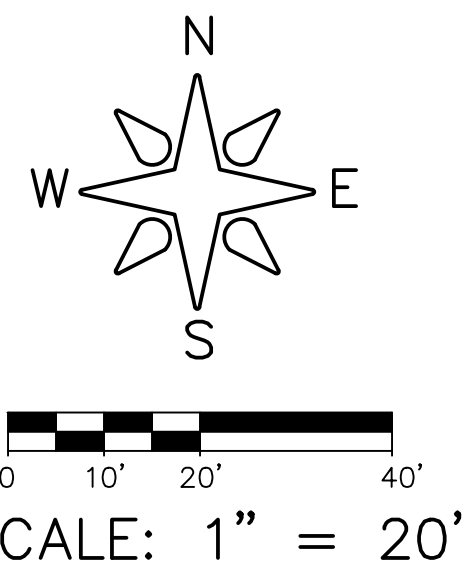


LEGEND

- DENOTES: EXISTING 1.5" ALUMINUM CAP, P.L.S. 14108
- DENOTES: EXISTING #5 REBAR & CAP, P.L.S. 19003
- ▲ DENOTES: EXISTING WITNESS CORNER, P.L.S. 6973
- ⊙ DENOTES: SEWER CLEANOUT
- ⊞ DENOTES: WATER METER
- ⊕ DENOTES: WATER VALVE
- ⊖ DENOTES: FIRE HYDRANT
- ⊗ DENOTES: STORM DRAIN MANHOLE
- ⊘ DENOTES: LIGHT POLE
- DENOTES: SIGN
- DENOTES: BOLLARD
- ⊙ DENOTES: TELECOM ENCLOSURE
- DENOTES: CABLE TELEVISION BOX
- ♿ DENOTES: HANDICAP SPACE
- W — W — DENOTES: WATER LINE
- GAS — DENOTES: GAS LINE
- SAN — DENOTES: SANITARY SEWER LINE
- SD — DENOTES: STORM DRAIN LINE



LEGAL DESCRIPTION: FROM STEWART TITLE INSURANCE COMMITMENT FILE NO. 15000310221, DATED APRIL 19, 2018 AT 5:30 P.M.

PARCEL I:
THE SOUTH 310 FEET OF THE EAST 325 FEET OF TRACT 43, NORTHGLENN - FOURTEENTH FILING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE NORTH 0°02'16" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 11, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF TRACT 43, NORTHGLENN - FOURTEENTH FILING, BEING THE POINT OF BEGINNING; THENCE NORTH 89°35'30" WEST, ALONG THE SOUTH LINE OF SAID TRACT 43, A DISTANCE OF 325.00 FEET; THENCE NORTH 0°02'15" EAST, 310.00 FEET; THENCE SOUTH 89°35'30" EAST, 325.00 FEET TO THE EAST LINE OF SAID TRACT 3, ALONG BEING THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 11; THENCE SOUTH 0°02'15" WEST, ALONG SAID EAST LINE, 310.00 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL II:
THE BENEFICIAL EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, CREATED BY PERMANENT ACCESS EASEMENT RECORDED AUGUST 26, 2016, AT RECEPTION NUMBER 2016000070654, COUNTY OF ADAMS, STATE OF COLORADO CONTAINS 2.313 ACRES MORE OR LESS.

BASIS FOR BEARINGS:

THE SOUTH LINE OF THE SOUTH 310 FEET OF THE EAST 325 FEET OF TRACT 43, NORTHGLENN - FOURTEENTH FILING, IS ASSUMED TO BEAR N89°35'30"W. ALL OTHER BEARINGS ARE RELATIVE THERETO. MONUMENTS ARE AS SHOWN HEREON.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE LINEAL UNITS USED AND SHOWN HEREON IS U.S. SURVEY FOOT.

THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS PROPERTY THAT ARE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT.

THIS LOT LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED IN THE F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 0800100314H REVISED MARCH 05, 2007.

AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION/REPAIRS.

AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE BUILDING AT GROUND LEVEL IS 36,767 SQUARE FEET, MORE OR LESS.

EXCEPT AS SHOWN OR SPECIFICALLY STATED IN THE STEWART TITLE INSURANCE COMMITMENT FILE NO. 15000310221, DATED APRIL 19, 2018 AT 5:30 P.M., THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS.

THIS LOT IS ZONED I-2 (INDUSTRIAL) PER THE ZONING LETTER DATED APRIL 12, 2016. USES BY RIGHT LISTED IN SECTIONS 11-27-1 AND 11-27-2. MAXIMUM HEIGHT OF STRUCTURES: 65 FEET PER THE CITY OF NORTHGLENN, SECTION 11-27-3.

APPROXIMATE DISTANCE TO THE NEAREST INTERSECTION: 669.31 FEET WEST AND 100 FEET SOUTH TO THE INTERSECTION OF EAST 104TH AVENUE AND IRMA DRIVE.

THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THERE WAS NO FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT.

FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS AND/OR ENCUMBRANCES AFFECTING THIS TRACT OF LAND, R.W. BAYER & ASSOCIATES RELIED UPON STEWART TITLE INSURANCE COMMITMENT FILE NO. 15000310221, DATED APRIL 19, 2018 AT 5:30 P.M.:

THIS PARCEL SUBJECT TO THE EXCEPTIONS CONTAINED UNDER SCHEDULE B - SECTION 2:

- ITEM# DESCRIPTION (COMMENT BY BAYER & ASSOCIATES, INC. IN PARENTHESIS)
- STANDARD EXCEPTIONS 1-8
- 9. UTILITY EASEMENTS, AS SET FORTH ON THE PLAT OF NORTHGLENN - FOURTEENTH FILING, RECORDED AUGUST 2, 1961, AT RECEPTION NUMBER 692381. (AFFECTS PARCELS, AS SHOWN)
- 10. EXTRATERRITORIAL SEWER SERVICE AGREEMENT, WITH THE CITY OF THORNTON, RECORDED NOVEMBER 7, 1986, IN BOOK 3227, AT PAGE 540.
- 11. ANY DISCREPANCIES IN BOUNDARY LINE, DISCLOSED BY FENCES LOCATED ON THE PROPERTY, DISCLOSED BY SURVEY PREPARED BY VERMILION PEAK ENGINEERING, DATED OCTOBER 30, 2015, AND LAST REVISED JULY 14, 2016, AS JOB NUMBER 15037.
- 12. MAINTENANCE AGREEMENT, WITH THE CITY OF NORTHGLENN, COLORADO, RECORDED AUGUST 26, 2016, AT RECEPTION NUMBER 2016000070653.
- 13. TERMS AND CONDITIONS OF PERMANENT ACCESS EASEMENT RECORDED AUGUST 26, 2016, AT RECEPTION NUMBER 2016000070654, (AFFECTS PARCEL II, AS SHOWN)
- 14. EASEMENT, GRANTED TO THE CITY OF NORTHGLENN, COLORADO, RECORDED AUGUST 26, 2016, AT RECEPTION NUMBER 2016000070655, (AFFECTS PARCEL 2, AS SHOWN)
- 15. DEED OF TRUST FROM 2255 E. 104TH AVE., LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO THE PUBLIC TRUSTEE OF ADAMS COUNTY, COLORADO, FOR THE BENEFIT OF STORAGE LENDERS LOANS SUB LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO SECURE \$9,805,774.00, DATED AUGUST 24, 2016, AND RECORDED AUGUST 26, 2016, AT RECEPTION NUMBER 2016000070656. NOTE: ASSIGNMENT OF RENTS RECORDED AUGUST 26, 2016, AT RECEPTION NUMBER 2016000070657. NOTE: NOTICE BY DISBURSER RECORDED AUGUST 26, 2016, AT RECEPTION NUMBER 2016000070658.
- 16. RIGHT OF FIRST REFUSAL TO PURCHASE RECORDED AUGUST 26, 2016, AT RECEPTION NUMBER 2016000070659.
- 17. UCC FINANCING STATEMENT, FROM 2255 E. 104TH AVE., LLC, DEBTOR, TO STORAGE LENDERS LOANS SUB LLC, SECURED PARTY, RECORDED AUGUST 26, 2016, AT RECEPTION NUMBER 2016000070660.
- 18. WATER LINE EASEMENT AGREEMENT RECORDED DECEMBER 5, 2016, AT RECEPTION NUMBER 2016000104973. (AFFECTS PARCEL 1, AS SHOWN)
- 19. DRAINAGE EASEMENT AGREEMENT RECORDED DECEMBER 5, 2016, AT RECEPTION NUMBER 2016000104974. (AFFECTS PARCEL 1, AS SHOWN)
- 20. STORM WATER FACILITY MAINTENANCE AGREEMENT RECORDED JULY 24, 2017, AT RECEPTION NUMBER 201700003464.
- 21. NOTICE OF COMMENCEMENT OF ACTION/LIS PENDENS, ENTITLED ROY JACKSON ELECTRIC, INC., PLAINTIFF, VS. 2255 E. 104TH AVE, LLC, ET AL. DEFENDANTS, RECORDED MARCH 14, 2018, AT RECEPTION NUMBER 201800021181. NOTE: RELEASE OF NOTICE OF COMMENCEMENT OF ACTION/LIS PENDENS RECORDED APRIL 19, 2018, AT RECEPTION NUMBER 201800031397. NOTE: SAID RELEASE WAS NOT SIGNED BY THE COURT.
- 22. NOTICE EXTENDING TIME TO FILE MECHANICS' LIEN STATEMENT, FILED BY DENVER HEATING & AIR CONDITIONING, INC., RECORDED APRIL 10, 2018, AT RECEPTION NUMBER 201800028816.
- 23. STATEMENT OF LIEN, FILED BY DAVE'S EARTHWORKS, INC., IN THE PRINCIPAL AMOUNT OF \$61,750.22, RECORDED APRIL 16, 2018, AT RECEPTION NUMBER 201800030135.

CERTIFICATE OF SURVEY:

I HEREBY CERTIFY TO: STORAGE LENDERS LOANS SUB LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, STEWART TITLE AND 2255 E. 104TH AVE., LLC, A DELAWARE LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 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(B), 7(A), 7(B), 8, 9, 11, 13, 16, 17, 18, 19, 20, AND 21, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2018. DATE OF MAP: JANUARY 2, 2018

NAME OF SURVEYOR:

REGISTERED NUMBER:

RAYMOND W. BAYER, REGISTRATION NO. 6973,
WITHIN THE STATE OF COLORADO

OWNER: SRGMF II IRMA
NORTHGLENN LLC C/O
SARES-REGIS
MULTIFAMILY VALUE
ADD FUND II LP
REC. #2016000108775

X: 5994.752
Y: 5092.943

OWNER: THE CITY
OF NORTHGLENN

STATE HIGHWAY NO. 44
EAST 104TH AVENUE

100' PUBLIC RIGHT-OF-WAY TO SOUTH
LINE SEC. 11, 100' PUBLIC RIGHT-OF-WAY
IN NORTHEAST ¼ SEC. 14

PARCEL II
PERMANENT ACCESS EASEMENT
RECORDED AUGUST 26, 2016 AT
RECEPTION NO. 2016000070654
S89°35'30"E 80.00'

PARCEL I:
SOUTH 310' OF THE
EAST 325' OF TRACT 43
(NO ENCROACHMENTS)
CONTAINS 2.313 ACRES OR
100,748 SQ. FT. MORE OR LESS

2255 EAST 104TH AVENUE
NORTHGLENN SELF STORAGE
3-STORY BUILDING

OWNER: SUNNY
ACRES HEALTH
HOLDINGS LLC
REC.
#2017000056643

X: 6319.743
Y: 5090.627