

ITEMS CORRESPONDING TO SCHEDULE B-II

- 1 The following restrictive covenants of record itemized below:
 - Recorded in Under Volume 745, Page 442, and Volume 755, Page 65, Official Records, Guadalupe County, Texas.
 - Provisions, if any, based on race, color, religion, sex, handicap, familial status or national origins are nullified. THE PROPERTY IS SUBJECT TO THE CONDITIONS AS SET FORTH THEREIN.
- 2 The following matters and all terms of the documents creating or offering evidence of the matters:
 - Water Well and Conc. Slab w/Well located on subject property as shown on plat recorded in Under Volume 5, Page 1898, Plat Records, Guadalupe County, Texas. **PLOTTED HEREON.**
 - Electric line along the Spur Highway 351 (aka State Highway 46) property line, as shown on plat recorded in Under Volume 5, Page 1898, Plat Records, Guadalupe County, Texas. **SHOWN HEREON.**
- 3 Easement, Right of Way and/or Agreement by and between Edmund Campbell and Spring Hill Water Supply Corp, by instrument dated May 2, 1979, filed May 4, 1979, recorded in Under Volume 577, Page 148, of the Dead Records, Guadalupe County, Texas. **DESCRIPTION FOR SAID EASEMENT HAS ELEMENTS THAT COULD NOT BE RETRACED. THEREFORE LOCATION OF EASEMENT COULD NOT BE DETERMINED.**
- 4 Electric Line Easement and Right of Way by and between Texas Bank, N.A. and Guadalupe-Blanco River Authority, by instrument filed December 13, 1989, recorded in Under Volume 903, Page 999, Official Records, Guadalupe County, Texas. **BLANKET IN NATURE. EXACT LOCATION OF EASEMENT NOT DISCLOSED.**
- 5 Easement, Right of Way and/or Agreement by and between Kerry Koehler and Guadalupe Valley Electric Cooperative, Inc., by instrument dated October 28, 2020, filed November 5, 2020, recorded in Under Document No. 202099031711, Official Records, Guadalupe County, Texas. **BLANKET IN NATURE. EXACT LOCATION OF EASEMENT NOT DISCLOSED.**
- 6 All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as set forth in instrument dated December 5, 1956, filed December 15, 1956, executed by J.W. Campbell and wife, Clara Mae Campbell, to Edmund Campbell, aka Wallace Edmund Campbell, recorded in Under Volume 304, Page 20, of the Dead Records, Guadalupe County, Texas. The Company makes no representation as to the present ownership of this interest. **BLANKET IN NATURE. NON-SURVEY RELATED ISSUE.**

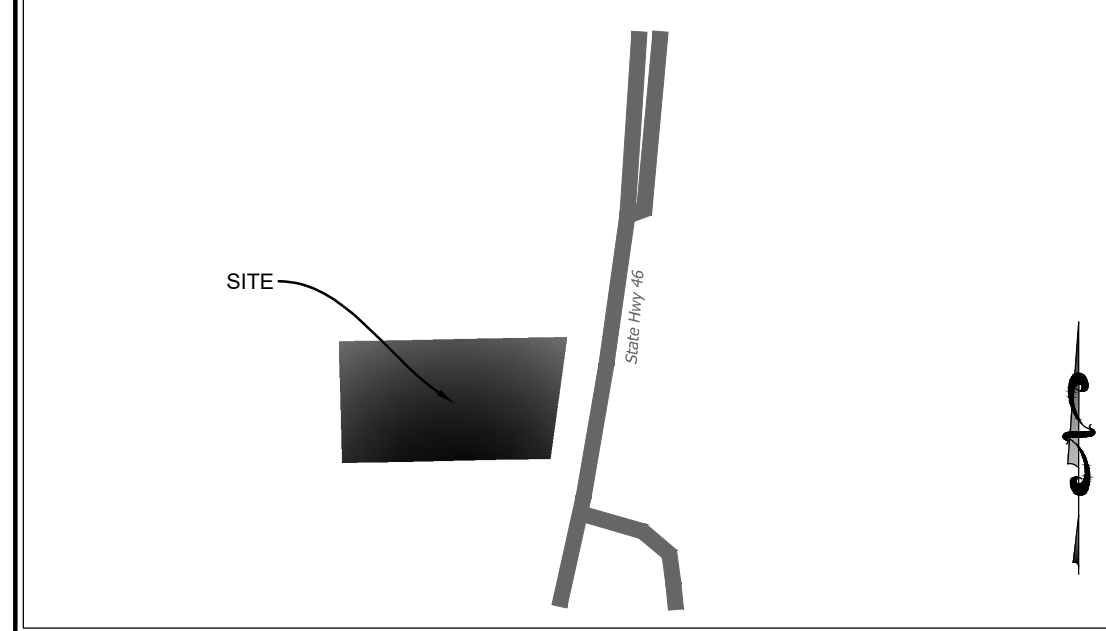
ZONING INFORMATION

Pursuant to Table A Items 6 (a) and 6 (b), Zoning data obtained from zoning report# 80828 dated: July 1, 2022 prepared by Zack Marshall, Zoning Analyst, 405.525.2998, ext. 140.

The current zoning classification for the property is Commercial District, within the SH 46 Corridor Overlay District

Item	Required	Conforming Y/N
Minimum Lot Area	6000 Square Feet	Y
Minimum Lot Frontage	50 Feet	Y
Minimum Lot Depth	100 Feet	Y
Maximum Impervious Surface Coverage	104550 Square Feet	Y
Minimum Landscaped Area	13069 Square Feet	Y
Front Setback	20 Feet	Y
Side Setback	5 Feet	Y
Rear Setback	5 Feet	Y
Parking Requirement	6 spaces	N

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MNS1 Survey prepared by Golden Land Surveying, 7304 N.W. 164th St., Suite 5, Edmond, Oklahoma 73013, (405) 802-7883, troy@goldenland.com.
- MNS2 Pursuant to Table A Item 2, The address of 602 State Highway 46, Seguin, Texas, Texas 78155 was posted on signage on the surveyed property.
- MNS3 Pursuant to Table A Item 4, The surveyed property contains a total area of 130,688 Sq. Ft. or 3.0002 Acres, more or less.
- MNS4 Only observable surface and above ground structures were located. No underground improvements, such as foundation footings, located. All dimensions shown are in feet and decimals thereof.
- MNS5 The Property has direct access to Texas State Highway 46, being a dedicated public street.
- MNS6 Pursuant to Table A Item 9, The total number of striped parking spaces on the subject property is 0, including 0 designated handicap spaces for a total of 0.
- MNS7 Pursuant to Table A Item 10, There are no division or party walls with respect to adjoining properties.
- MNS8 Pursuant to Table A Item 13, Adjoiner information shown hereon was obtained from the county's property appraiser web site.
- MNS9 The surveyor was not provided with a specified street from the client pursuant to Table A Item 14. The intersection of Jefferson Ave and State Hwy 46 is located 910'± Northeastly from the NE corner of subject property.
- MNS10 Pursuant to Table A Item 16, There is no observed evidence of current earth moving work, building construction or building additions.
- MNS11 Pursuant to Table A Item 17, There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- MNS12 Pursuant to Table A Item 18, Plottable easement or servitudes provided to the surveyor are shown hereon.
- MNS13 At the time of the survey, there was no observed evidence of substantial areas of refuse.
- MNS14 Ownership of fences, if any, was not determined under the scope of this survey.
- MNS15 At the time of this survey, there was no observable evidence of site use as a burial ground or cemetery.
- MNS16 The parcels are contiguous along their common boundary lines with no gaps, gores or strips. The surveyed land forms a mathematically closed figure.
- MNS17 A assumed bearing of North 88°53'56" East as shown on the North line of the subject property per Texas State Plane Grid South Central was used as the basis of bearing for this survey.
- MNS18 All unit of measurements are US Survey feet (Ground).

RECORD DESCRIPTION

Lot 2, of MAJOR SUBDIVISION, an addition to the City of Seguin, Guadalupe County, Texas, according to the map and plat thereof recorded in Volume 5, Page 1898, of the Plat Records, Guadalupe County, Texas.

The property described hereon is located completely within the property described in Stewart Title Guaranty Company's Commitment No. 22000150285TX3 dated June 05, 2022.

Cube Smart Self-Storage
 602 S. Texas 46, Seguin TX
 Zoning : Commercial District
 2.964 Acres

Purpose: Requesting Specific Use Permit for outdoor storage of Boats and RV's

UTILITY NOTE

The underground utilities shown, if any, have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- LIGHT POLE
- GUY ANCHOR
- ELECTRIC METER
- ELECTRIC BOX
- ELEC. TRANSFORMER
- ELEC. MANHOLE
- ELEC. PEDESTAL
- ELEC. PULL BOX
- SPOT LIGHT
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM SEWER MANHOLE
- TELEPHONE MARKER
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TELEPHONE PULL BOX
- CABLE TV PEDESTAL
- CABLE TV MARKER
- CABLE TV PULL BOX
- FIBER OPTIC MARKER
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- BOLLARD
- FIRE DEPARTMENT CONNECT
- PROPANE TANK
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD POWERLINE
- BARBED WIRE FENCE
- IRON FENCE
- S.I.P.-SET IRON PIN
- F.I.P.-FOUND IRON PIN
- B.U.L.-BUILDING LIMIT LINE
- NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WHINNERS BOTH BEING STAMPED "TDE RPLS 6904" UNLESS NOTED OTHERWISE
- GAS METER
- GAS VALVE
- GAS MARKER
- OIL PIPELINE MARKER
- SIGN
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- WATER METER
- DOWN SPOUT
- AIR CONDITIONER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- GREASE TRAP
- KEY PAD
- MAIL BOX
- FLAG POLE
- SECTION CORNER
- QUARTER CORNER
- SET MONUMENT
- FOUND MONUMENT
- RIGHT OF WAY MARKER
- BUSH
- TREE
- YARD HYDRANT/SPICKET
- BENCHMARK
- F.O. - FIBER OPTIC LINE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- CHAIN LINK FENCE
- WOOD PANEL FENCE
- MASONRY FENCE
- I.P.-IRON PIN
- C.M.P.-CORRUGATED METAL PIPE
- H.C.-HANDICAP
- R.C.P.-REINFORCED CONCRETE PIPE
- U.E.-UTILITY EASEMENT

FLOOD NOTE

Pursuant to Table A Item 3, Said described property, by graphical plotting only, located within an area having a Zone Designation "X" Unshaded by FEMA, on Flood Insurance Rate Map No. 48187C020F, dated November 02, 2007. And is not in a special flood hazard area. No field surveying was performed to determine this zone.

PROJECT REVISION RECORD

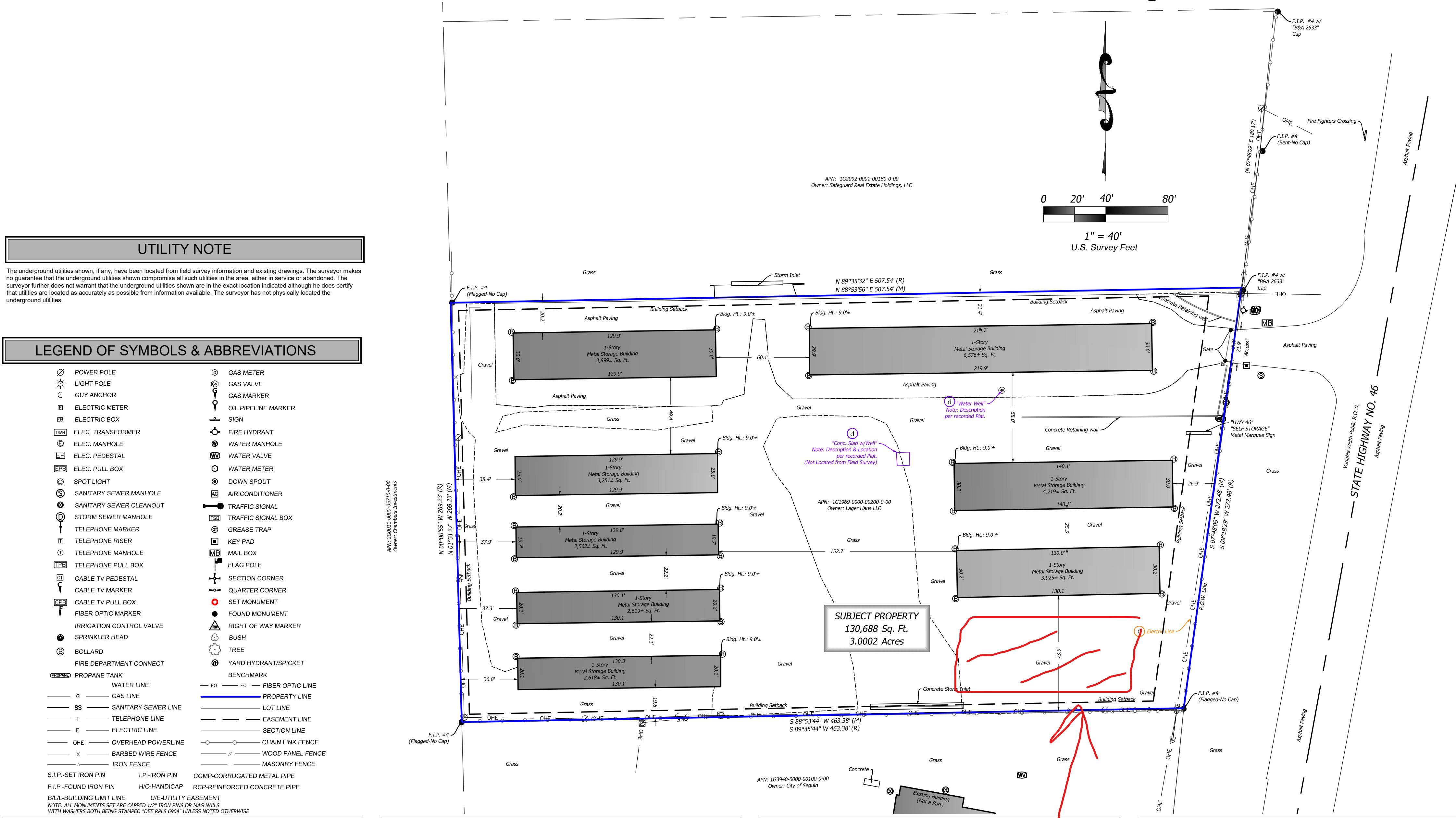
DATE	DESCRIPTION	DATE	DESCRIPTION
06/30/2022	FIRST DRAFT	08/23/2022	NETWORK COMMENTS
07/05/2022	NETWORK COMMENTS	09/07/2022	NETWORK COMMENTS
08/23/2022	ZONING REPORT		
FIELD WORK:	DRAFTED: SR	CHECKED BY: TD	FB & PG.

SIGNIFICANT OBSERVATIONS

No significant observations were made at the time of the survey.

LEGAL

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



ALTA/NSPS LAND TITLE SURVEY

Merit Hill- Seguin Texas Portfolio Project
 NV5 Project No. 202203627, 003
 Highway 46 Self Storage
 602 S. State Highway 46, Seguin, TX 78155

Based upon Title Commitment No. 22000150285TX3 of Stewart Title Guaranty Company Bearing an effective date of June 05, 2022

Surveyor's Certification

To: Merit Hill Acquisitions IV LLC; MHC 210 (SEQUIN TX PORTFOLIO) LLC; REED SMITH LLP; CITIBANK, N.A., administrative agent for itself and the other lenders together with each of their respective successors and/or assigns, as their interests may appear; LAGER HAUS LLC; 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 2021 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(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on June 16, 2022.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey.



Prepared By
GOLDEN LAND SURVEYING

Troy Dee
 Registration No. 6904
 In the State of Texas
 Date of survey: August 23, 2022
 Date of last revision: September 07, 2022
 Network Project No. 202203627-003-RF

Golden Job No: 221527

Bock & Clark Corporation
 an NV5 Company

NV5

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