ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 7 NORTH, RANGE 2 WEST,
SEASONS ESTATES SUBDIVISION
FARR WEST CITY, WEBER COUNTY, UTAH

NORTH

GRAPHIC SCALE

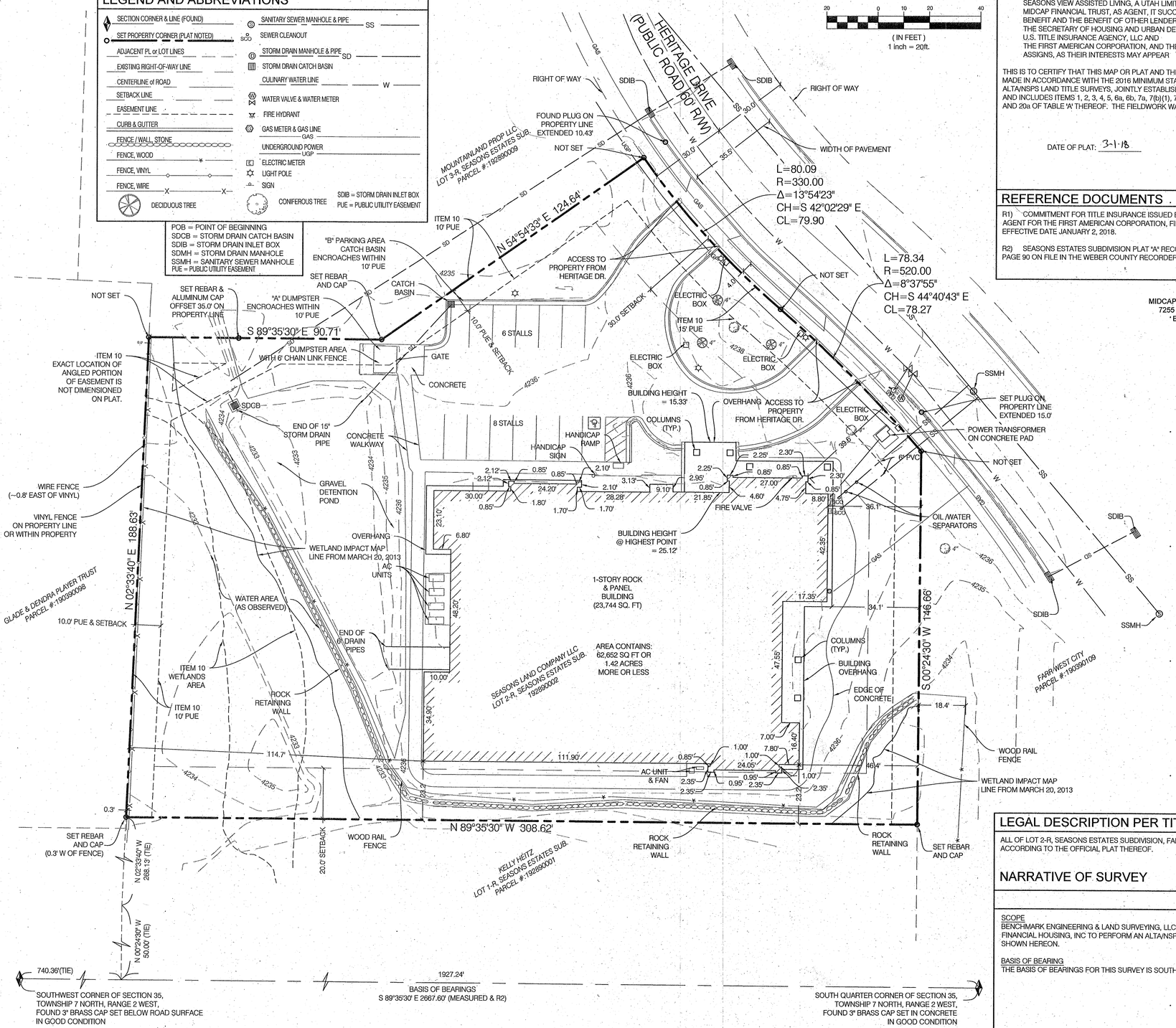
20 0 10 20 40

(IN FEET)
1 inch = 20ft.

LEGEND AND ABBREVIATIONS

- SECTION CORNER & LINE (FOUND)
- SET PROPERTY CORNER (FLAT NOTED)
- ADJACENT PL or LOT LINES
- EXISTING RIGHT-OF-WAY LINE
- CENTERLINE of ROAD
- SETBACK LINE
- EASEMENT LINE
- CURB & GUTTER
- FENCE / WALL, STONE
- FENCE, WOOD
- FENCE, VINYL
- FENCE, WIRE
- DECIDUOUS TREE
- SANITARY SEWER MANHOLE & PIPE
- SEWER CLEANOUT
- STORM DRAIN MANHOLE & PIPE
- STORM DRAIN CATCH BASIN
- CULINARY WATER LINE
- WATER VALVE & WATER METER
- FIRE HYDRANT
- GAS METER & GAS LINE
- UNDERGROUND POWER
- ELECTRIC METER
- LIGHT POLE
- SIGN
- CONIFEROUS TREE
- SDIB = STORM DRAIN INLET BOX
- PUE = PUBLIC UTILITY EASEMENT

POB = POINT OF BEGINNING
SDCB = STORM DRAIN CATCH BASIN
SDIB = STORM DRAIN INLET BOX
SDMH = STORM DRAIN MANHOLE
SSMH = SANITARY SEWER MANHOLE
PUE = PUBLIC UTILITY EASEMENT



SURVEYOR'S CERTIFICATE

TO: TP ASSISTED LIVING PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY
RIPOSO, L.L.C., A UTAH LIMITED LIABILITY COMPANY
RICE INDUSTRIES AL HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY
RICE FAMILY AL HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY
GREEN MEADOWS CHARLESTON, LLC, A UTAH LIMITED LIABILITY COMPANY
UH60 LLC, A UTAH LIMITED LIABILITY COMPANY
PASCO HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY
TAMSCO HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY
STAMPER4, LLC, A UTAH LIMITED LIABILITY COMPANY
SEASONS VIEW ASSISTED LIVING, A UTAH LIMITED LIABILITY COMPANY
MIDCAP FINANCIAL TRUST, AS AGENT, IT SUCCESSORS AND ASSIGNS, FOR ITS BENEFIT AND THE BENEFIT OF OTHER LENDERS
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
U.S. TITLE INSURANCE AGENCY, LLC AND
THE FIRST AMERICAN CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR

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, 5, 6a, 6b, 7a, 7(b)(1), 7(c), 8, 9, 10a, 10b, 11, 12, 13, 16, 17, 18, 19 AND 20a OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 31, 2018.

DATE OF PLAT: 3-1-18

PROFESSIONAL LAND SURVEYOR 3-1-18 7240531 BRIAN A. LINAM STATE OF UTAH

REFERENCE DOCUMENTS

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY U. S. TITLE INSURANCE AGENCY, LLC AS AGENT FOR THE FIRST AMERICAN CORPORATION, FILE NUMBER #WB86583SH, AMENDMENT #1a, EFFECTIVE DATE JANUARY 2, 2018.

R2) SEASONS ESTATES SUBDIVISION PLAT "A" RECORDED NOVEMBER 17, 2010 IN BOOK 71 AT PAGE 90 ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE.

PREPARED FOR
MIDCAP FINANCIAL HOUSING CAPITAL, INC.
7255 WOODMONT AVENUE, SUITE 200
BETHESDA, MARYLAND 20814

LEGAL DESCRIPTION PER TITLE REPORT

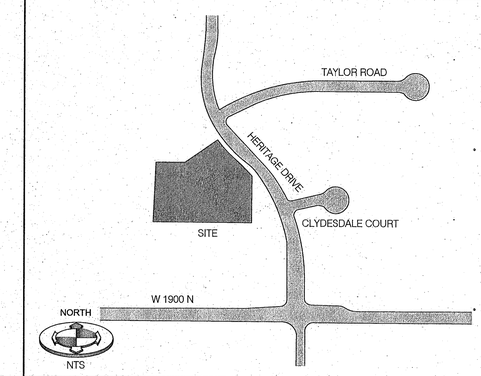
ALL OF LOT 2-R, SEASONS ESTATES SUBDIVISION, FARR WEST CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS PREPARED FOR MIDCAP FINANCIAL HOUSING, INC TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°35'30" EAST AS SHOWN HEREON.

VICINITY MAP



TITLE EXCEPTIONS

1) THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY U. S. TITLE INSURANCE AGENCY, LLC AS AGENT FOR THE FIRST AMERICAN CORPORATION, FILE NUMBER #WB86583SH, AMENDMENT #1a, EFFECTIVE DATE JANUARY 2, 2018
2) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-9 NOT SURVEY ITEMS

ITEM 10 SUBJECT TO ALL EASEMENTS, NOTES, BUILDING SET-BACKS, CONDITIONS, RESTRICTIONS, STIPULATIONS AND AN EXISTING WETLAND AREA AS SET FORTH ON THE RECORDED PLAT RECORDED JANUARY 25, 2011 AS ENTRY NO. 2513054 IN BOOK 71 OF PLATS AT PAGE 90.
(SURVEY FINDINGS: AFFECTS SUBJECT PROPERTY, AS SHOWN)

ITEM 11 DELETED BY US TITLE
ITEM 12 DELETED BY US TITLE

ITEM 13 DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JANUARY 26, 2011 AS ENTRY NO. 2513055, OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANT, CONDITION OR RESTRICTION VIOLATES 42 USC 3605 (C).
(SURVEY FINDINGS: AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)

ITEM 14 DECLARATION OF RESTRICTIONS REGARDING A WILDLIFE HABITAT AND A WETLAND PRESERVE AREA, RECORDED APRIL 16, 2013 AS ENTRY NO. 2630224 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE)

ITEMS 15-21 THESE ARE NOT SURVEY ITEMS AND DO NOT NEED TO BE INCLUDED.

GENERAL NOTES

1) FEMA FLOOD INSURANCE RATE MAP NUMBER 49057C0200E
EFFECTIVE DATE: DECEMBER 16, 2005
FLOOD ZONE: ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN
2) ZONING REPORT PREPARED FOR MIDCAP FINANCIAL TRUST, AS AGENT, ITS SUCCESSORS AND ASSIGNS. NZA REPORT NO. 5481, DATE 2/12/2018.
ZONE - R-1-12.5 RESIDENTIAL DISTRICT
1- BUILDING SETBACK - FRONT 30' MIN., SIDE 10' MIN. (ONE); 24' BOTH SIDES); 20 ' STREET SIDE), REAR 20' MIN.
2- BUILDING HEIGHT LIMIT - 35' MAXIMUM, 10' MINIMUM
3- PARKING REQUIREMENTS - 53 BEDS / 4 = 13 TOTAL SPACES
4 - MINIMUM LOT SIZE- 12,500
3) PARKING STALL COUNT:
STANDARD: 13
ADA: 1
TOTAL = 14
4) THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5) THERE WERE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS
6) THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
7) WETLANDS DELINEATION MARKERS PLACED BY A QUALIFIED SPECIALIST ON A PREVIOUS SURVEY AND WERE NOT FOUND, AN EXHIBIT SHOWING THE DELINEATION FROM SAID DELINEATION WAS USED TO DETERMINE THE LINES SHOWN HEREON.
8) THERE ARE NO OFFSITE EASEMENTS BENEFITING THE SURVEYED PROPERTY.
9) NO DESIGNATION FOR DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES, NOR THE OBTAINING OF NECESSARY PERMISSIONS, HAVE BEEN PROVIDED BY THE CLIENT TO THE SURVEYOR PER THE DATE OF THIS SURVEY. CLIENT DID NOT DESIGNATE WALLS TO BE DETERMINED AS PLUMB AT TIME OF SURVEY.
10) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
A - DUMPSTER AREA IS WITHIN THE 10' PUE.
B - A PORTION OF THE PARKING AREA IS WITHIN THE 10' PUE.
11) AN 811 UTILITY LOCATE REQUEST WAS NOT MADE AND MARKINGS FOUND AT THE SITE, IF ANY, HAVE BEEN NOTED. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHERWISE SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE.
12) NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
13) THE SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO HERITAGE DRIVE, A PUBLIC STREET.
14) NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
15) NO POSTED ADDRESSED WAS OBSERVED DURING SURVEY.
16) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THAT U.S. TITLE INSURANCE AGENCY, LLC, AS AGENT FOR THE FIRST AMERICAN CORPORATION FILE NUMBER #WB86583SH, AMENDMENT #1A, EFFECTIVE DATE JANUARY 2, 2018.

CULINARY WATER	BONA VISTA WATER IMPROVEMENT DISTRICT	801-621-0474
	PINEVIEW WATER SYSTEMS	801-621-6555 Ext. 1351
CATV & FIBER	COMCAST-TELECON	906-239-0934
PHONE	CENTURY LINK	801-974-8130
SEWER	FARR WEST CITY	801-731-4187
GAS	DOMINION ENERGY	801-324-3970
ELECTRICITY	ROCKY MOUNTAIN POWER	503-813-6993
SECONDARY WATER	WEBER BASIN WATER I.D.	801-771-1677

No.	DATE	DESCRIPTION
1	2/15/2018	REVISED PER CLIENT COMMENTS

DRAWN BY SMT / KD
CHECKED BY BAL
FIELD CREW ZS/CL
DATE 2/28/2018
DWG REF 1801012
0 0.5 1 SCALE: 1IN.=0.5IN.(8.5"x11") 1IN.=1IN.(22"x34") ADJUST ACCORDINGLY FOR REDUCED SHEETS

RECEIVED MAY 29 2018 BY: 6011

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

SEASONS OF FARR WEST
HUD PROJECT NUMBER:
1979 HERITAGE DRIVE
FARR WEST CITY, WEBER COUNTY, UTAH 84404

PROJECT NO. 1801012

ALTA/NSPS LAND TITLE SURVEY

SVA.01
1 OF 1