPE SURFACE
⊗ POST	—○— IRON FENCE	--- DECIDUOUS TREE
⊗ SIGN	—○— WIRE FENCE	--- CONIFEROUS TREE
	—○— WOOD FENCE	

SURVEY NOTES

- The bearing system is based on the plat of WESTVIEW PLAZA ADDITION.
- The vertical datum is NAVD88.
 BENCHMARK #1
 ND DOT BM C465, located southerly of the subject property, near airport runway. Elev.=2242.45
 BENCHMARK #2
 ND DOT BM 6242, located southeast corner of subject property. Elev.=2289.20
- Subject property's address is unassigned, its property identification number is 18-0018100.

SUBJECT PROPERTY

Description from title commitment:
 Lots 2-10, Block 1 of Westview Plaza Addition being a replat of Outlot 10 in the South Half of the Northeast Quarter of Section 29, Township 156 North, Range 91 West, Mountrail County, North Dakota.

Referencing Title Commitment No. NCS-595473-1-MPLS, dated 3/28/2013, that First American Title Insurance Company has provided us, the following comments on easements etc., that the property is subject to in Schedule B, Section 2 thereof using the same numbering system as in said Section 2. **Exception Items No's. 1-8, 10-18, and 20 are not Survey related items.**

- Grant of Easement for Cable Line and Appurtenances to the United States of America, dated August 19, 1964, recorded in Book 363, Page 609, to place, construct, maintain, operate, repair, replace, patrol and remove cable line, junction boxes, manholes and other appurtenances. **Easement is shown on survey.**
- Any and all matters that affect the land as shown on the Plat of Westview Plaza Addition, filed March 27, 2013 at 1:10 PM, recorded as Doc. No. 39005. **Easements are shown on survey.**

"TABLE A" NOTES

- The County of Mountrail does not participate in the FEMA flood mapping program..
- The gross area of the subject property is 22.750 Acres or 990,982 Square Feet.
- The zoning information has not been provided by the insurer.
- There are no buildings located on the subject property.
- There is no striping for parking located on the subject property.
- Underground utilities are per a combination of the following:
 a. Observed evidence
 The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

CERTIFICATION

To Oppidan, 3 Point Properties III, LLC, John Sauber, Kathryn Sauber, KTI 215, LLC, Union Bank, Trust Company and First American 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, and 11(a) of Table A thereof. The field work was completed on 8/1/2012.

Dated this 29th day of May, 2013.

MFRA, Inc.

Marcus F. Hampton, LS
 North Dakota License No. 15-6720

This certification is not valid unless wet signed in blue ink.

