

ITEMS CORRESPONDING TO SCHEDULE B-II

- 11 Reservations and exceptions as contained in Patent from the United States of America to Esube Lohat dated February 25, 1885 and recorded October 25, 1887 in Book 31 of Deeds, page 228. It is blanketed in nature and is not shown on the map.
- 12 Terms and conditions contained in Notice of Rural Water Lines and Easements for Rural Water Lines dated July 8, 1998 and recorded July 13, 1998 as Document No. 905206 by and between Cass Rural Water Users, Inc. to The Public. It is blanketed in nature and is not shown on the map.
- 13 Terms and conditions contained in Right of Way Easement dated January 19, 1998 and recorded October 12, 1998 as Document No. 913078 by and between Jacqueline Edovich to Cass Rural Water Users, Inc., a corporation. The location cannot be determined from the record document and is not shown on the map.
- 14 Terms and conditions contained in Right of Way Easement dated January 16, 1998 and recorded October 12, 1998 as Document No. 913079 by and between Marlene Aleson to Cass Rural Water Users, Inc., a corporation. The location cannot be determined from the record document and is not shown on the map.
- 15 Terms and conditions contained in Right of Way Easement dated January 19, 1998 and recorded October 12, 1998 as Document No. 913080 by and between Mary Louis Schott to Cass Rural Water Users, Inc., a corporation. The location cannot be determined from the record document and is not shown on the map.
- 16 Terms and conditions contained in Right of Way Easement dated January 20, 1998 and recorded October 12, 1998 as Document No. 913081 by and between Marjorie Jordheim to Cass Rural Water Users, Inc., a corporation. The location cannot be determined from the record document and is not shown on the map.
- 18 Terms and conditions contained in Right of Way Easement dated January 14, 1998 and recorded October 12, 1998 as Document No. 913092 by and between Irene Sauvageau to Cass Rural Water Users, Inc., a corporation. The location cannot be determined from the record document and is not shown on the map.
- 19 Terms and conditions contained in Right of Way Easement dated January 19, 1998 and recorded January 28, 1999 as Document No. 922558 by and between Joanne M. Johnson to Cass Rural Water Users, Inc., a corporation. The location cannot be determined from the record document and is not shown on the map.
- 20 Terms and conditions contained in the Plat of Commerce on I29 Addition to the City of Fargo, Cass County, North Dakota, an unplatted portion of the SE1/4 of Section 22, Township 138 North, Range 49 West, dated July 9, 2014 and recorded September 11, 2014 as Document No. 1426670. It limits access to an otherwise abutting right of way as shown on the map.
- 21 Terms, conditions and restrictions as contained in Declaration of Covenants, Conditions and Restrictions Commerce on I29 Addition, dated October 30, 2014 and recorded November 5, 2014 as Document No. 1431597. It is blanketed in nature and is not shown on the map.
- 23 Terms and conditions contained in Resolution Approving Name Change Plat to the City of Fargo, Cass County, North Dakota, dated June 5, 2017 and recorded June 12, 2017 as Document No. 1512350. It limits access to an otherwise abutting right of way as shown on the map.
- 24 Any and all matters affecting the subject property as contained in the recorded Plat of The Basins at 100th Addition dated April 19, 2018 and recorded May 11, 2018 as Document No. 1536842. Are located on the property as shown on the map.
- 25 Terms, conditions and restrictions as contained in Declaration of Covenants, Conditions and Restrictions of Basins at 100th Addition, recorded March 12, 2019 as Document No. 1559313. It is located on the property as shown on the map.

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND 5/8" REBAR
- ◇ FOUND IRON MONUMENT WITH PLASTIC CAP BEARING LS-5900
- FOUND IRON MONUMENT WITH PLASTIC CAP BEARING LS-8251
- SET 5/8" x 24" REBAR WITH PLASTIC CAP BEARING LS-10634
- (xxx) RECORD DATA
- (MH) BUILDING HEIGHT LOCATION
- MANHOLE
- [E] CULVERT
- [G] ELECTRIC TRANSFORMER
- [C] GAS METER
- COMMUNICATION PEDISTAL
- ⊕ HYDRANT
- POWER POLE
- OVERHEAD POWER LINE
- SILT FENCE
- [] CHAIN LINK FENCE
- [] EXISTING BUILDING
- [] LOCATION OF BUILDING HEIGHT MEASUREMENT

FLOOD NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community No. 385364, Map No. 38017C0593G which bears an effective date of 1/16/2015 and is not in a Special Flood Hazard Area. As shown on FEMA website (fema.gov) by firmette created on 9/12/2019 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone.

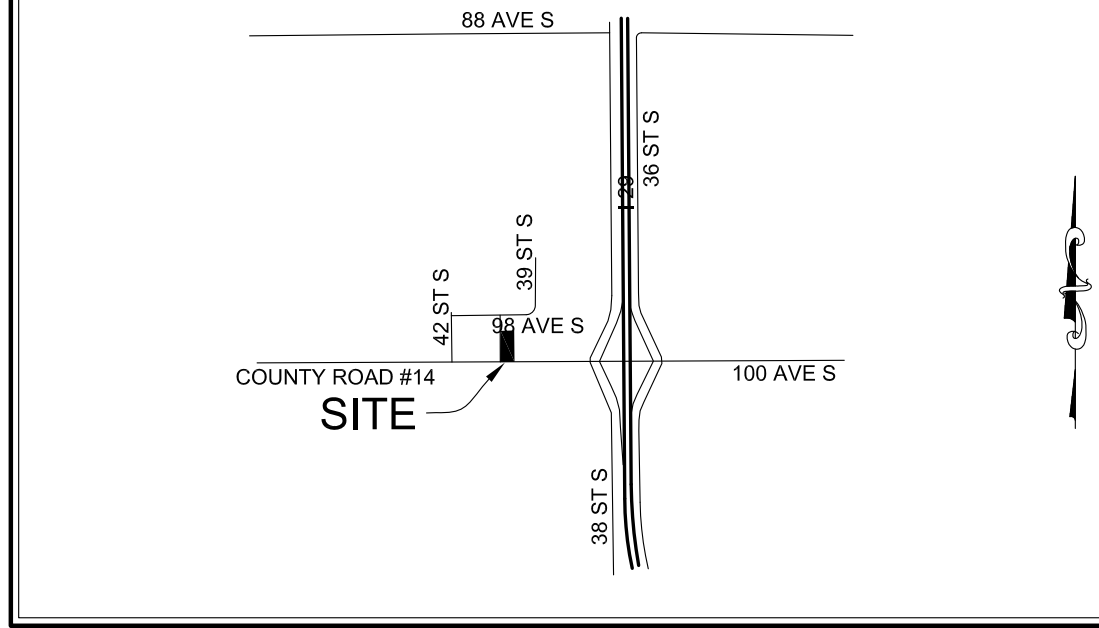
ZONING INFORMATION

According to the Zoning Report Number 7201902991:001, dated 12/12/2019 prepared by NV5 Transaction Services - Zoning Division, the subject property is within the LI with a Conditional Overlay and the current uses are permitted conditional uses per the City of Fargo Ordinance No. 5012 dated 11/26/2015.

ITEM	REQUIRED	OBSERVED
PERMITTED USE	MFG & PRODUCTION	UNDER CONST.
MIN. LOT AREA	NONE	86,323 S.F.
MIN. FRONTAGE	NONE	215.82'
MAX. LOT COVERAGE	85% (73,375 S.F.)	38% (32,727 S.F.)
MIN. SETBACKS FRONT	20'	29.7'
MIN. SETBACKS STREET SIDE	20'	53.8'
MIN. SETBACKS SIDE	10'	10.4'
MIN. SETBACKS REAR	20'	36.8'
MAX. BUILDING HEIGHT	NONE	28.0'
PARKING TOTAL	PENDING	0 STRIPED SPACES

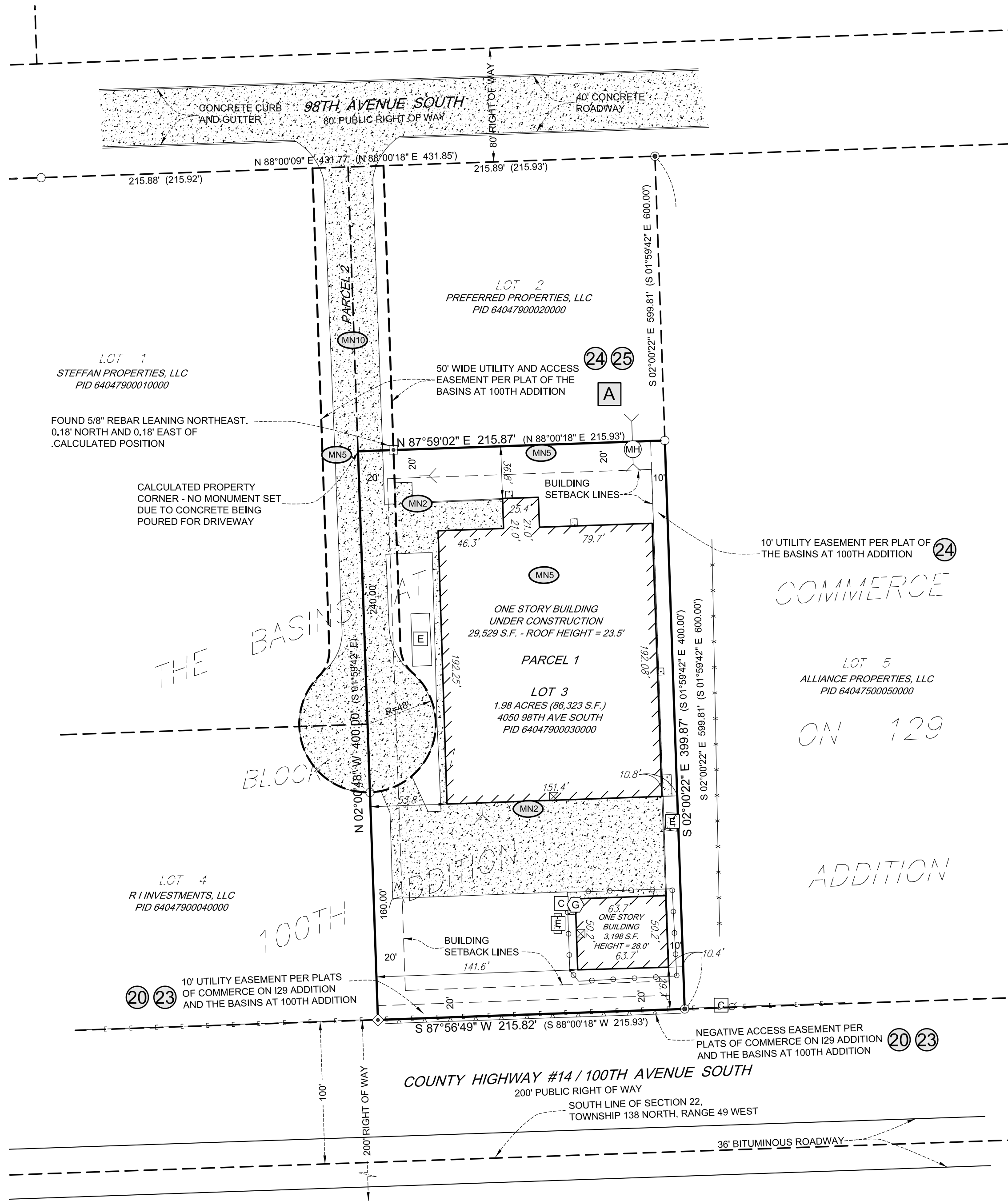
PARKING FORMULA PER ZONING REPORT:
Office or administrative area: 1 per 300 square feet
Indoor storage, warehousing, equipment service, or manufacturing area: 1 per 2,500 square feet

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- (MNI) SURVEY PREPARED BY HEALY LAND SURVEYING, P.O. BOX 221, NIAGARA, WI, 715-548-0566
- (MND) CONCRETE PARKING LOT IS CURRENTLY USED AS A CONSTRUCTION STAGING AREA AND THERE ARE NO STRIPED PARKING SPACES AS OF 10/8/2019.
- (MND) AS PER TABLE A NO. 2, THE SITE ADDRESS IS 4050 98TH AVE. S, FARGO, ND, 58047 PER CASS COUNTY RECORDS
- (MND) AS PER TABLE A NO. 9, THERE WERE NO STRIPED PARKING SPACES OBSERVED DURING FIELD WORK ON 10/8/2019.
- (MND) AS PER TABLE A NO. 16, AS SHOWN ON THE MAP, THERE WAS BUILDING CONSTRUCTION AND EARTH MOVING WORK OBSERVED DURING FIELD WORK ON 10/8/2019.
- (MND) AS PER TABLE A NO. 17, THERE WAS NO EVIDENCE OF CHANGES IN RIGHT OF WAY LINES OBSERVED DURING FIELD WORK ON 10/8/2019. THE SURVEYOR IS NOT AWARE OF ANY SUCH CHANGES.
- (MND) AS PER TABLE A NO. 18, NO FIELD DELINEATION OF WETLANDS WAS OBSERVED DURING FIELD WORK ON 10/8/2019.
- (MND) AS PER TABLE A NO. 19, THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS PART OF THIS SURVEY.
- (MND) THERE WERE NO CEMETERIES, GRAVESITES OR BURIAL GROUNDS OBSERVED DURING FIELD WORK ON 10/8/2019.
- (MNI) THE PROPERTY HAS ACCESS TO 98TH AVE. S, A PUBLIC RIGHT OF WAY, BY WAY OF ACCESS EASEMENT PER THE PLAT OF THE BASINS AT 100TH ADDITION, (PARCEL 2)



PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
10/10/2019	FIRST DRAFT	12/11/2019	ZONING INFO./TITLE COMMITMENT
10/11/2019	CLIENT COMMENTS	12/16/2019	ZONING INFO.
11/24/2019	CERTIFIED PARTIES	12/19/2019	TITLE COMMITMENT

SIGNIFICANT OBSERVATIONS

- A STORM SEWER CULVERT EXTENDS NORTH OF PROPERTY LINE.

LEGAL

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© 2019 BOCK AND CLARK CORPORATION, AN NV5 COMPANY
THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

TITLE DESCRIPTION
Parcel 1: Lot 3, Block 1, The Basins at 100th Addition to the City of Fargo, situate in the County of Cass and the State of North Dakota.
Parcel 2: 50 foot wide access easement established in the Plat of The Basins at 100th Addition, recorded May 11, 2018 as Document No. 1536842
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 239299, DATED NOVEMBER 25, 2019.

ALTA/NSPS LAND TITLE SURVEY

for
Cultivation Portfolio
NV5 Project No. 201904055_004
PIN - 64047900030000
4050 98th Ave S, Fargo, ND
Based upon Title Commitment No. 239299
of Stewart Title Guaranty Company
bearing an effective date of November 25, 2019 @ 6:59 A.M.

Surveyor's Certification
To: IIP Operating Partnership, LP, a Delaware limited partnership; IIP-ND 1 LLC, a Delaware limited liability company; Stewart Title Guaranty Company; and Bock & Clark Corporation, an NV5 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on September 4, 2019.

THOMAS M. HEALY
REGISTRATION NO. LS-10634
IN THE STATE OF NORTH DAKOTA
DATE OF FIELD SURVEY: OCTOBER 8, 2019
DATE OF LAST REVISION: DECEMBER 19, 2019
NETWORK PROJECT NO. 201904055-004_RLS

12-19-2019
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
THOMAS M. HEALY
LS-10634
DATE 12/19/2019
NORTH DAKOTA

SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company

NV5

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