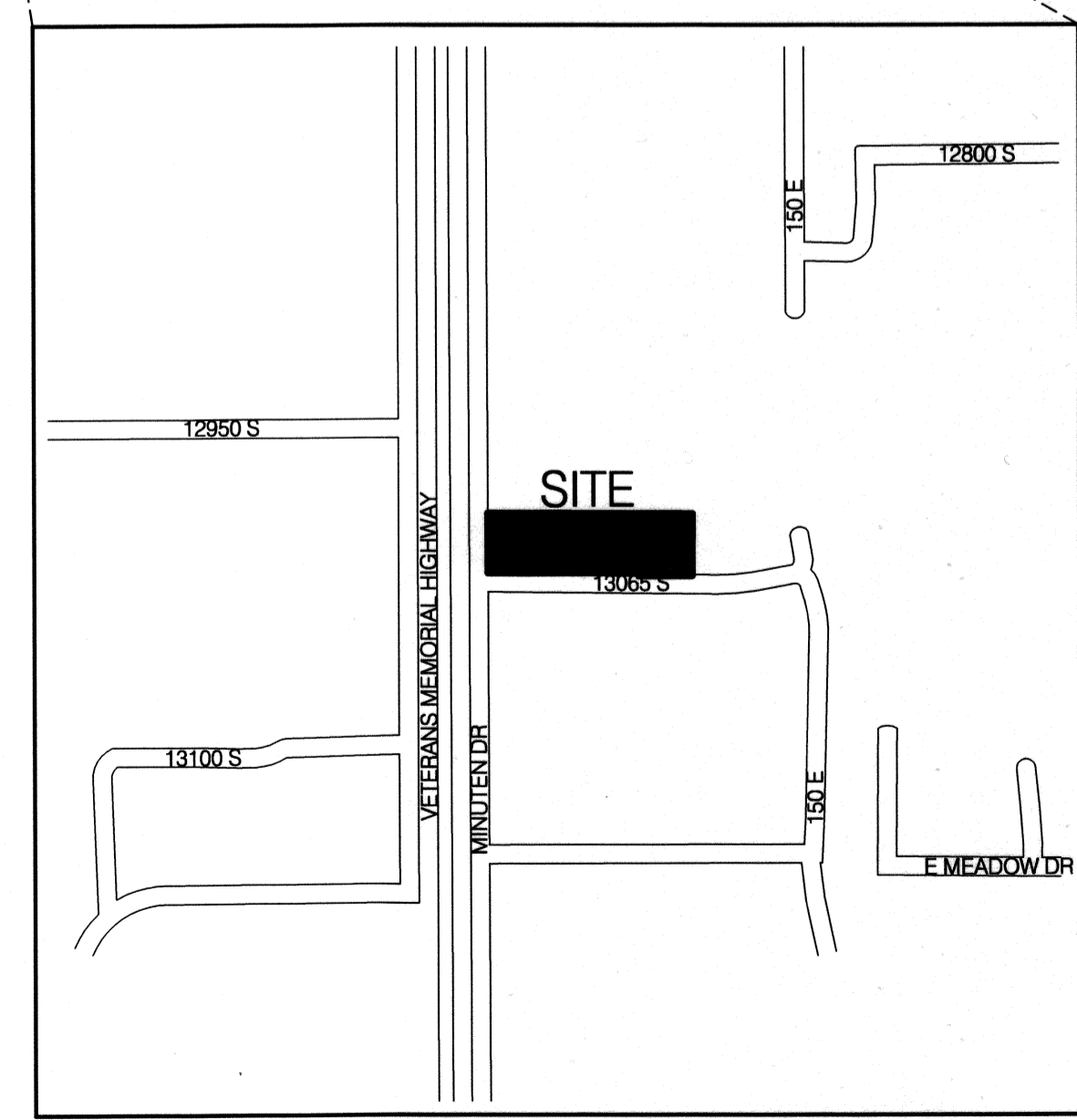
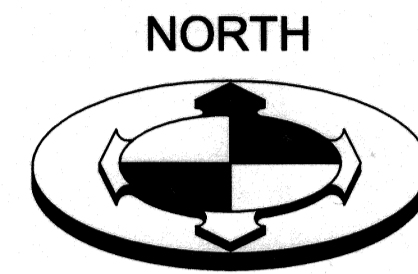
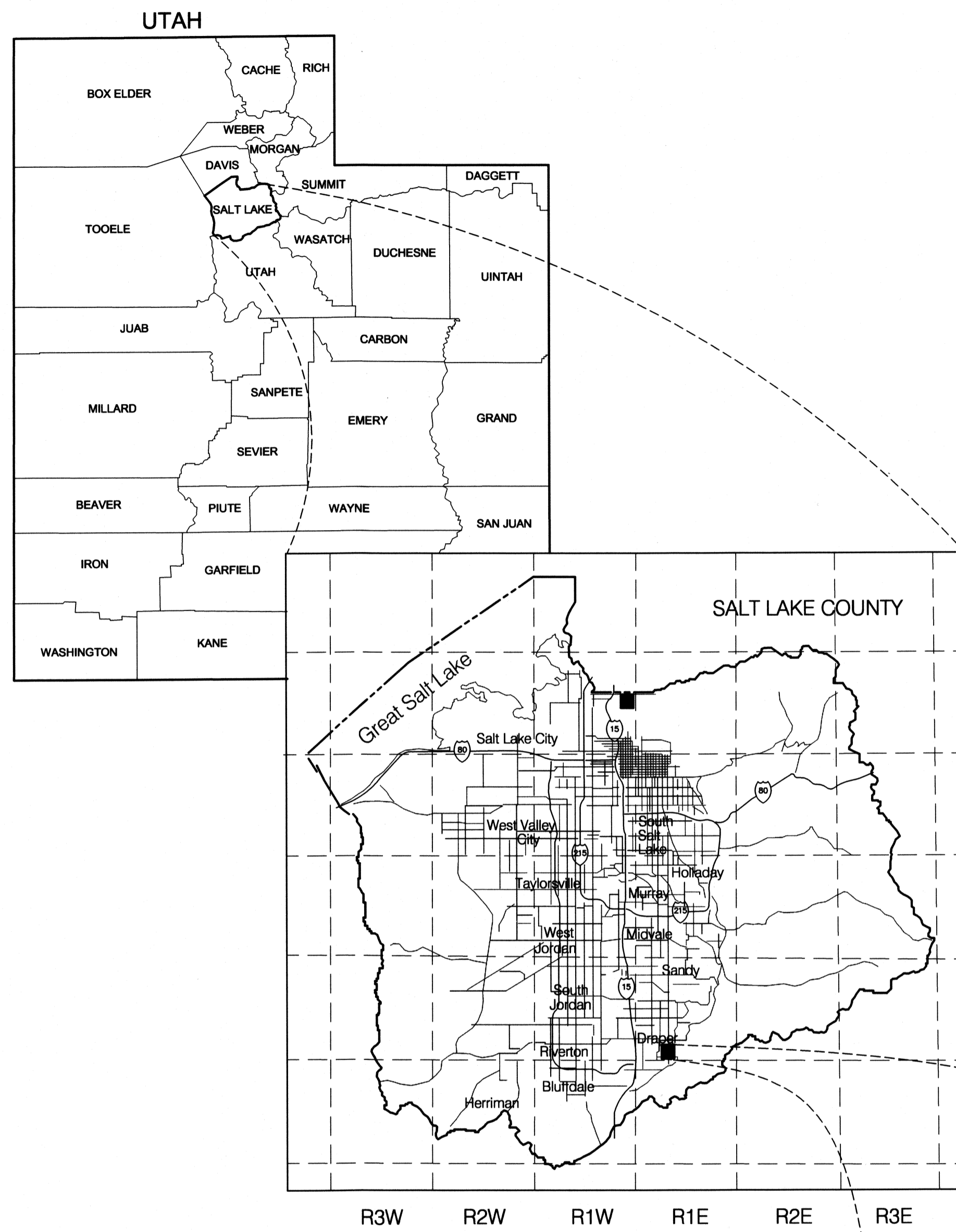


ALTA/ACSM LAND TITLE SURVEY

LOCATED AT THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN



VICINITY MAP
SCALE: N.T.S.

LIST OF REFERENCED DOCUMENTS

- R1) TITLE REPORT DATED OCTOBER 18, 2012. ORDER NO: NCS-565193-SLC1 AMENDMENT NO. 2, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.
- R2) SUBDIVISION PLAT OF KNUDSEN BUSINESS PARK PHASE 1 FILED AT THE SALT LAKE COUNTY RECORDERS OFFICE.

NARRATIVE OF BOUNDARY:

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY DAVE RICHARDS OF DRAPER SELF STORAGE TO PERFORM AN ALTA/ACSM LAND TITLE SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 74°27'49" EAST ALONG THE MONUMENTS FOUND MARKING THE CENTERLINE OF 13065 SOUTH STREET AS SHOWN HEREON.

GENERAL NOTES

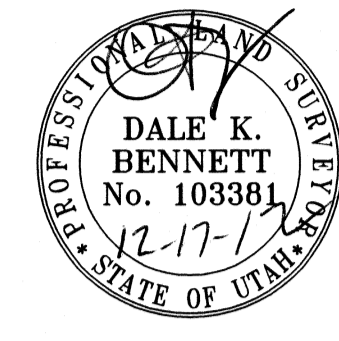
- 1) THIS SURVEY IS BASED UPON THE TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES; ORDER NO: NCS-565193-SLC1 AMENDMENT NO. 2, DATED OCTOBER 18, 2012.
 - 2) DOCUMENTS OF ADJOINING PROPERTIES OR OTHER DOCUMENTS NOT FURNISHED WITH THE REFERENCED TITLE REPORTS HAVE NOT BEEN USED IN THE PERFORMANCE OF THIS SURVEY. THEREFORE, ISSUES THAT MAY EXIST REGARDING GAPS OR OVERLAPS OF DESCRIPTIONS AND QUESTIONS AS TO UNDERLYING FEE OWNERSHIP, JUNIOR AND SENIOR RIGHTS OF OWNERSHIP PERTAINING TO ADJOINING PROPERTIES, ARE NOT ADDRESSED ON OR BY THIS MAP. THE INFLUENCE OF OTHER DOCUMENTS COULD RESULT IN THE VARIANCE OF PROPERTY LINES AS SHOWN HEREON.
 - 3) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED PRELIMINARY REPORT:
- ITEMS 1 - 10 NOT ADDRESSED BY THIS SURVEY.
- ITEM 11 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PURPOSES, AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO. BY INSTRUMENT RECORDED AUGUST 15, 1940 AS ENTRY NO. 886912 IN BOOK 252 OF DEEDS AT PAGE 340.
(NOTE THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE LOCATION CANNOT BE DETERMINED BECAUSE OF AN INCOMPLETE LEGAL DESCRIPTION.)
- ITEM 12 THIS ITEM HAS BEEN INTENTIONALLY DELETED.
- ITEM 13 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR WATER DISTRIBUTION SYSTEM AND INCIDENTAL PURPOSES, AS GRANTED TO THE STATE OF UTAH ACTING THROUGH THE BOARD OF WATER RESOURCES BY INSTRUMENT RECORDED MARCH 25, 1988 AS ENTRY NO. 4601931 IN BOOK 6014 AT PAGE 550 OF OFFICIAL RECORDS.
(NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF AN INCOMPLETE LEGAL DESCRIPTION.)
- ITEM 14 NOT ADDRESSED BY THIS SURVEY.
- ITEM 15 NOTICE OF CLAIM OF INTEREST RECORDED MARCH 03, 1995 AS ENTRY NO. 6033492 IN BOOK 7110 AT PAGE 2788 OF OFFICIAL RECORDS, WHEREIN IT STATES THE FOLLOWING, TO-WIT: REAGAN OUTDOOR ADVERTISING'S CLAIM OF INTEREST IS MADE PURSUANT TO AN OUTDOOR ADVERTISING LEASE AGREEMENT DATED FEBRUARY 23, 1995.
CORRECTED NOTICE OF CLAIM OF INTEREST BY REAGAN OUTDOOR ADVERTISING RECORDED DECEMBER 30, 1997 AS ENTRY NO. 6826151 IN BOOK 7843 AT PAGE 512 OF OFFICIAL RECORDS.
- ITEM 16 A RIGHT OF WAY AS DISCLOSED BY WARRANTY DEED RECORDED FEBRUARY 22, 1996 AS ENTRY NO. 6286215 IN BOOK 7335 AT PAGE 1481 OF OFFICIAL RECORDS.
- ITEM 17 EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON KNUDSEN BUSINESS PARK, PHASE 1 SUBDIVISION PLAT RECORDED NOVEMBER 17, 1988 AS ENTRY NO. 7155498 IN BOOK 98-11P OF PLATS AT PAGE 324.
- ITEM 18 AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR TRANSMISSION MAINS AND LATERALS AND INCIDENTAL PURPOSES, AS GRANTED TO DRAPER IRRIGATION COMPANY BY INSTRUMENT RECORDED JULY 31, 2001 AS ENTRY NO. 7961602, IN BOOK 8484 AT PAGE 3961 OF OFFICIAL RECORDS.
- ITEMS 22-23 NOT ADDRESSED BY THIS SURVEY

- 4) DOCUMENTS FURNISHED AND UTILIZED IN THE PERFORMANCE OF THIS SURVEY ARE AS FOLLOWS:
- TITLE REPORT DATED OCTOBER 18, 2012. ORDER NO: NCS-565193-SLC1 AMENDMENT NO. 2, FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.

SURVEYOR'S CERTIFICATE:

TO:
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES;
SOUTHERN FARM BUREAU LIFE INSURANCE COMPANY, A MISSISSIPPI CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS SHOULD APPEAR;
E-Z SELF STORAGE - DRAPER, LLC;

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 1-4, 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 16-19, AND 22 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 2, 2012.



TITLE DESCRIPTION:

PARCEL 1:
COMMENCING AT A POINT WHICH IS SOUTH 89°57'01" EAST 184.01 FEET FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°57'01" EAST 557.00 FEET; THENCE SOUTH 0°01'50" EAST 257.122 FEET; THENCE NORTH 89°57'01" WEST 557.00 FEET; THENCE NORTH 0°01'50" WEST 257.122 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION OF PROPERTY CONVEYED TO CITY OF DRAPER BY QUIT-CLAIM DEED RECORDED APRIL 05, 1999 AS ENTRY NO. 7311577 IN BOOK 8265 AT PAGE 3185 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING SOUTH 89°56'01" EAST 184.01 FEET FROM THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°57'01" EAST 557.00 FEET; THENCE SOUTH 0°01'50" EAST 10.00 FEET; THENCE NORTH 89°57'01" WEST 556.999 FEET; THENCE NORTH 0°01'50" WEST 10.00 FEET; THENCE SOUTH 89°57'01" EAST 556.824 FEET; AND EXCEPT ANY PORTION LYING WITHIN 13065 SOUTH STREET.

PARCEL 2:
LOT 106, KNUDSEN BUSINESS PARK PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDERS OFFICE.

AS-SURVEYED DESCRIPTION:

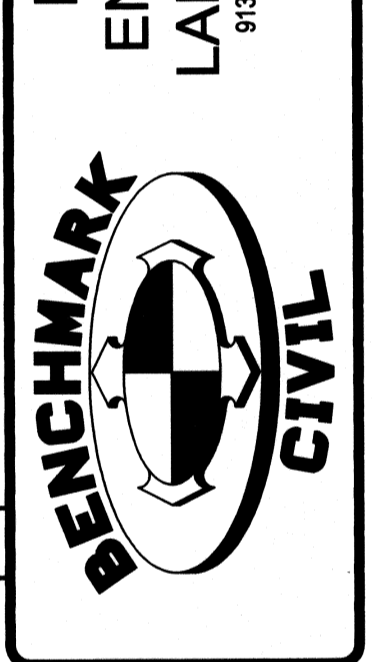
PARCEL 2:
BEGINNING AT A POINT WHICH IS SOUTH 89°57'01" EAST 740.97 FEET FROM THE WEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 89°57'01" EAST 595.96 FEET FROM THE WITNESS CORNER OF SAID WEST QUARTER CORNER, SAID POINT ALSO BEING THE NORTH-WEST CORNER OF LOT 106, KNUDSEN BUSINESS PARK PHASE 1 SUBDIVISION, ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND RUNNING THENCE SOUTH 89°57'01" EAST 194.50 FEET (SOUTH 89°48'50" EAST 194.502 FEET PER RECORD) TO THE NORTHEAST CORNER OF SAID LOT 106; THENCE SOUTH 00°13'28" WEST 224.65 FEET (224.303 FEET PER RECORD) TO THE SOUTHEAST CORNER OF SAID LOT 106, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF 13065 SOUTH STREET; THENCE NORTH 89°57'01" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 193.50 FEET (193.503 FEET PER RECORD) TO THE SOUTHWEST CORNER OF SAID LOT 106; THENCE NORTH 00°01'50" WEST 224.65 FEET (224.765 FEET PER RECORD) TO THE POINT OF BEGINNING.

NO.	DATE	DESCRIPTION
1	11/02/12	REVISION PER COMMENTS, UPDATED TITLE REPORT
2	12/12/12	REVISION PER COMMENTS
3	12/17/12	REVISION PER COMMENTS

SCALE MEASURES SHOWN ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

NO.	DATE	DESCRIPTION
1	11/09/2012	FILED
2	12/10/2012	FILED

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



DRAPER SELF STORAGE
13065 S. MINUTEMAN DRIVE AND 123 E 13065 S
DRAPER, UTAH

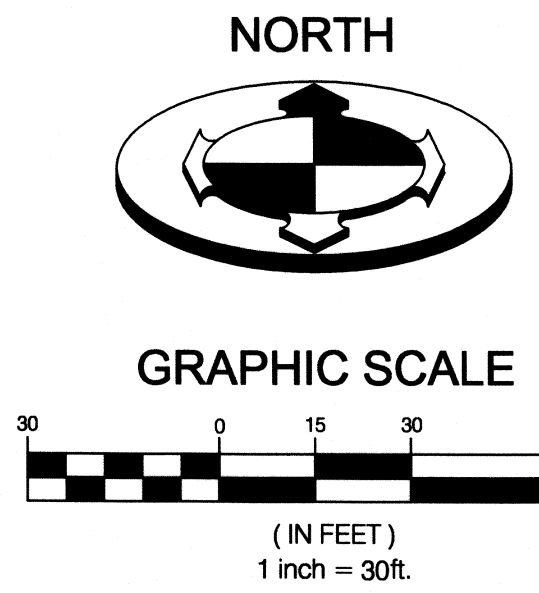
PROJECT NO. 1210124
ALTA/ACSM LAND TITLE SURVEY
SVA.01
1 OF 2

S2013-12-0559 1 of 2
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR

ALTA/ACSM LAND TITLE SURVEY

LOCATED AT THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN

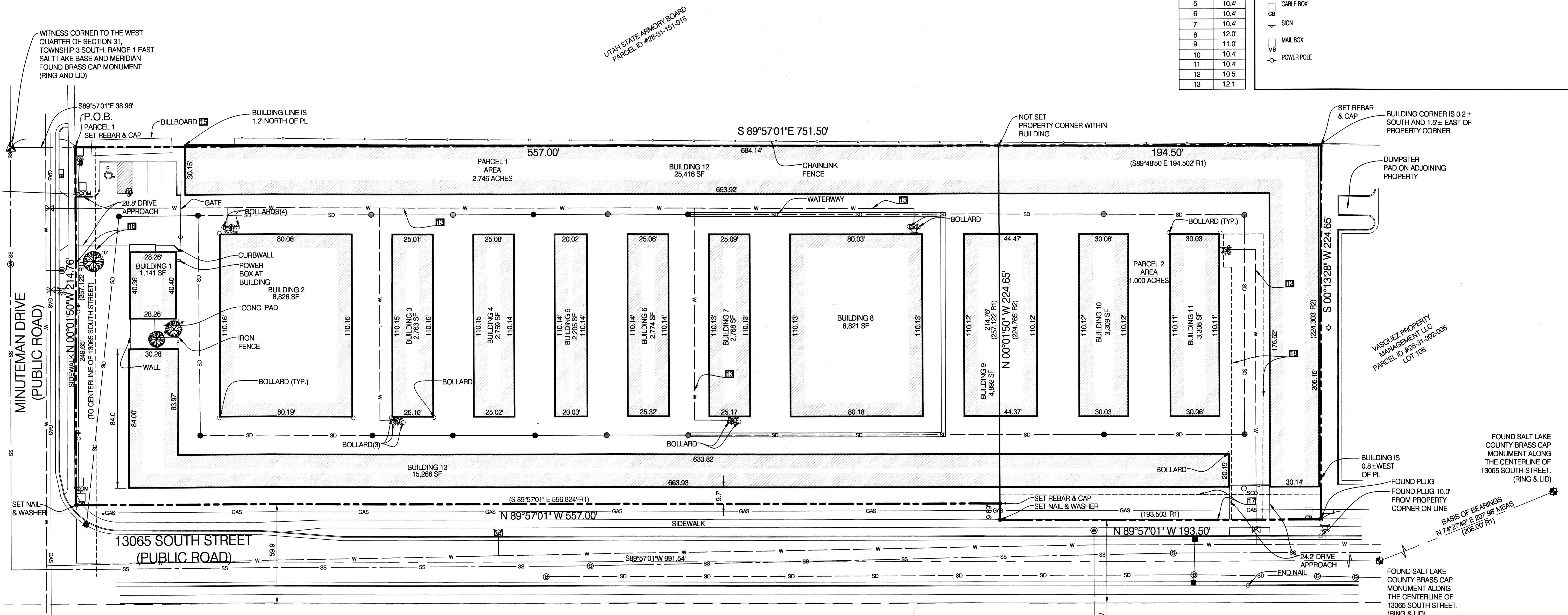
- SURVEY NOTES:**
- EXCEPTION 11 REFERS TO A TELEPHONE EASEMENT. HOWEVER NO EXACT LOCATION IS DISCLOSED, IT APPEARS TO AFFECT THE LAND ABUTTING ANY PUBLIC ROADS WHICH AFFECTS THE SOUTH AND WEST LINE OF THE PROPERTY SHOWN HEREON.
 - EXISTING BOUNDARIES SHOWN HEREON ARE FOR THE PURPOSE OF LOCATING BOUNDARY LINES, NOT ALL UTILITIES ARE SHOWN.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA MAP PANEL NUMBER 49035C0444G, WITHIN ZONE 'X', AND IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN.
 - PROPERTY IS LOCATED WITHIN ZONE 'CR' OF DRAPER CITY AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:
 - MAXIMUM BUILDING AREA - 60% OF LOT SIZE
 - MAXIMUM BUILDING HEIGHT - 35 FEET
 - BUILDING SETBACKS - NO REQUIREMENT
 - AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF ANY EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - AT THE TIME OF THIS SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY WIDTHS.
 - AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THE SUBJECT PROPERTY IS NOT WITHIN ANY DELINEATED WETLAND.
 - THERE ARE 4 TOTAL PARKING STALLS WITHIN THE PROPERTY. 3 ARE REGULAR PARKING STALLS, 1 IS A D.A. ACCESSIBLE.
 - THE TOTAL AREA OF THE SUBJECT PROPERTY IS 3.746 ACRES, MORE OR LESS.



LEGEND AND ABBREVIATIONS:

- ▲ WITNESS MONUMENT AND LINE
- STREET MON. (FOUND)
- FOUND PL. MARKER (PLAT NOTED)
- DEFINITION POINT
- ADJACENT PL. or LOT LINES
- CENTERLINE of ROAD
- CURB & GUTTER
- Ⓢ SANITARY SEWER MANHOLE & PIPE
- Ⓣ STORM DRAIN MANHOLE & PIPE
- NATURAL GAS LINE
- OVERHEAD POWER LINE
- TREE
- CABLE BOX
- ⊖ SIGN
- MAIL BOX
- POWER POLE
- CULINARY WATER PIPE LINE
- ⊗ WATER METER
- ⊗ WATER VALVE
- ⊗ EXISTING FIRE HYDRANT
- ☆ LIGHT POLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN INLET BOX
- KEY BOX
- ⊖ GUY WIRE
- COMMUNICATIONS BOX
- SCO SEWER CLEANOUT

BUILDING	HEIGHT
1	17.0'
2	12.1'
3	10.4'
4	10.4'
5	10.4'
6	10.4'
7	10.4'
8	12.0'
9	11.0'
10	10.4'
11	10.4'
12	10.5'
13	12.1'



UTAH STATE ARMYORY BOARD
PARCEL ID #28-31-151-015

VASQUEZ PROPERTY
MANAGEMENT, LLC
PARCEL ID #28-31-302-005
LOT 105

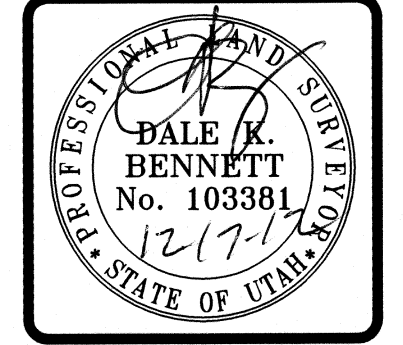
FOUND SALT LAKE
COUNTY BRASS CAP
MONUMENT ALONG
THE CENTERLINE OF
13065 SOUTH STREET.
(RING & LID)

BASIS OF BEARINGS
N 74°27'49" E 207.96' MEAS.
(208.00' R1)

S2013-12-0559 2 of 2
Reid J. Demman, P.L.S.
SALT LAKE COUNTY SURVEYOR

NO.	DATE	DESCRIPTION
1	11/09/2012	REVISION PER COMMENTS, UPDATED TITLE REPORT
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3	12/17/12	REVISION PER COMMENTS

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



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PROJECT NO. 1210124
ALTA/ACSM LAND TITLE SURVEY
SVA.02
2 OF 2