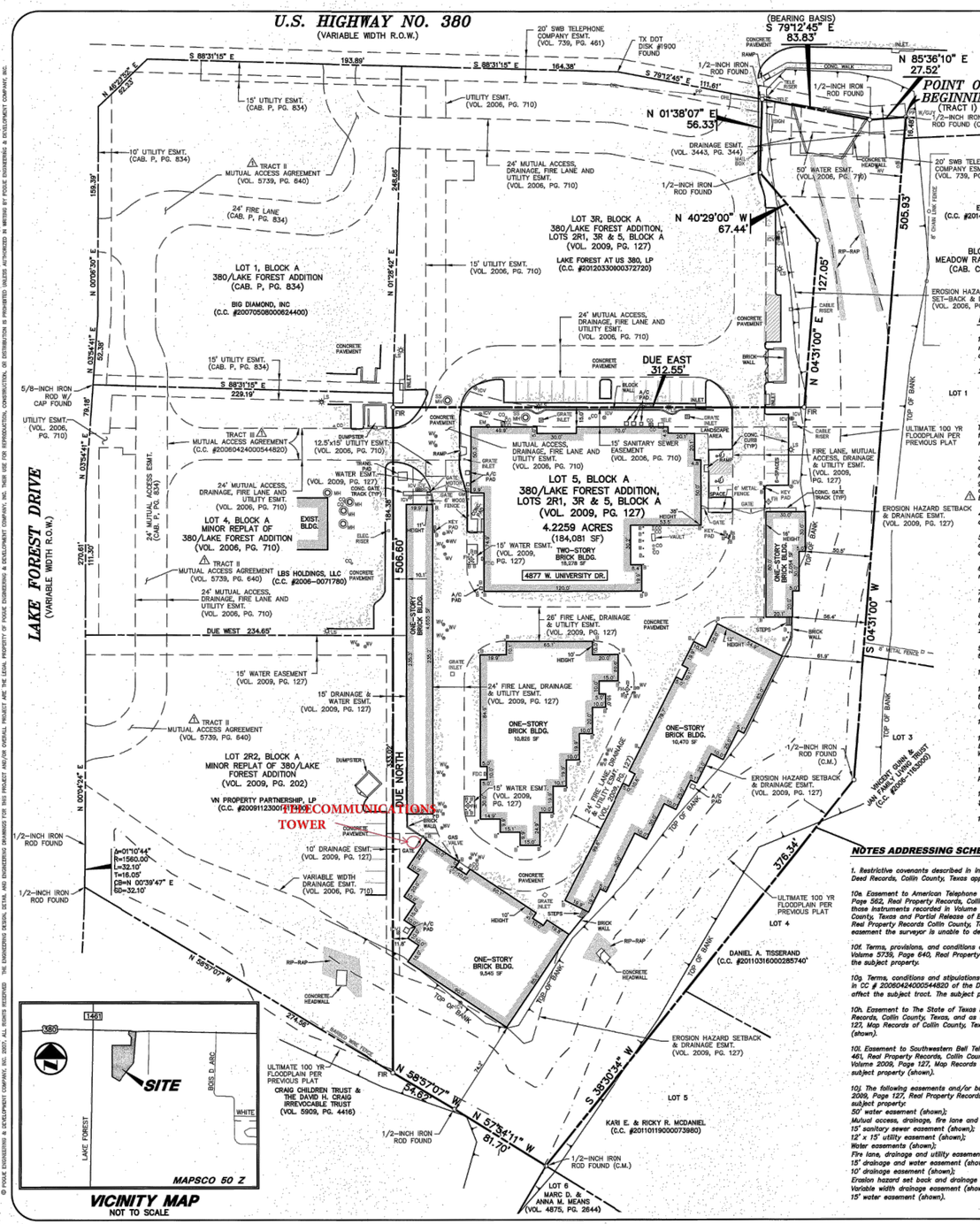

LEGEND

	BOLLARD
	ELECTRIC METER
	POWER POLE
	LIGHT STANDARD
	WATER METER
	WATER VALVE
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	CLEAN OUT
	MANHOLE
	GAS METER
	TRAFFIC SIGNAL CONTROL
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
	TELEPHONE BOX
	TV BOX
	FLAG POLE
	PROPERTY LINE
O.H.	O.H. POWER LINES
	FENCE
(C.M.) FIR	CONTROLLING MONUMENT 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP FOUND

NOTES:

1. Bearing system for this survey is based on a bearing of South 79 degrees, 12 minutes, 45 seconds East, for a south right-of-way line of U.S. Highway 380 according to the plat of 380/Lake Forest Addition, Lots 2R1, 3R & 5, Block A, an addition to the City of McKinney, Texas recorded in Volume 2009, Page 127 of the Plat Records of Collin County, Texas.

2. The subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas Community Panel Number 48085C0260J, Effective Date: June 2, 2009. All of the subject property is indicated to be in Zone "X" on said map. Relevant zones are defined on said map as follows:

Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement regarding flooding does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

3. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties. Field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by Reunion Title and First American Title Insurance Company, GF No. 2018-156018-RU, Effective Date: October 07, 2015.

4. No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.

5. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.

6. Square footage totals show hereon or referenced herein are based on mathematical closures and do not necessarily represent the positional accuracy of the boundary monuments.

7. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

8. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.

9. Any declaration made hereon or herein is made to the parties named in the Surveyor's Certificate. It is not transferable to additional institutions or subsequent owners.

10. There is no observed evidence of current earth moving work, building construction or building additions at the Property.

11. To the best of my knowledge, opinions and beliefs, there are no proposed changes in street right of way lines affecting the Property as of the date of this survey, according to the City of McKinney Thoroughfare Plan. U.S. Highway No. 380 (University Drive) is classified as a Major Regional Highway/Multi-Modal (P6D, Principal Arterial) 130' right-of-way.

12. There is no observed evidence of use of the property as a solid waste dump, sump or sanitary landfill.

13 No wetland areas were marked by appropriate authorities at the time of this survey, nor do they appear to exist, to the best of my knowledge, opinions and beliefs, based upon review of the web based U.S. Fish & Wildlife Service National Wetlands Inventory map.

14. Offsite easements servitudes are reflected for reference only, existing improvements and monumentation have not been provided per instruction of the client.

15. Pogue Engineering & Development Company, Inc has obtained Professional Liability Insurance in the minimum amount of $1,000,000.

16. Tax Parcel Identification Number: R853500A00501.

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

1. Restrictive covenants described in instrument recorded in Volume 5739, Page 635, Deed Records, Collin County, Texas apply to and affect the subject property.

10a Easement to American Telephone and Telegraph Company recorded in Volume 340, Page 562, Real Property Records, Collin County, Texas. Together with and affected by those instruments recorded in Volume 1744, Page 763, Real Property Records Collin County, Texas and Partial Release of Easement recorded in Volume 5064, Page 3968, Real Property Records Collin County, Texas. Due to the vague description of the easement the surveyor is unable to determine its exact location.

10f. Terms, provisions, and conditions of Mutual Access Agreement recorded in Volume 5739, Page 640, Real Property Records, Collin County, Texas apply to and affect the subject property.

10g Terms, conditions and stipulations contained in Mutual Access Agreement recorded in CC # 20060424000544820 of the Deed Records of Collin County, Texas apply to and affect the subject tract. The subject property is included within Exhibit "9".

10h. Easement to The State of Texas recorded in Volume 3443, Page 344, Real Property Records, Collin County, Texas, and as shown on the plat recorded in Volume 2009, Page 127, Map Records of Collin County, Texas applies to and affects the subject property (shown).

10i. Easement to Southwestern Bell Telephone Company recorded in Volume 739, Page 461, Real Property Records, Collin County, Texas, and as shown on the plat recorded in Volume 2009, Page 127, Map Records of Collin County, Texas applies to and affects the subject property (shown).

10j. The following easements and/or building lines, as shown on plat recorded in Volume 2009, Page 127, Real Property Records, Collin County, Texas apply to and affect the subject property:
50' water easement (shown);
Mutual access, drainage, fire lane and utility easement (shown);
15' sanitary sewer easement (shown);
12' x 15' utility easement (shown);
Water easements (shown);
Fire lane, drainage and utility easement (shown);
15' drainage and water easement (shown);
10' drainage easement (shown);
Erosion hazard set back and drainage easement (shown);
Variable width drainage easement (shown);
15' water easement (shown).

ZONING: PLANNED DEVELOPMENT WITHIN THE CORRIDOR COMMERCIAL OVERLAY DISTRICT (LOW RISE SUBZONE)		
Minimum Lot Area (Square Feet)	Per Plans	*
Minimum Lot Width (Feet)	Per Plans	*
Minimum Lot Depth (Feet)	Per Plans	*
Minimum Front Yard Setback (Feet)	Per Plans	*
Minimum Side Yard (Feet)	Per Plans	*
Minimum Side Yard Adjacent to a Street (Feet)	Per Plans	*
Minimum Rear Yard (Feet)	Per Plans	*
Maximum Lot Coverage	Per Plans	*
Maximum Building Height (Feet)	Per Plans	*

* Per Ordinance No. 2008-05-052, the subject property shall generally develop according to the site, landscape and elevation plans

PARKING TABULATION:	
REQUIRED PARKING SPACES	4
PROVIDED PARKING SPACES	9

DESCRIPTION OF PROPERTY SURVEYED

TRACT I:

DESCRIPTION, of a 4.2259 acre tract of land situated in the William Hunt Survey, Abstract No. 450, Collin County, Texas; said tract being all of Lot 5, Block A, 380/Lake Forest Addition, Lots 2R1, 3R & 5, Block A, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2009, Page 127 of the Plat Records of Collin County, Texas; said 4.2259 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at an angle point in the south right-of-way line of U.S. Highway 380 (a variable width right-of-way); said point also being the northeast corner of said Lot 5, Block A;

THENCE, South 04 degrees, 31 minutes, 00 seconds West, along the said south line of U.S. Highway 380 and the east line of said Lot 5, Block A, at a distance of 16.48 feet passing an angle point in the said south line of U.S. Highway 380 and the northwest corner of Block A, Meadow Ranch Estates, an addition to the City of McKinney, Texas according to the plat recorded in Cabinet C, Page 327 of the said Plat Records, continuing along the common line between said Lot 5, Block A and said Block A, Meadow Ranch Estates, a distance of 505.93 feet to a 1/2-inch iron rod found at an angle point;

THENCE, South 38 degrees, 30 minutes, 34 seconds West, continuing along the said common line between Lot 5, Block A and Block A, Meadow Ranch Estates, a distance of 376.34 feet to a 1/2-inch iron rod found for corner; said point also being the northeast corner of that certain tract of land described in General Warranty Deed to Craig Children Trust and The David H. Craig Irrevocable Trust recorded in Volume 5909, Page 4416 of the said Deed Records;

THENCE, departing the said common line between Lot 5, Block A and Block A, Meadow Ranch Estates and along the common line between said Lot 5, Block A and said Craig Children tract, the following two (2) calls:

North 57 degrees, 54 minutes, 11 seconds West, a distance of 81.70 feet to a 1/2-inch iron rod found at an angle point;

North 58 degrees, 57 minutes, 07 seconds West, a distance of 54.62 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being the southeast corner of Lot 2R2, Block A, Minor Replat of 380/Lake Forest Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2009, Page 202 of the said Plat Records;

THENCE, Due North, departing the said common line between Lot 5, Block A and Craig Children tract and along the common line between said Lot 5, Block A and said Lot 2R2, Block A, at a distance of 333.02 feet passing the northeast corner of said Lot 2R2, Block A and the southeast corner of Lot 4, Block A, Minor Replat of 380/Lake Forest Addition, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2006, Page 710 of the said Plat Records, continuing along the common line between said Lot 5, Block A and said Lot 4, Block A, in all a total distance of 506.60 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner; said point also being the southwest corner of Lot 3R, Block A of said 380/Lake Forest Addition;

THENCE, departing the said common line between Lot 5, Block A and Lot 4, Block A and along the common line between said Lot 5, Block A and said Lot 3R, Block A, the following four (4) calls:

Due East, a distance of 312.55 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for re-entrant corner; said point also being the southeast corner of said Lot 3R, Block A;

North 04 degrees, 31 minutes, 00 seconds East, a distance of 127.05 feet to an angle point;

North 40 degrees, 29 minutes, 00 seconds West, a distance of 67.44 feet to a 1/2-inch iron rod found at an angle point;

North 01 degrees, 38 minutes, 07 seconds East, a distance of 56.33 feet to a 1/2-inch iron rod found for corner in the said south line of U.S. Highway 380;

THENCE, along the said south line of U.S. Highway 380 and the north line of said Lot 5, Block A, the following two (2) calls:

South 79 degrees, 12 minutes, 45 seconds East, a distance of 83.83 feet to a 1/2-inch iron rod found at angle point;

North 85 degrees, 36 minutes, 10 seconds East, a distance of 27.52 feet to the POINT OF BEGINNING;

CONTAINING, 184,081 square feet or 4.2259 acres of land, more or less.

Being the same property described in that certain Warranty Deed, recorded June 20, 2008, as Instrument #20080620000752560, Deed Records of Collin County, Texas.

TRACT II: (Easement Estate)

Easement Estate as created in Mutual Access Agreement by and between McKinney Growth II, L.P., a Texas limited partnership and Diamond Shamrock Stations, Inc., a Delaware corporation dated August 24, 2004, filed August 25, 2004, recorded in Volume 5739, Page 640 of the Deed Records of Collin County, Texas. Tract II (Easement Estate is contiguous to Tract III (Easement Estate).

TRACT III: (Easement Estate)

Easement Estate as created in Mutual Access Agreement by and between McKinney Growth II, L.P., a Texas limited partnership and Stanley A. Pounds dated April 21, 2006, filed April 24, 2006, recorded in County Clerk's File No. 20060424000544820 of the Deed Records of Collin County, Texas. Tract III (Easement Estate) is contiguous to Tract II (Easement Estate) and Tract I.

SURVEYOR'S CERTIFICATE

To: Lake Forest Storage, LLC, HSRE-ADV VII, LLC, HSRE-ADV VIIA, LLC, HSRE Core Holding I, LLC, HSRE Core REIT I,

Reunion Title 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2011, and includes Items 1–4, 6, 7(a), 7(b)(1), 7c, 8, 9, 11(a), 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, and NSPS and in effect on the date of this certification, undersigned further certifies that, in my professional opinion, as a Registered Professional Land Surveyor in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The field work was completed on August 04, 2015.

Date of Plat or Map: August 12, 2015.

STATE OF TEXAS
REGISTERED
ROMAN L. GROYSMAN
5864
PROFESSIONAL
SURVEYOR

R. Groysman

Roman L. Groysman
Registered Professional Land Surveyor
No. 5864

ALTA/ACSM LAND TITLE SURVEY
LOT 5, BLOCK A
380/LAKE FOREST ADDITION,
LOTS 2R1, 3R & 5, BLOCK A
AN ADDITION TO THE CITY OF McKINNEY, TEXAS
AND BEING OUT OF THE
WILLIAM HUNT SURVEY, ABSTRACT No. 450
COLLIN COUNTY, TEXAS

GF NO.: 2018–156018–RU

NO.	DATE	REVISION
1	10–27–15	UPDATED PER ATTORNEY COMMENTS

PREPARED FOR:
ADVANTAGE STORAGE
2600 Eldorado Parkway
Suite 110
McKinney, Texas 75070
(972) 547–0236 (PHONE)

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1515 HERITAGE DRIVE
SUITE 105
McKINNEY, TEXAS 75069
(214) 544–8880 PHONE
(214) 544–8882 FAX
www.PogueEngineering.com

P.I. NO:	1263–15–033
DATE:	08–04–2015
SCALE:	1" = 40'
DRAWN BY:	RLG
CHECKED BY:	RPP

PI NO: 1263–15–033
DWG NO: 1263–15–033_ALTA.DWG

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RGROYSMAN 10/27/2015 – 11:44AM
N:\JOBS\2200-1299\1263-15-033-ADVANTAGE UPDATE SURVEY\DWG\1263-15-033_ALTA.DWG

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Registration No: F-13992

STAMP:

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ZHENJING GUO, P.E. LICENSE # 84667. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

No.	Description	Date
A	ISSUED	12/09/2024
B	ISSUED	01/22/2025
C	ISSUED	02/14/2025

SITE NAME
LAKE FOREST

SURVEY

Project number	24-0083Z
Date	02-14-2025
Drawn by	KDR
Checked by	ZG

SV.01

Scale