

## 1 TITLE DESCRIPTION

REAL PROPERTY IN THE CITY OF SHERIDAN, COUNTY OF SHERIDAN, STATE OF WYOMING, DESCRIBED AS FOLLOWS:

LOTS 4, 5, AND 6, BLOCK 2 OF THE REPLAT OF SUGARLAND SOUTH, A SUBDIVISION IN SHERIDAN COUNTY, WYOMING, AS RECORDED IN BOOK 1 OF PLATS, PAGE 321.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE TITLE DESCRIPTION FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-887162-30-SA1 WITH AN EFFECTIVE DATE OF JULY 30, 2016 AT 5:00 P.M.

## 2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-887162-30-SA1 WITH AN EFFECTIVE DATE OF JULY 30, 2016 AT 5:00 P.M.

## 3 SCHEDULE 'B' ITEMS

## NOTES CORRESPONDING TO SCHEDULE "B":

9. EASEMENT(S), INCLUDING THE TERMS AND CONDITIONS THEREOF, AS SHOWN ON THE SUBDIVISION PLAT, RECORDED: DECEMBER 2, 1981 IN BOOK 1 OF PLATS, PAGE 321. (AFFECTS, PLOTTED AS SHOWN)
10. MEMORANDUM OF AGREEMENT INCLUDING THE CONDITIONS THEREOF, BETWEEN EMERITUS CORPORATION AND CHARTER CABLE PARTNERS, LLC FOR: INSTALLATION AND SERVICE AGREEMENT RECORDED DECEMBER 7, 2016, BOOK 557, PAGE 82. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

## 7 STATEMENT OF ENCROACHMENTS

- (A) BUILDING APPEARS TO ENCROACH OVER UTILITY EASEMENT BY AS MUCH AS 0.69'.  
(B) BUILDING APPEARS TO ENCROACH OVER UTILITY EASEMENT BY AS MUCH AS 2.23'.  
(C) BUILDING APPEARS TO ENCROACH OVER UTILITY EASEMENT BY AS MUCH AS 0.68'.  
(D) BUILDING APPEARS TO ENCROACH OVER UTILITY EASEMENT BY AS MUCH AS 0.73'.

## 4 SURVEYOR CERTIFICATION

TO: KEYBANK NATIONAL ASSOCIATION AND FEDERAL HOME LOAN MORTGAGE CORPORATION, THEIR SUCCESSORS AND ASSIGNS;  
BISHOP SUGARLAND RIDGE OWNER LLC;  
FIRST AMERICAN TITLE INSURANCE COMPANY

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 (EXCEPT IN STATES THAT REQUIRE RECORD MONUMENT PLATTING), 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 13, 14, 16, 19, & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/20/2018.

DATE OF PLAT OR MAP: 10/04/2018

LEROY W. FARLEY  
LICENSE NO. 10387  
IN STATE OF WYOMING  
SURVEY@BLEWINC.COM

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LEROY W. FARLEY ON THIS 20th DAY OF December, 2018.  
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

## 5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 5803207622, WHICH BEARS AN EFFECTIVE DATE OF 01/16/2014 AND IS NOT LOCATED 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.

Approved CDS Surveyor

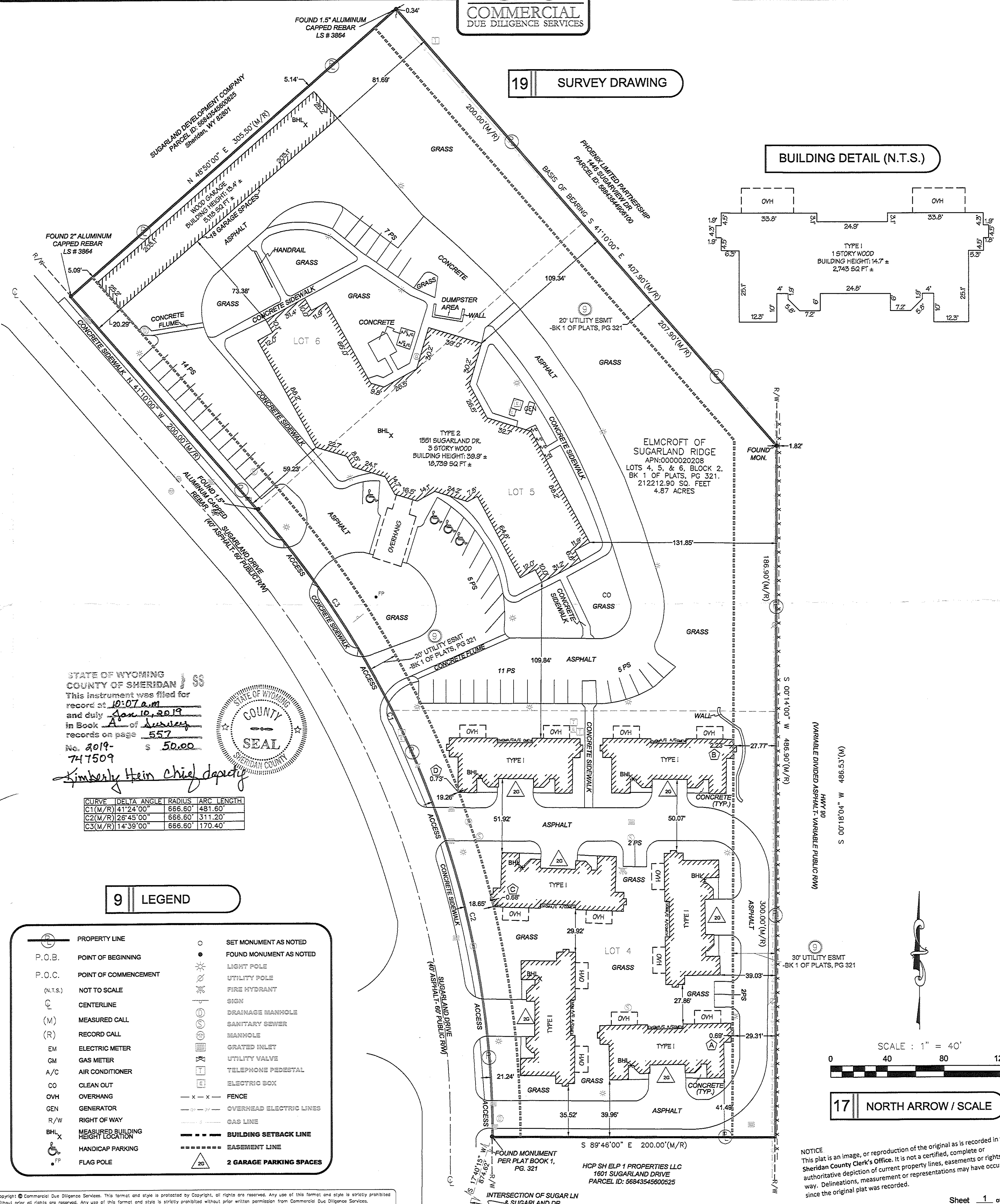
BLEW & ASSOCIATES P.A.  
ADDRESS: 3825 N SHILOH DRIVE  
FAYETTEVILLE, AR 72703  
PHONE: (479) 443-4506  
EMAIL: SURVEY@BLEWINC.COM

## 6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

CDS  
COMMERCIAL  
DUE DILIGENCE SERVICES

## 19 SURVEY DRAWING



## BUILDING DETAIL (N.T.S.)

## 8 ZONING INFORMATION

## SITE RESTRICTION:

ZONE - M-1, INDUSTRIAL DISTRICT

## SETBACKS

FRONT - NO REQUIREMENTS NOTED  
SIDE - NO REQUIREMENTS NOTED  
REAR - NO REQUIREMENTS NOTED

HEIGHT - 75'  
BULK - NONE

34 TOTAL PARKING SPACES REQUIRED

## ZONING INFORMATION OBTAINED FROM:

FA COMMERCIAL DUE DILIGENCE SERVICES, INC.  
3550 W. ROBINSON STREET, THIRD FLOOR  
NORMAN, OK 73072  
405-253-2444

JOB # 18-01-0019:031  
DATED: FEBRUARY 16, 2018  
REVISED: MAY 31, 2018

## 12 PARKING INFORMATION

46 STANDARD SPACES  
4 HANDICAP SPACES  
32 GARAGE SPACES  
78 TOTAL PARKING SPACES

## 13 LAND AREA

212212.90 SQ. FEET  
OR 4.87 ACRES

## 14 BUILDING AREA

TYPE 1: 2,743 SQ. FT.  
TYPE 2: 18,739 SQ. FT.

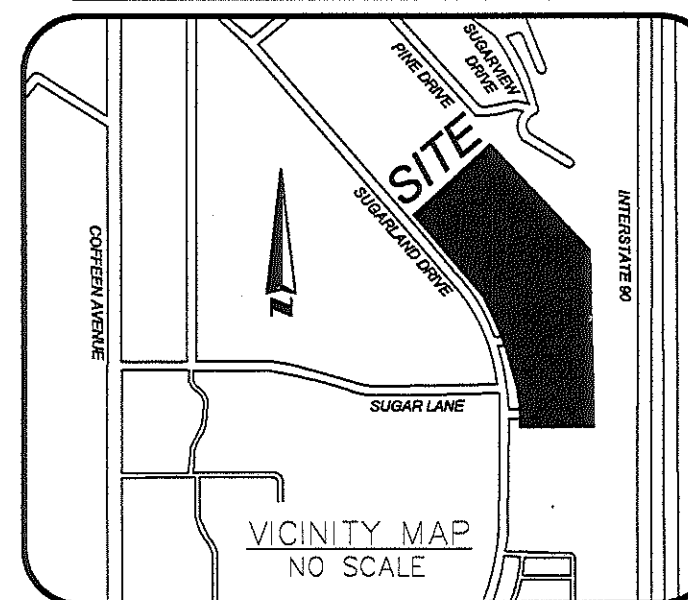
## 15 BUILDING HEIGHT

TYPE 1: HEIGHT 14.7 FEET OR 1 STORY  
TYPE 2: HEIGHT 39.9' OR 3 STORIES

## Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION  
2 TITLE INFORMATION  
3 SCHEDULE 'B' ITEMS  
4 SURVEYOR CERTIFICATION  
5 FLOOD INFORMATION  
6 CEMETERY  
7 POSSIBLE ENCROACHMENTS  
8 ZONING INFORMATION  
9 LEGEND  
10 BASIS OF BEARING  
11 SURVEYOR'S NOTES  
12 PARKING INFORMATION  
13 LAND AREA  
14 BUILDING AREA  
15 BUILDING HEIGHT  
16 VICINITY MAP  
17 NORTH ARROW / SCALE  
18 CLIENT INFORMATION BOX  
19 SURVEY DRAWING  
20 PROJECT ADDRESS

## 16 VICINITY MAP



## 10 BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTHEAST PROPERTY LINE, BEARING S 41°10'00" E, PER REPLAT OF SUGARLAND SOUTH, A SUBDIVISION IN SHERIDAN COUNTY, BOOK 1 OF PLATS, PG. 321.

## 11 SURVEYOR'S NOTES

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.  
2. NO OBSERVABLE 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.  
3. PROPERTY HAS PHYSICAL ACCESS TO SUGARLAND DR. A PUBLIC STREET.  
4. 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.  
5. THE NEAREST INTERSECTION IS THAT OF SUGAR LN AND SUGARLAND DR, BEING LOCATED APPROXIMATELY 874.82' FROM THE SW PROPERTY CORNER.  
6. ALL PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO SURVEYOR ARE SHOWN HEREON.  
7. 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.

## 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.firstamcds.com  
Toll Free: 888.322.7371

Drwn By: MH  
Surveyor Ref.No: 18-2952  
Aprvd By: AK  
Field Date: August 20, 2018  
Scale: 1" = 40'  
Date: 8/21/2018  
Revision: CLIENT COMMENTS  
Date: 8/27/2018  
Revision: CLIENT COMMENTS  
Date: 9/19/2018  
Revision: CLIENT COMMENTS

Prepared For:  
Elmcraft of Sugarland Ridge

Client Ref. No:

## 20 PROJECT ADDRESS

1551 Sugarland Dr  
Sheridan, WY 82801

Project Name:  
HCP Bishop  
CDS Project Number:  
18-01-0019:030

## 17 NORTH ARROW / SCALE

NOTICE  
This is an image, or reproduction of the original as it is recorded in the Surveyor's Office. It is not a certified, complete or authoritative depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.

Sheet 1 of 1

#557