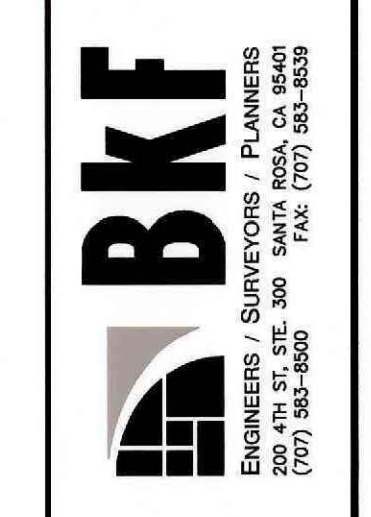
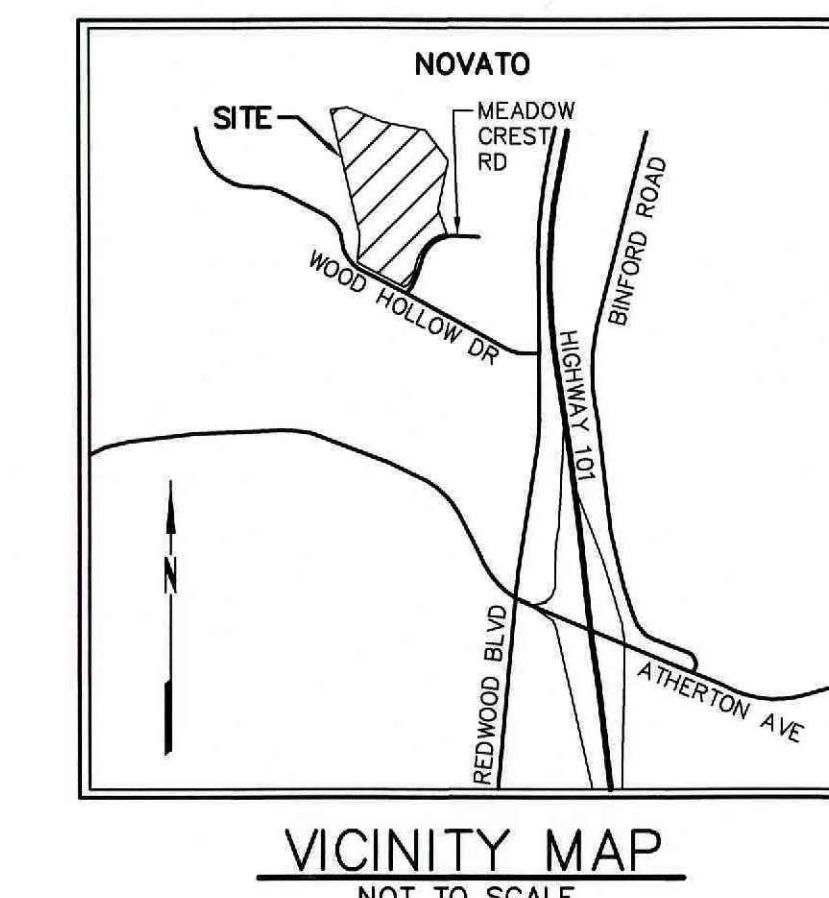


ALTA/ACSM LAND TITLE SURVEY



OWNERSHIP

LEXINGTON LION WOOD HOLLOW L.P.,
A DELAWARE LIMITED PARTNERSHIP

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NOVATO, COUNTY OF MARIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
Parcel One, as shown upon that certain Parcel Map entitled "Parcel Map San Marin Business Park, Being a Division of Parcel One, San Marin Business Park Phase 2, Book 24 of Parcel Maps, Page 68, Novato, County of Marin", filed for record April 17, 1998 in Book 1998 of Parcel Maps, at page 37, Marin County Records.

APN/Parcel ID(s): 125-202-17

EXCEPTIONS TO TITLE

EXCEPTIONS TO TITLE ARE BASED ON A PRELIMINARY REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY, 2150 JOHN GLENN DRIVE, SUITE 400, CONCORD, CALIFORNIA, ORDER NO. FMNA-MTO1501108, DATED NOVEMBER 20, 2015.

INDICATES EXCEPTIONS TO TITLE THAT HAVE BEEN PLOTTED AND SHOWN HEREON. UNLESS NOTED OTHERWISE, EXCEPTIONS LISTED INVOLVE LAND AREAS WHICH ARE BLANKET IN NATURE OR ARE UNABLE TO BE PLOTTED.

- Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
- Any lien or right to a lien for services, labor or material not shown by the Public Records.
- Water rights, claims or title to water, whether or not disclosed by the public records.
- Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:
Code Area: 010-090
Tax Identification No.: 125-202-17
Fiscal Year: 2015-2016
1st Installment: \$155,838.38 PAID
2nd Installment: \$155,838.38 OPEN
Exemption: \$0.00
Land: \$8,750,000.00
Improvements: \$7,250,000.00
Personal Property: \$0.00
Bill No.: 15-1062448
- Prior to closing, Escrow must contact the MARIN County Tax Collector's Office (415-473-6153) to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
- The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Novato, a municipal corporation
Purpose: 10' Public utility purposes; and Construction, repair and maintenance of slope banks and drainage facilities
Recording Date: February 26, 1996
Recording No.: 86-010193, of Official Records
Affects: Reference is made to said document for exact locations and full particulars

Dedications, Statements, Notes and Legends as set forth on "Parcel Map San Marin Business Park Phase 2", filed for record in the office of the Marin County Recorder on July 25, 1993, in Volume 24 of Parcel Maps, at page 68, Marin County Records.

Matters contained in that certain document:
Entitled: Notice
Executed by: North Marin Water District
Recording Date: March 9, 1989
Recording No.: 89-13949, of Official Records

Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as referred to in a document:
Map/Plat: Parcel Map of San Marin Business Park
Recording Date: April 17, 1998
Recording No.: Book 1998, page 37, of Parcel Maps
Purpose: Slope & drainage easement per 86-10193
Affects: Southerly portions as delineated upon said map
Purpose: Public utility easement per 86-10193
Affects: Southwesterly portion along Wood Hollow Drive
Purpose: Public utility easement per 24 PM 68
Affects: Southwesterly portion along Meadowcrest Road
Purpose: Limit of development
Affects: As delineated upon said map

The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by said Parcel Map of San Marin Business Park.
Affects: Southerly portion along Wood Hollow Drive

Matters contained in that certain document:
Entitled: Deferral Completion Agreement for Project Improvements
Executed by: City of Novato and Wood Hollow LLC
Recording Date: September 12, 2001
Recording No.: 2001-009928, of Official Records
Reference is hereby made to said document for full particulars.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: North Marin Water District, a public corporation
Purpose: Pipe or pipelines and other appliances for the transmission and distribution of water, together with the right of ingress and egress
Recording Date: October 5, 2001
Recording No.: 2001-0084730, of Official Records
Affects: Reference is made to said document for exact location
Limitations on the use, by the owners of said Land, of the easement area as set forth in the easement document shown hereinabove.
Reference is hereby made to said document for full particulars.

Matters contained in that certain document:
Entitled: High Pressure Water Notice
Executed by: North Marin Water District
Recording Date: October 26, 2001
Recording No.: 2001-007105, of Official Records
Reference is hereby made to said document for full particulars.

An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document:
Entitled: Notice of Non-Responsibility
Lessor: Lexington Lion Wood Hollow LLC
Lessee: GreenPoint Mortgage Funding, Inc.
Recording Date: December 6, 2005
Recording No.: 2005-050265, of Official Records
The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

Furnish for review a full and complete copy of any unrecorded agreement, contract, lease and/or lease together with all supplements, assignments and amendments thereto, prior to the close of this transaction.
The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

EXCEPTIONS TO TITLE (CONTINUED)

- The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.
If an existing survey is to be relied upon, an affidavit from the seller's/mortgagee(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent thereto subsequent to the survey presented to the Company.
The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
- The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.
Party(ies): Lexington Lion Wood Hollow L.P.
The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.
- Before issuing its policy of title insurance, the Company will require the following for the below-named limited partnership:
Name: Lexington Lion Wood Hollow L.P.
a. Certificate of Limited Partnership filed with the Secretary of State, in compliance with the provision of the California Revised Limited Partnership Act, Section 15611 et. seq., Corporations Code.
b. Certified Copy of the Certificate of Limited Partnership certified by the Secretary of State filed with the County Recorder.
The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
- Before issuing its policy of title insurance, the Company will require the following:
Written verification by the vestee herein that the property is unencumbered as we currently find no open deeds of trust affecting the property.
The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
- This transaction requires high liability approval prior to close of escrow together with an inspection of the subject property.
Please advise title department with an estimated date that your transaction will close so we can schedule the necessary approvals and inspections.
- The Company will require the following documents for review prior to the issuance of any title insurance mediated upon a conveyance or encumbrance from the entity named below:
Limited Liability Company: WESTMOUNT REALTY CAPITAL, LLC, A TEXAS LIMITED LIABILITY COMPANY
a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
d. If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company that it was validly formed, is in good standing and authorized to do business in the state of origin.
e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF EXCEPTIONS

GENERAL NOTES

- ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- RECORD TITLE ENCUMBRANCES ARE BASED ON A PRELIMINARY REPORT BY FIDELITY NATIONAL TITLE COMPANY, 2150 JOHN GLENN DRIVE, SUITE #400, CONCORD, CALIFORNIA, ORDER NO. FMNA-MTO1501108, DATED JULY 8, 2015. THE SURVEYOR ASSUMES NO LIABILITY FOR TITLE RESEARCH.
- THE ESTATE OF INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO IS A FEE AS TO LEXINGTON LION WOOD HOLLOW L.P., A DELAWARE LIMITED PARTNERSHIP.
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF CLARION PARTNERS LLC.
- THE STREET ADDRESS OF THE SUBJECT PROPERTY IS 100 WOOD HOLLOW DRIVE, NOVATO, CA.
- THE SUBJECT PROPERTY IS COMPRISED OF MARIN COUNTY ASSESSOR'S PARCEL NO. 125-202-17.
- THE SUBJECT PROPERTY APPEARS ON F.I.R.M. MAP NUMBERS 06041C0277D & 06041C0175D, EFFECTIVE DATE MAY 4, 2009, AND LIES WITH IN ZONE X, DESCRIBED AS 'AREAS DETERMINED TO BE OUTSIDE THE ANNUAL CHANCE FLOODPLAIN.'
- FIELD SURVEY DATE: AUGUST 17, 2015.
- BASIS OF BEARINGS: S81°21'41", S59°20", BETWEEN FOUND STREET MONUMENTS ON WOOD HOLLOW DRIVE AS SHOWN ON PARCEL MAP OF SAN MARIN BUSINESS PARK RECORDED IN BOOK 1998 OF MAPS AT PAGE 37, MARIN COUNTY RECORDS.
- CERTIFICATION OF THIS SURVEY IS MADE SUBJECT TO THE PROVISIONS OF SECTION 8770.6 OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.
- PARKING STALL COUNT:
STANDARD: 427 (INCLUDES DELIVERY, CAR POOL, RESERVED & VISITOR STALLS)
COMPACT: 94
MOTORCYCLE: 4
HANDICAP: 12
- SUBJECT PROPERTY CLASSIFIED UNDER ZONING DESIGNATION "PD" (PLANNED DEVELOPMENT DISTRICT); A SPECIAL PURPOSED ZONING DISTRICT) REGULATED BY THE SAN MARIN BUSINESS CENTER MASTER PLAN AND PRECISE DEVELOPMENT PLAN AS IDENTIFIED BY THAT ZONING AND SITE REQUIREMENTS SUMMARY, FOR "WOOD HOLLOW OFFICE PARK, 100 WOOD HOLLOW DRIVE, NOVATO, CA" DATED 12/23/2015 PREPARED BY THE PLANNING AND ZONING RESOURCE COMPANY UNDER P2R SITE 90398-1. SEE SAID REPORT FOR ADDITIONAL ZONING DETAILS.

SURVEYOR'S CERTIFICATE

TO CLARION PARTNERS LLC; LEXINGTON LION WOOD HOLLOW L.P., A DELAWARE LIMITED PARTNERSHIP; ALIGN FUND I, LLC A DELAWARE LIMITED LIABILITY COMPANY; ALIGN POOL INVESTOR HOLDINGS, LLC A DELAWARE LIMITED LIABILITY COMPANY; 100 WOOD HOLLOW DRIVE OWNER, LLC A DELAWARE LIMITED LIABILITY COMPANY; AIO CAPITAL, LLC A DELAWARE LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE COMPANY; AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:
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 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 11(a), 13, 14, 16, 18, & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 17, 2015.

DATE: 02/05/2016
JASON A. KIRCHMANN
P.L.S. 8806



ALTA/ACSM LAND TITLE SURVEY
OF THE LANDS OF LEXINGTON LION WOOD HOLLOW L.P., A DELAWARE LIMITED PARTNERSHIP
AS DESCRIBED IN THAT PRELIMINARY TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY
DATED NOVEMBER 20, 2015, ORDER NO. FMNA-MTO1501108

Date	By	Reviewed
02/05/2016	JK	
02/05/2016	JK	
02/05/2016	JK	
02/05/2016	JK	
02/05/2016	JK	
02/05/2016	JK	

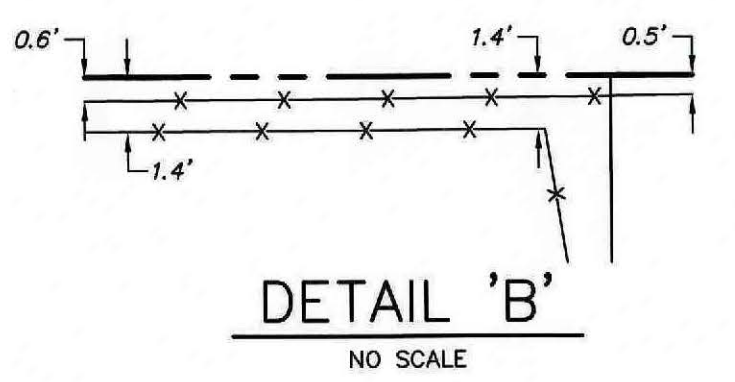
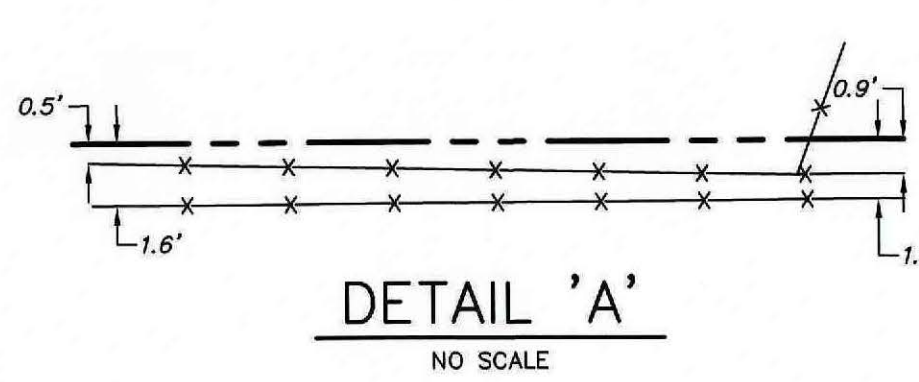
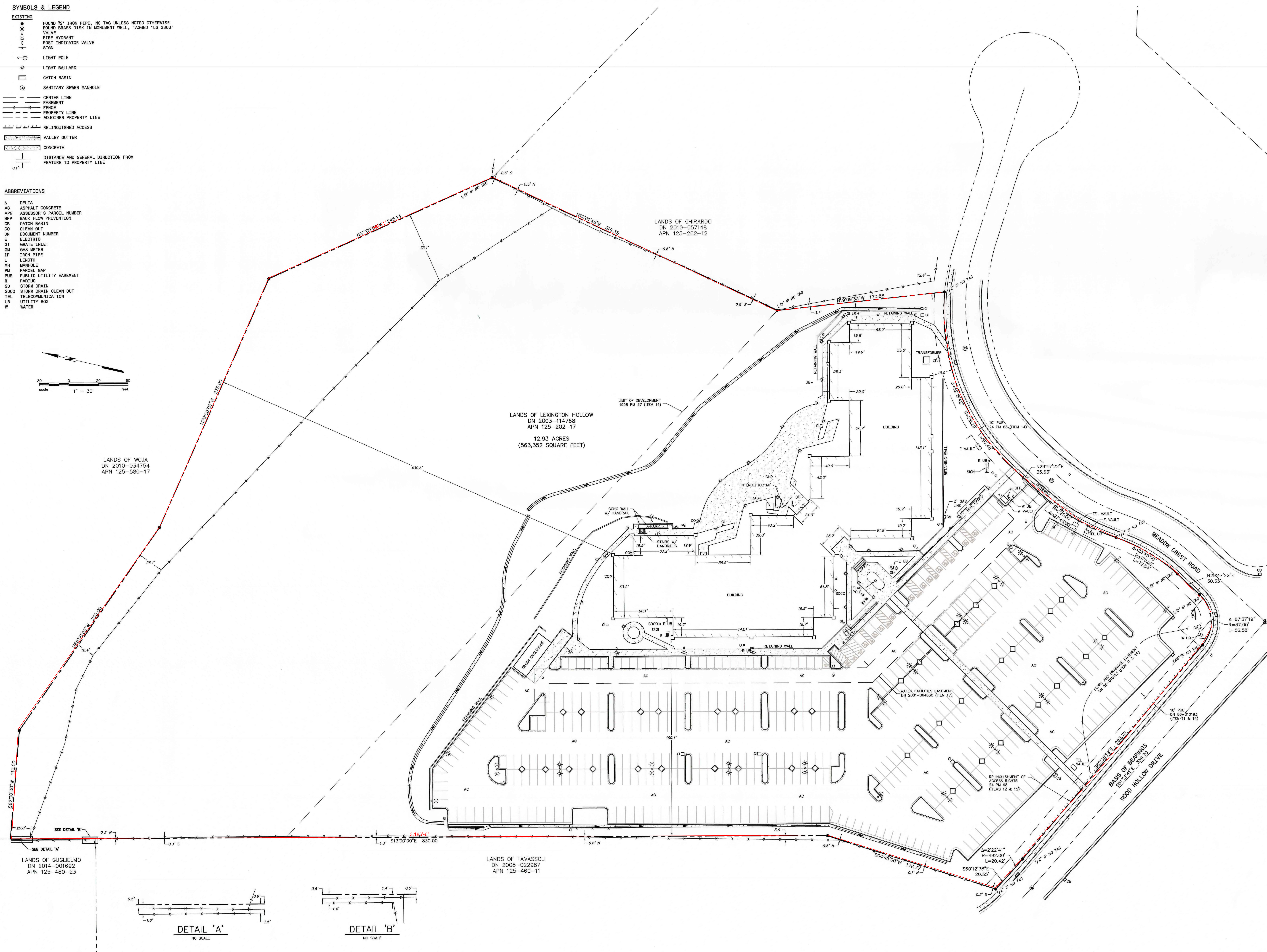
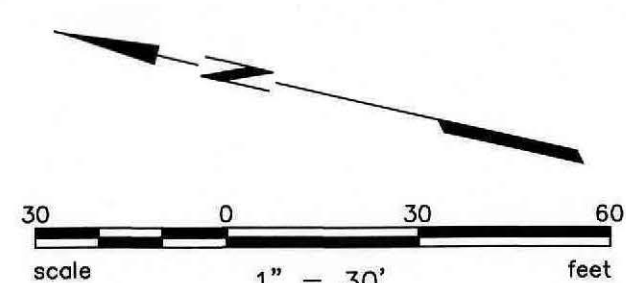
ALTA/ACSM LAND TITLE SURVEY

SYMBOLS & LEGEND

- EXISTING**
- FOUND 3/4" IRON PIPE, NO TAG UNLESS NOTED OTHERWISE
 - FOUND BRASS DISK IN MONUMENT WELL, TAGGED "LS 3303"
 - VALVE
 - FIRE HYDRANT
 - POST INDICATOR VALVE
 - SIGN
 - LIGHT POLE
 - LIGHT BALLARD
 - CATCH BASIN
 - SANITARY SEWER MANHOLE
 - CENTER LINE
 - EASEMENT
 - FENCE
 - PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - RELINQUISHED ACCESS
 - VALLEY GUTTER
 - CONCRETE
 - DISTANCE AND GENERAL DIRECTION FROM FEATURE TO PROPERTY LINE

ABBREVIATIONS

- Δ DELTA
- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BFP BACK FLOW PREVENTION
- CB CATCH BASIN
- CO CLEAN OUT
- DN DOCUMENT NUMBER
- E ELECTRIC
- GI GRATE INLET
- GM GAS METER
- IP IRON PIPE
- L LENGTH
- MH MANHOLE
- PM PARCEL MAP
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- SD STORM DRAIN
- SDCO STORM DRAIN CLEAN OUT
- TEL TELECOMMUNICATION
- UB UTILITY BOX
- W WATER



ALTA/ACSM LAND TITLE SURVEY

OF THE LANDS OF LEXINGTON HOLLOW, WOOD HOLLOW L.P., A DELAWARE LIMITED PARTNERSHIP
 AS DESCRIBED IN THAT PRELIMINARY TITLE REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY
 DATED NOVEMBER 20, 2015, ORDER NO. FINNA-MT01501108

Revisions	No.	Date
	1	11/20/15