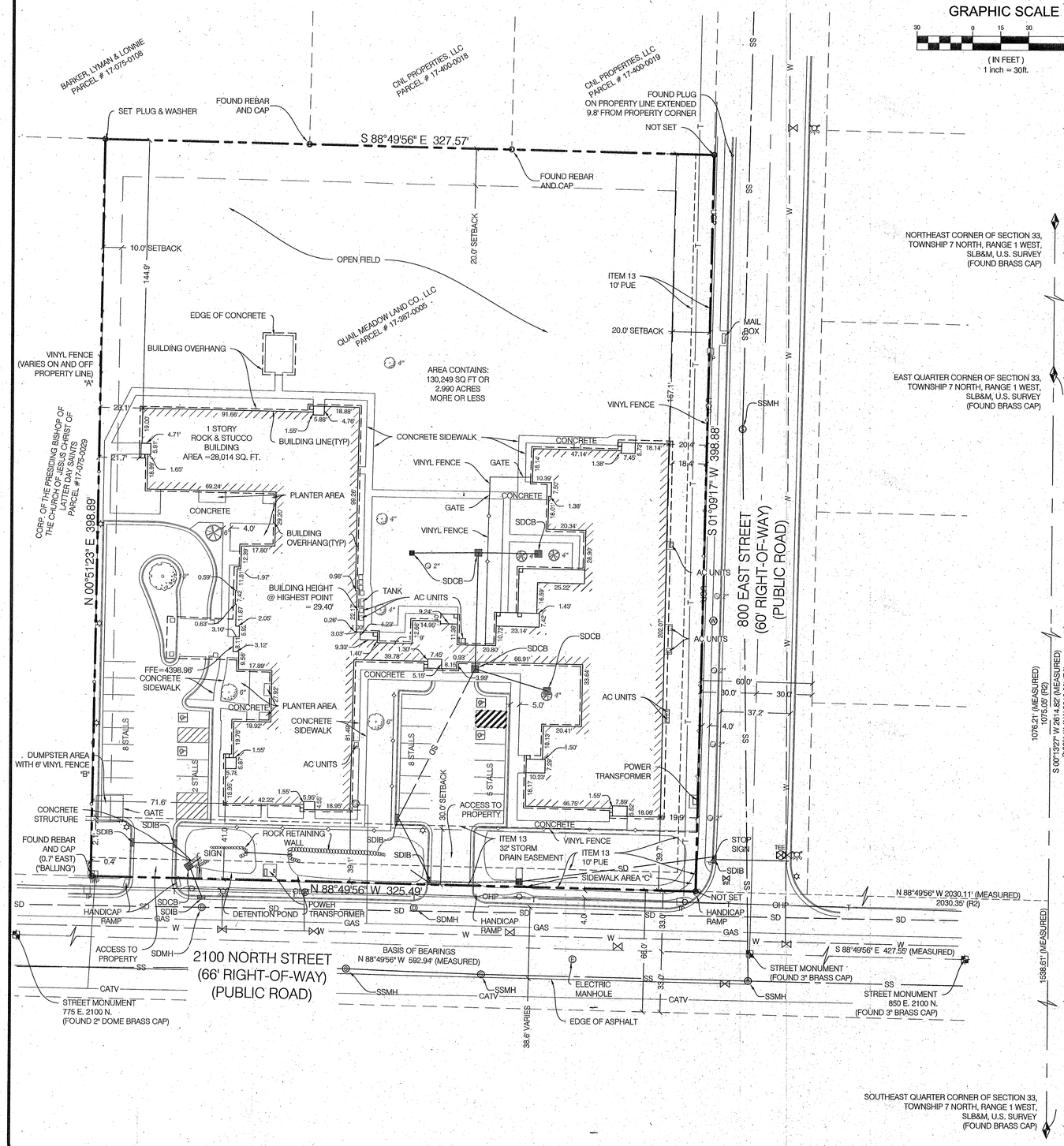
ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
NORTH OGDEN CITY, WEBER COUNTY, UTAH



NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30ft.

SURVEYOR'S CERTIFICATE

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
QUAIL MEADOW 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, 6a, 6b, 7a, 7b, 7(c), 8, 9, 10a, 10b, 11, 12, 13, 14, 16, 17, 18 AND 19 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 31, 2018.

PROFESSIONAL LAND SURVEYOR 4-23-18 7240531 BRIAN A. LINAM STATE OF UTAH

DATE OF PLAT: 4-23-18

LEGAL DESCRIPTION PER TITLE REPORT

ALL OF LOT 5, COLDWATER MEADOWS PHASE 1, NORTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF .

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY MATTHEW McCONKIE TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS N 88°59'56" W AS SHOWN HEREON.

BENCHMARK
WEBER COUNTY BENCHMARK WC-24, MONUMENT NO. 71133-2-5024
NGVD 29 = 4442.167

REFERENCE DOCUMENTS

R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY U. S. TITLE INSURANCE AGENCY, LLC AS AGENT FOR THE FIRST AMERICAN CORPORATION, ORDER NUMBER WB86585SH, AMENDMENT #1, EFFECTIVE DATE JANUARY 2, 2018.

R2) COLDWATER MEADOWS PHASE 1, RECORDED APRIL 17, 2015 IN BOOK 77 AT PAGE 26 ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE.

LEGEND AND ABBREVIATIONS

SECTION CORNER & LINE (FOUND)
STREET MON. (FOUND)
SET PROPERTY CORNER (PLAT NOTED)
ADJACENT PL or LOT LINES
EXISTING RIGHT-OF-WAY LINE
CENTERLINE of ROAD
EASEMENT LINE
CURB & GUTTER
FENCE / WALL, STONE
FENCE, WOOD
FENCE, VINYL
FENCE, WIRE
TELEPHONE LINE
UNDERGROUND POWER UGP
UNDERGROUND CABLE TV CATV
SANITARY SEWER MANHOLE & PIPE SS
STORM DRAIN MANHOLE & PIPE SD
CATCH BASIN
CULINARY WATER LINE W
WATER VALVE & WATER METER
FIRE HYDRANT
WATER TEE
GAS METER
SIGN
ELECTRIC METER
IRRIGATION CONTROL VALVE
LIGHT POLE
POWER POLE
TELEPHONE PEDESTAL

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

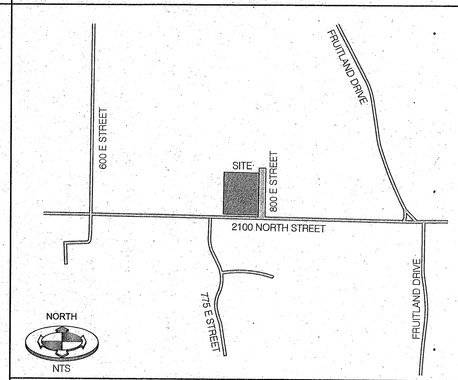
DECIDUOUS TREE
CONIFEROUS TREE

UTILITY PROVIDERS

CULINARY WATER	NORTH OGDEN CITY	801-782-8111
CATV & FIBER	COMCAST-TELECON	435-224-2356
PHONE	CENTURY LINK	801-974-8130
SEWER	NORTH OGDEN CITY	801-782-8111
GAS	DOMINION ENERGY	801-324-3970
ELECTRICITY	ROCKY MOUNTAIN POWER	503-813-6993
SEWER/STORM DRAIN	NORTH OGDEN CITY	801-782-8111

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

VICINITY MAP



TITLE EXCEPTIONS

1) THIS SURVEY IS BASED UPON THE COMMITMENT ISSUED BY U. S. TITLE INSURANCE AGENCY, LLC AS AGENT FOR THE FIRST AMERICAN CORPORATION, ORDER NUMBER WB86585SH, AMENDMENT #1, EFFECTIVE DATE JANUARY 2, 2018.

2) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-10 NOT SURVEY ITEMS

ITEM 11 A GRANT OF EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED NOVEMBER 15, 1918 IN BOOK N AT PAGE 208 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

ITEM 12 A GRANT OF EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY TO INSTALL AND CONSTRUCT, OPERATE, REPLACE AND MAINTAIN ELECTRIC TRANSMISSION AND DISTRIBUTION CIRCUITS AND FACILITY(IES) THEREIN, AND ALL NECESSARY FIXTURES THERETO, RECORDED OCTOBER 20, 1960 AS ENTRY NO. 344444 IN BOOK 660 AT PAGE 332 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: AFFECTS THE SOUTHERLY PORTION OF SUBJECT PROPERTY, BUT NOT ABLE TO LOCATE THEREON, GRANTS RIGHTS TO THE TRANSMISSION LINES ALONG 2100 NORTH STREET, ALL OF WHICH APPEAR TO BE OUTSIDE OF THE PROPERTY)

ITEM 13 SUBJECT TO ALL EASEMENTS, NOTES, BUILDING SET-BACKS, CONDITIONS, RESTRICTIONS, STIPULATIONS AND A 32 FOOT STORM DRAIN DETENTION EASEMENT AS SET FORTH ON THE OFFICIAL PLAT RECORDED APRIL 17, 2015 AS ENTRY NO. 2731279 IN BOOK 77 OF PLATS AT PAGE 26.
(SURVEY FINDINGS: AFFECTS SUBJECT PARCEL, EASEMENTS AS SHOWN)

ITEM 14 DELETED BY US TITLE.

ITEMS 15-19 NOT SURVEY ITEMS

ITEM 20 A GRANT OF EASEMENT & SITE AGREEMENT BY AND BETWEEN LYMAN BARKER AND LONNY BARKER AND QUAIL MEADOW LAND COMPANY, LLC, RECORDED FEBRUARY 24, 2015 AS ENTRY NO. 2723267 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

ITEMS 21-23 NOT SURVEY ITEMS

GENERAL NOTES

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, ORDER NUMBER WB86585SH, AMENDMENT #1, EFFECTIVE DATE JANUARY 2, 2018
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: 23
ADA: 4
TOTAL = 27
4) FLOOD ZONE: FIRM - FLOOD INSURANCE RATE MAP
ZONE X: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
MAP NUMBER 49057C0212 E
EFFECTIVE DATE: DECEMBER 16, 2005
5) THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6) 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.
7) THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8) NO WETLANDS DELINEATION MARKERS WERE OBSERVED DURING THE FIELDWORK CONDUCTED ON THE PROPERTY.
9) THERE ARE NO OFFSITE EASEMENTS BENEFITING THE SURVEYED PROPERTY.
10) 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.
11) SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
A - VINYL FENCE ON WESTERLY PROPERTY LINE VARIES ALONG PROPERTY LINE. OWNERSHIP OF FENCE UNKNOWN.
B - DUMPSTER AREA ENCROACHES INTO ITEM 13 EASEMENT.
C - PUBLIC SIDEWALKS ENCROACH PAST PROPERTY LINE AT THE SOUTHEAST CORNER OF THE PROPERTY. DISTANCE VARIES.
12) 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.
13) NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
14) THE SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO 2100 NORTH STREET, A PUBLIC STREET.
15) NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.

No.	DATE	DESCRIPTION

DRAWN BY: SMT/BAL
CHECKED BY: BAL
FIELD CREW: CL/KO
DATE: 4/23/2018
DWG FILE: 1801013a

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
0 0.5 1

RECEIVED
MAY 29 2018
BY: 6012

BENCHMARK ENGINEERING & LAND SURVEYING
9130 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

QUAIL MEADOW ASSISTED LIVING
HUD PROJECT NUMBER:
786 EAST 2100 N STREET
NORTH OGDEN, WEBER COUNTY, UTAH 84414

PROJECT NO. 1801013

ALTA/NSPS LAND TITLE SURVEY

SVA.01
1 OF 1