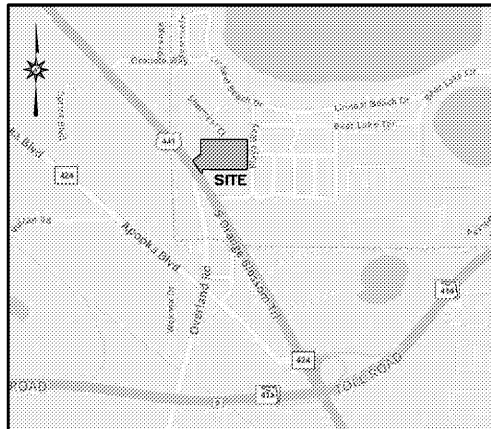


VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY OF APOPKA PUBLIC STORAGE

LOCATED IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST
SEMINOLE COUNTY, FLORIDA



LEGAL DESCRIPTION

TRACT I:
BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK B, HI ALTA LITTLE ACRES, PLAT BOOK 4, PAGE 54, SEMINOLE COUNTY, FLORIDA, SAID POINT BEING A 4 X 4 CONCRETE MONUMENT (REC); THENCE S. 89° 44' 44" E., A DISTANCE OF 596.36 FEET TO A 4 X 4 CONCRETE MONUMENT (REC); THENCE N. 01° 12' 27" E., A DISTANCE OF 381.31 FEET TO A 4 X 4 CONCRETE MONUMENT; THENCE N. 89° 43' 44" W., A DISTANCE OF 621.30 FEET TO A 4 X 4 CONCRETE MONUMENT; THENCE S. 03° 13' 22" W., A DISTANCE OF 196.28 FEET TO A 5/8" IRON PIN; THENCE S. 51° 57' 00" W., A DISTANCE OF 130.00 FEET TO A 5/8" IRON PIN LOCATED IN THE EASTERLY RIGHT OF WAY OF U.S. ROUTE 444, ALSO KNOWN AS ORANGE BLOSSOM TRAIL; THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY, ALONG AN ARC OF A CURVE, HAVING A DELTA ANGLE OF 01° 48' 30" A RADIUS OF 5861.6 FEET, A CHORD LENGTH OF 184.99 FEET, AND A CHORD BEARING OF S. 33° 43' 01" E., A DISTANCE OF 185.00 FEET TO A 4 X 4 CONCRETE MONUMENT (REC); THENCE N. 00° 04' 40" W., A DISTANCE OF 48.88 FEET TO A POINT; THENCE S. 89° 44' 44" E., A DISTANCE OF 29.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

TRACT II:
ALL OF THAT PORTION OF A DRAINAGE DITCH LYING WITHIN BLOCKS B AND C, HI-ALTA LITTLE ACRES A SUBDIVISION RECORDED IN PLAT BOOK 4, PAGE 54, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS RECORDED IN DEED BOOK 76, PAGE 480, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

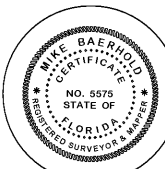
LESS AND EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED LANDS:
BEGIN AT THE SOUTHWEST CORNER OF THE EAST 20 FEET OF LOT 6, BLOCK C, HI ALTA LITTLE ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 54 IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN N 89° 44' 44" W ALONG THE SOUTH LINE OF LOTS 6 AND 5, BLOCK C AND THE SOUTH LINES OF LOTS 6 AND 5, BLOCK B, A DISTANCE OF 542.19 FEET; THENCE N 89° 22' 40" E 164.68 FEET; THENCE S 89° 44' 44" E 39.44 FEET; THENCE N 83° 02' 11" E 39.64 FEET; THENCE S 89° 44' 44" E 239.12 FEET TO A POINT ON THE WEST LINE OF THE EAST 20 FEET OF SAID LOT 6, BLOCK C; THENCE S 00° 12' 11" W ALONG THE WEST LINE OF THE EAST 20 FEET OF SAID LOT 6, BLOCK C, A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED FOR KIMLEY-HORN, ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE SOUTH LINE OF BEAR LAKE FOREST AS RECORDED IN PLAT BOOK 23, PAGES 70-71 BEARS S89°45'44"E.
- UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
- THE SUBJECT PROPERTY CONTAINS 5.533 ACRES OF LAND, MORE OR LESS.
- THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:
 - PLAT OF HI-ALTA LITTLE ACRES AS RECORDED IN PLAT BOOK 4, PAGE 54 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 - PLAT OF BEAR LAKE FOREST AS RECORDED IN PLAT BOOK 23, PAGES 70-71 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 - RIGHT OF WAY MAP FOR STATE ROAD 500 (ORANGE BLOSSOM TRAIL) SECTION 7502-205, PREPARED BY STATE OF FLORIDA STATE ROAD DEPARTMENT, DATED JULY 5, 1955 AND LAST REVISED APRIL 27, 1956
 - A REVIEW OF FLOOD INSURANCE RATE MAPS FOR SEMINOLE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12117C010F, REVISED SEPTEMBER 28, 2007.
- TITLE INFORMATION WAS PROVIDED BY OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES TITLE COMMITMENT NUMBER FL282137, WITH AN EFFECTIVE DATE OF MAY 10, 2019. THE FOLLOWING SCHEDULE B ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 1: MATTERS SHOWN ON THE PLAT OF HI-ALTA LITTLE ACRES RECORDED IN PLAT BOOK 4, PAGE 54, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 - AFFECT THE SUBJECT PROPERTY AND ARE DEPICTED GRAPHICALLY ON THE SURVEY
 - ITEM 2: PERPETUAL DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3283, PAGE 984 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 - AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY
 - ITEM 3: NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 3451, PAGE 1641 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 - AFFECTS THE SUBJECT PROPERTY, IS SUBJECT TO A FUTURE, AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY
 - ITEM 4: NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 3451, PAGE 1641 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA
 - AFFECTS THE SUBJECT PROPERTY, IS BLANKET NATURE, AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE BENCHMARK FOR THIS SURVEY IS BASED ON IT IS DESCRIBED AS FOLLOWS: ORANGE COUNTY BENCHMARK NO. 199104A, A 2" X 1/2" ORANGE COUNTY CONTROL DISK IN CENTERLINE OF HEADWALL 30 FEET EAST OF OVERLAND ROAD, 120 FEET WEST OF CENTERLINE OF ORANGE BLOSSOM TRAIL, PUBLISHED ELEVATION = 128.270 FEET. SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.
- AS OF THE DATE OF THIS SURVEY, THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- THE LEGAL DESCRIPTION OF TRACT I AS SHOWN ON EXHIBIT A DOES NOT CLOSE MATHEMATICALLY.
- UNABLE TO PLOT TRACT II AS SHOWN ON EXHIBIT A, IT APPEARS THAT DEED BOOK 76, PAGE NUMBER 480 IS THE INCORRECT BOOK AND PAGE NUMBER.
- THE BOUNDARY AS SHOWN IS BASED ON PREVIOUS DEEDS, ADJOINING DEEDS, FIELD MONUMENTATION AND OCCUPATION.
- LOTS 1-6 IN BLOCK B, LOTS 1-6 IN BLOCK C AND ROADS LYING BETWEEN AND ADJACENT TO SAID LOTS HAVE BEEN VACATED PER O.R. BOOK 1880, PAGE 0224, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

TO STORAGE TRUST PROPERTIES, L.P., A DELAWARE LIMITED PARTNERSHIP AND OLD REPUBLIC NATIONAL COMMERCIAL TITLE SERVICES:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2019 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, 5, 7(A), 8, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 7, 2019.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS

LEADING EDGE LAND SERVICES, INC.
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
LICENSED BUSINESS: 6846
MICHAEL A. BAERHOLD, PSM 5575

THE ABOVE NAMED PROFESSIONAL SURVEYOR SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 5J-17.082, F.A.C.

SHEET NUMBER	SHEET DESCRIPTION
1 OF 2	BOUNDARY SURVEY
2 OF 2	TOPOGRAPHICAL SURVEY

LEGEND

- | | | | | | |
|---|-----------------------------------|------------|-----------------------------------|------|--------------------------------|
| ● | FOUND CONCRETE MONUMENT | X 130.74 | SPOT ELEVATION - HARD SURFACE | PSM | PROFESSIONAL SURVEYOR & MAPPER |
| ○ | FOUND IRON ROD & CAP | X 129.4 | SPOT ELEVATION - GROUND SHOT | LB | LICENSED BUSINESS |
| ○ | FOUND IRON PIPE | △ | TITLE COMMITMENT EXCEPTION NUMBER | RCP | REINFORCED CONCRETE PIPE |
| ○ | SET 5/8" IRON ROD & CAP "LB 6846" | — ST — | STORM SEWER LINE | INV | INVERT |
| ○ | SITE BENCHMARK | — X — | FENCE LINE | EL | ELEVATION |
| ○ | CATCH BASIN | — OHU — | OVERHEAD UTILITY LINE | B/P | BACKFLOW PREVENTER |
| ○ | STORM MANHOLE | — P.O.B. — | POINT OF BEGINNING | CMP | CORRUGATED METAL PIPE |
| ○ | MITERED END SECTION | CONC. MON. | CONCRETE MONUMENT | RCP | REINFORCED CONCRETE PIPE |
| ○ | BACKFLOW PREVENTER | O.R. | OFFICIAL RECORDS BOOK | HOPE | HIGH DENSITY POLYETHYLENE |
| ○ | FIRE HYDRANT | P.B. | PLAT BOOK | FFE | FINISHED FLOOR ELEVATION |
| ○ | WOOD POWER POLE | PG. | PAGE | CLF | CHAIN LINK FENCE |
| ○ | TRAFFIC SIGNAL POLE | R/W | RIGHT OF WAY | | PROPERTY BOUNDARY LINE |
| ○ | TRAFFIC SIGNAL BOX | (M) | MEASURED | | |
| ○ | UTILITY MARKER | (C) | CALCULATED | | |
| ○ | BOLLARD | (D) | PER DEED | | |
| ○ | SIGN | | | | |
| ○ | MONUMENT SIGN | | | | |

CURVE TABLE (M)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5861.65'	1°48'30"	S33°27'23"E	184.99'	185.00'

CURVE TABLE (D)

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	5861.65'	1°48'30"	S33°43'01"E	184.99'	185.00'



REVISIONS:

JUNE 19, 2019	FOR SURVEY ADDITIONS AND NOTES
JULY 2, 2019	UPGRADE TO ALTA STANDARDS
SEPTEMBER 16, 2019	FOR CERTIFICATION AND DATE.
OCTOBER 15, 2019	FOR CERTIFICATION, DATE, ANNOTATION AND NOTES.
OCTOBER 16, 2019	FOR ADDITION OF NOTE 14.
APRIL 23, 2020	FOR ADDITIONAL NOTES.

DATE OF DRAWING: 17 JUN 2019
 LAST FIELD WORK: 07 JUN 2019
 CREW CHIEF(S): RWE
 MANAGER: MAB
 CADD: EAC
 PROJECT NUMBER: 204-19053
 COMPUTER FILE: 204053BT.DWG
 SCALE: 1" = 40'
 FIELD BOOK NUMBER: LE 1316

SEE SHEET 2 OF 2 FOR COMPLETE TOPOGRAPHICAL DETAILS.

ALTA/NSPS LAND TITLE SURVEY
 OF
 APOPKA PUBLIC STORAGE TRAIL
 2431 SOUTH ORANGE BLOSSOM TRAIL
 APOPKA, FLORIDA 32703
 SECTION 19, TOWNSHIP 21 SOUTH, RANGE 29 EAST
 SEMINOLE COUNTY, FLORIDA
 FOR
KIMLEY-HORN

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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