

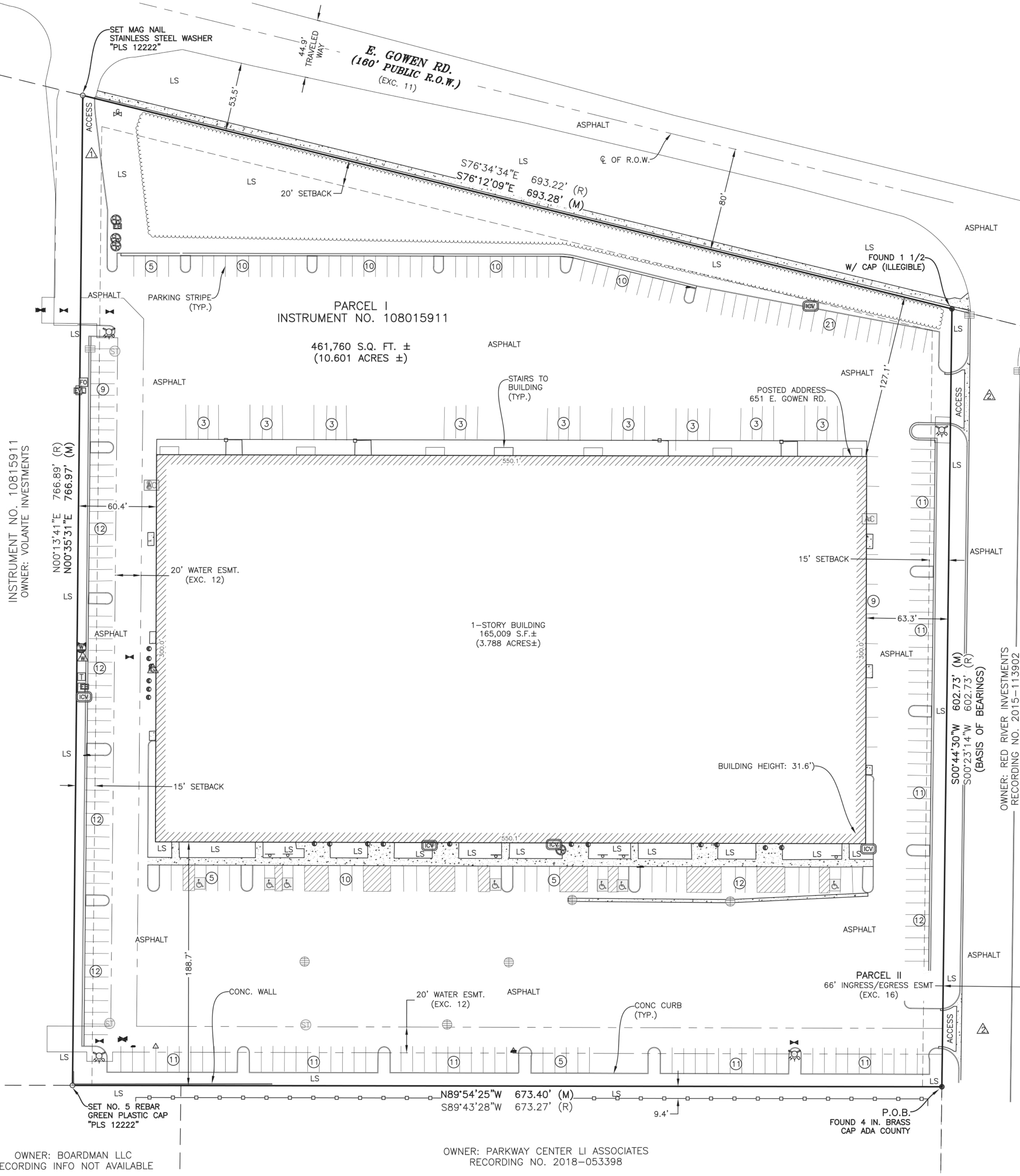
LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of Ada, State of ID, and is described as follows:
 PARCEL I:
 ADJUSTED PARCEL C OF RECORD OF SURVEY 8217 RECORDED FEBRUARY 12, 2008 AS INSTRUMENT NO. 108015911, ADA COUNTY RECORDS, BEING A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 1 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1, MONUMENTED BY A BRASS CAP, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 2, MONUMENTED BY A BRASS CAP, BEARS NORTH 00°23'14" EAST 1343.16 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT 1 SOUTH 89°43'28" WEST 673.27 FEET TO AN IRON PIN; THENCE NORTH 00°13'41" EAST 766.89 FEET TO AN IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF GOWEN ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY SOUTH 76°34'34" EAST 693.22 FEET TO AN ALUMINUM CAP ON THE EASTERLY BOUNDARY OF SAID SECTION 2; THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 00°23'14" WEST 602.73 FEET TO THE POINT OF BEGINNING.
 PARCEL II:
 EASEMENT RIGHTS AS SET FORTH IN GRANT OF RIGHT OF WAY EASEMENT RECORDED APRIL 30, 2019, AS INSTRUMENT NO. 2019-035357, RECORDS OF ADA COUNTY, IDAHO.

NOTES:

- Basis of bearings is the East line of the parcel described by deed recorded under Instrument No. 108015911, monumented at the north end by a found 1 1/2 with Cap (illegible) and at the south end by a found 4 in. Brass Cap ADA County and having a measured bearing and distance of S00°44'30"W 602.62'. Bearings are relative to modified Idaho state plane coordinate system, west zone (1103). Combined scale factor of 0.99980982.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published 02/28/2019, referencing Flood Insurance Rate Map, Map Number 16001C0291H effective date 02/19/2003, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by First American Title Insurance Company, Commitment No. 3109936-2 with an effective date of April 19, 2019.
- The lineal units used in this drawing are U.S. Survey Feet.
- The improvements shown hereon are as of the date of field work, February 23, 2019.
- Per that Zoning and Site Requirements Summary provided by the Planning and Zoning Resource Company (PZR), PZR Site No. 128453-1, dated 04/09/2019, this site is zoned "M1-D" (Light Industrial within Design Overlay District).
 CURRENT ZONING INFORMATION:
 ZONING: "M1-D"
 Minimum Lot Area: N/A
 Maximum Building Height: 55'
 Building Setbacks:
 Front: 20'
 Side Street: 15'
 Rear: None Required
 Maximum Lot Coverage: 100%
 Parking Required: 1 space per 750 s.f. of gross floor area (225 Total Parking Spaces).
 Parking Provided: 296 regular spaces, 7 handicap spaces.
 For additional zoning information please contact the City of Boise Planning Department at (405)840-4344
- This property contains a calculated area of 461,760 square feet (10.601 acres) more or less.
- There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
- Access is obtained directly from E. Gowen Rd. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
- Posted Address: 645 E. Gowen Rd., Boise, Idaho
- There is no observable evidence of earth moving work, building construction or building additions within recent months.
- There are no changes in street right of way lines either completed or proposed, per documents provided by title company.
- There is no observable evidence of recent street or sidewalk construction or repairs.
- There is no evidence of potential wetlands being observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were observed at the time of the survey.
- Encroachment Statement:
 ▲ Access from E. Gowen Rd. through Instrument No. 18015911, no access easement provided.
 ▲ Access is not through an easement disclosed in title commitment.
- The record description of the subject parcel forms a mathematically closed figure.
- That, except as shown, there are no visible or apparent easements or rights of way across the Premises; that the property described hereon is the same as the property described in First American Title Insurance Company Commitment No. 3109936-2 with an effective date of April 19, 2019 and that all easements, covenants and restrictions referenced in said title insurance commitment, or easements which the undersigned has been advised or has knowledge, have been listed and plotted hereon or otherwise noted as to their effect on the subject property.

- LEGEND**
- FOUND MONUMENT (AS NOTED)
 - SET MONUMENT (AS NOTED)
 - CLEANOUT
 - ⊕ STORM MANHOLE
 - ⊕ STORM INLET (ROUND)
 - ⊕ STORM INLET (RECTANGLE)
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ WATER METER
 - ⊕ WATER WELL
 - ⊕ ELECTRIC BOX
 - ⊕ ELECTRIC VAULT
 - ⊕ FIBEROPTIC PEDESTAL
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ TELEPHONE MARKER
 - ⊕ GAS VALVE
 - ⊕ A/C UNIT
 - ⊕ HANDICAP PARKING
 - ⊕ REGULAR PARKING SPACES
 - LS LANDSCAPED AREA
 - BOLLARD
 - ⊕ SIGN
 - CHAIN LINK FENCE
 - CONCRETE AREA

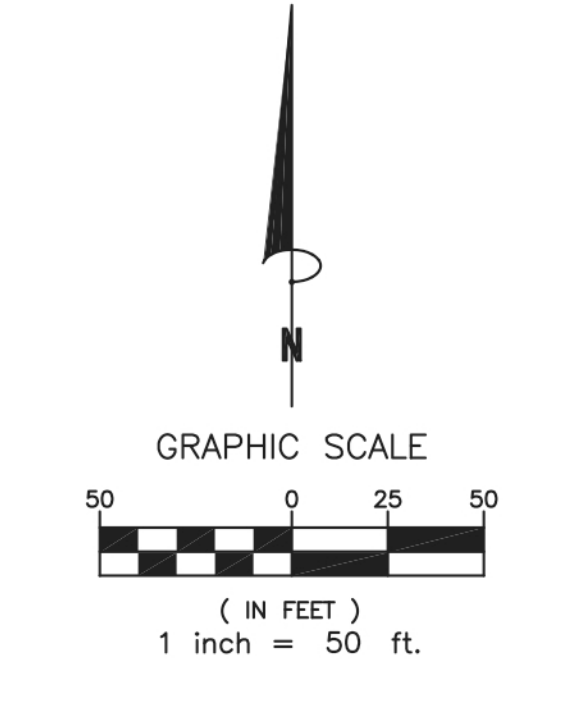


SCHEDULE B-2 EXCEPTIONS:

- Item No.
- Covenants, conditions, restrictions and easements contained in the Deed to the State of Idaho, conveying a portion of the property adjoining. Recorded: May 28, 1941, as Instrument No. Book 249 of Deeds at Page 101 -IS LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.
 - Easement, including terms and provisions contained therein:
 Recording Information: 108116282
 In Favor of: United Water Idaho, Inc.
 For: water pipe lines
 -IS LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.
 - Deed of Trust and the terms and conditions thereof.
 Grantor/Trustor: Volante Investments LLLP, an Idaho limited liability limited partnership
 Grantee/Beneficiary: Bank of America, N.A., a national banking association
 Trustee: First American Title Company
 Amount: \$25,000,000.00
 Dated: April 01, 2015
 Recorded: April 06, 2015
 Recording Information: 2015-027811
 -NOT SURVEY RELATED
 - Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.
 -NOT SURVEY RELATED
 - Matters as shown on ALTA Survey, by Clark Land Surveyors, Inc., dated March 6, 2019, Project No. 190114, Site Name VA #02, which are as follows:
 -Encroachment of electrical vault onto adjacent property to the west.
 -Physical access to the property from E. Gowen Road is by means of adjacent properties to the east and west, but no easements are identified on the survey to access such adjacent properties.
 -IS LOCATED ON SURVEY AREA, BLANKET IN NATURE.
 - Terms and conditions contained in Grant of Right of Way Easement recorded April 30, 2019, as Instrument No. 2019-035357, Ada County Records.
 -IS LOCATED ON SURVEY AREA, SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

To: Adler AB Industrial, LLC, a Delaware limited liability company, Invesco CMI Investments, L.P., a Delaware limited partnership, and its successors and assigns, First American Title Insurance Company & Greenberg Traurig, P.A.:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 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, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on February 23, 2019.
 Date of Plat or Map: May 1, 2019



OWNER: BOARDMAN LLC
 RECORDING INFO NOT AVAILABLE

OWNER: PARKWAY CENTER LI ASSOCIATES
 RECORDING NO. 2018-053398

Clark Land Surveying, Inc.
 177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.862.1270
 www.clarkls.com

No.	Description	By	Date
1	Comments	CME	5/2/2019

SITE NAME:
 VA #02
 Boise, ID

ALTA/NSPS LAND TITLE SURVEY
 A PORTION OF THE NE1/4 OF SECTION 2,
 TOWNSHIP 2 NORTH, RANGE 2 EAST, OF THE BOISE MERIDIAN,
 CITY OF BOISE, ADA COUNTY, IDAHO

Project No. **190114**
 Date: 5/1/2019
 Sheet 1 of 1
 Drawn By: CBK/AMF
 Checked By: SCR