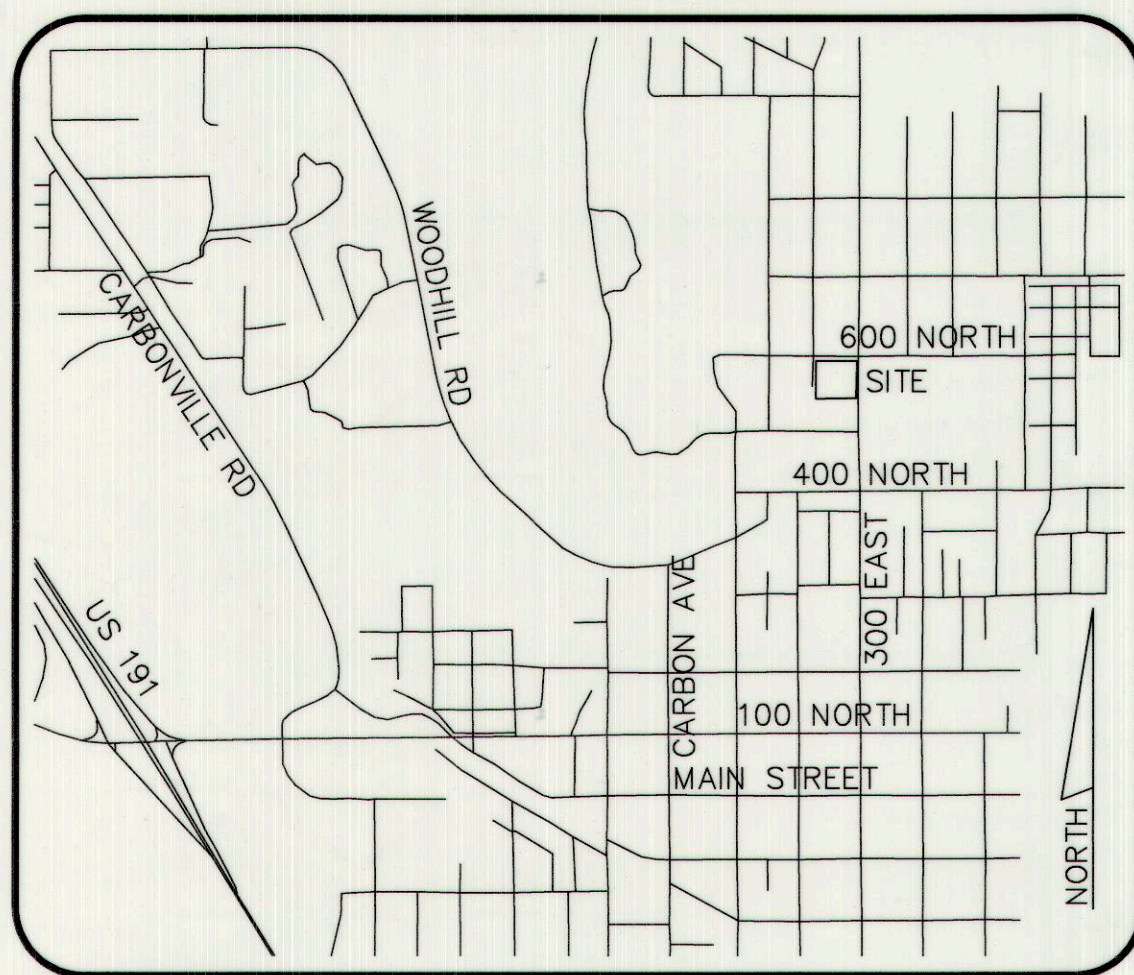


16 VICINITY MAP



VICINITY MAP
NO SCALE

19 SURVEY DRAWING

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 5-09951 (REVISED #7), EFFECTIVE DATE AUGUST 24, 2018.

11 SURVEYOR'S NOTES

- Parcels 4 & 4A have physical access to 600 North Street.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- No observed evidence of recent earth moving work, building construction or building additions.
- No observed evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Parcels 4 & 4A are located on the Southwest corner of the intersection of 600 North Street and 300 East Street.
- Surveyor made a prudent attempt to locate and show hereon all above ground visible utilities.
- Building line shown is roof overhang line and does not reflect the actual occupied square footage.
- Underground utility information shown hereon is based on Blue Stake markings found at time of survey and may not be all inclusive.
- In regards to ALTA Table A Item 10(a), no visible certain division or party walls with respect to adjoining properties were observed at the time the fieldwork was performed, nor were any designated by the client, necessary permissions were not provided.
- In regards to ALTA Table A Item 10(b), no determination of whether certain walls are plumb was made at the time the fieldwork was performed, nor were any designated by the client, necessary permissions were not provided.
- No wetland delineation markers were observed at time of survey.

9 LEGEND

- TELEPHONE PEDESTAL
- ELECTRICAL BOX
- TRAFFIC SIGNAL POLE
- GAS METER
- BOLLARD
- ELECTRICAL PEDESTAL
- TRANSFORMER PAD
- SSCO SEWER CLEAN OUT
- TELEPHONE MANHOLE
- POWER POLE
- GUY WIRE
- SIGN
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- TPN TAX PARCEL NUMBER
- TRAFFIC SIGNAL BOX
- STORM DRAIN MANHOLE
- CATCH BASIN
- HC HANDICAP PARKING
- FENCELINE
- STREET LIGHT BOX
- LIGHT POLE
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- PLUG FOUND
- FOUND MONUMENT
- OVERHEAD POWER
- AIR CONDITIONER
- SIGN
- PUE PUBLIC UTILITY EASEMENT
- ELEC MANHOLE
- SALT LAKE COUNTY RECORDER'S OFFICE
- SLCR
- FIRE HYDRANT
- RECORD
- MEASURED
- PLANTER
- COMM MH OR BOX
- TRASH ENCLOSURE
- PROPERTY LINE
- ELEC. MANHOLE
- MONITORING WELL
- STORM DRAIN INLET BOX
- BUILDING OVERHANG
- EASEMENT LINE
- BUILDING SETBACK LINE
- BUILDING MEASUREMENT LOCATION

8 ZONING INFORMATION

Zoning Classification: PF - Public Facilities
Permitted Use: Skilled Nursing Facility, Permitted by Conditional Use Permit
Building Setbacks:
Front: Per Approved Site Plan
Side: Per Approved Site Plan
Rear: Per Approved Site Plan
Maximum Building Height: Per Approved Site Plan
Parking Requirements:
-Spaces Required: Per Approved Site Plan
-Existing spaces: 25 Spaces
Maximum Coverage: Per Approved Site Plan
Zoning Provided By: Commercial Due Diligence Service - (888) 322-7371
Order Number: 18-04-0606.002
Dated: 09/13/2018

10 BASIS OF BEARING

PARCEL 4:
South 00°00'00" West - Being the East line of Block 3, First Addition to Price City on file in the Carbon County Recorder's Office and also being in Section 16, Township 14 South, Range 10 East, Salt Lake Base and Meridian, Carbon County, Utah.

12 PARKING INFORMATION

PARCEL 4:
23 REGULAR PARKING
2 HANDICAP PARKING
TOTAL ON SITE: 25 SPACES

13 LAND AREA

PARCEL 4:
98,662 sq. ft., 2.265 Acres

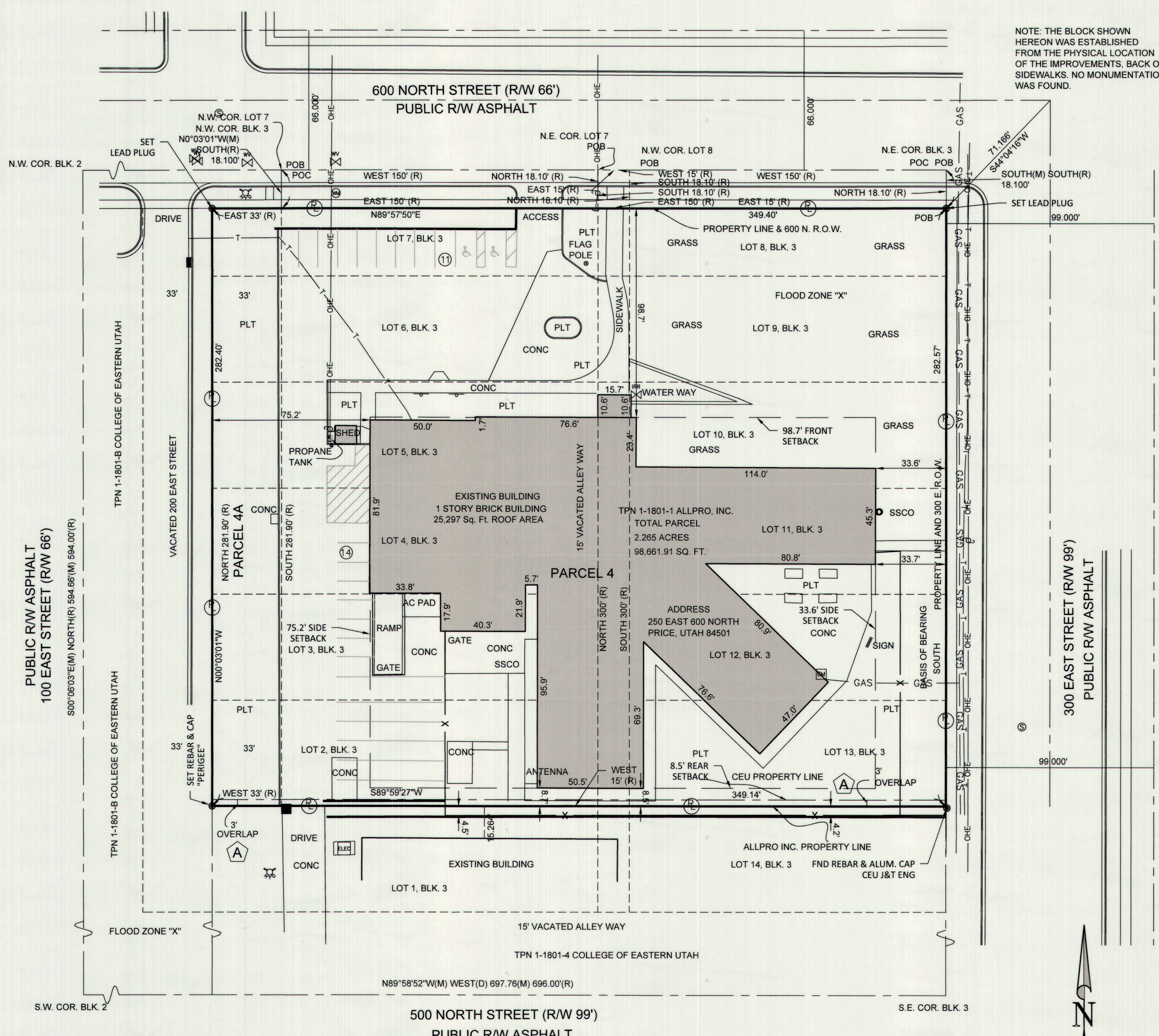
14 BUILDING AREA

PARCEL 4:
Building Square Footage at Roof Overhang Line:
25,297 sq. ft.

15 BUILDING HEIGHT

NOT A PART OF SURVEY SCOPE

NOTE: THE BLOCK SHOWN HEREON WAS ESTABLISHED FROM THE PHYSICAL LOCATION OF THE IMPROVEMENTS, BACK OF SIDEWALKS, NO MONUMENTATION WAS FOUND.



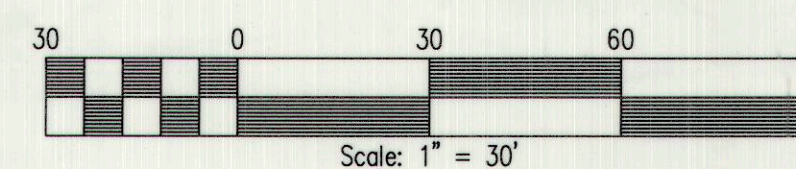
7 POSSIBLE ENCROACHMENTS

PARCEL 4:
A DEEDS OF RECORD OVERLAP 3' ON THE SOUTH BOUNDARY. FENCE IS SOUTH OF SOUTH PROPERTY LINE UP TO 4.5 FEET

5 FLOOD INFORMATION

PARCEL 4:
By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Map Number 49007C0856E, which bears an effective date of MAY 2, 2012 is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
Zone "X" denotes areas determined to be outside the 0.2% annual chance floodplain.

17 NORTH ARROW / SCALE



Approved CDS Surveyor
Survey and Plot by:
PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84068
801.228.8000 TEL. 801.266.6811 FAX
www.perigeecivil.com
Email: marshall@perigeecivil.com

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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcads.com
Toll Free: 888.322.7371

Drawn By: MB	Date: Revision:
Surveyor Ref No: 00431-33	Date: Revision:
Aprvd By: MB	Date: Revision:
Field Date: 04-23-2018	Date: Revision:
Scale: 1" = 30'	Date: Revision:

Prepared For:

20 PROJECT ADDRESS
250 East 600 North
Price, UT
Project Name:
Cascades Portfolio
CDS Project Number:
18-04-0606.002