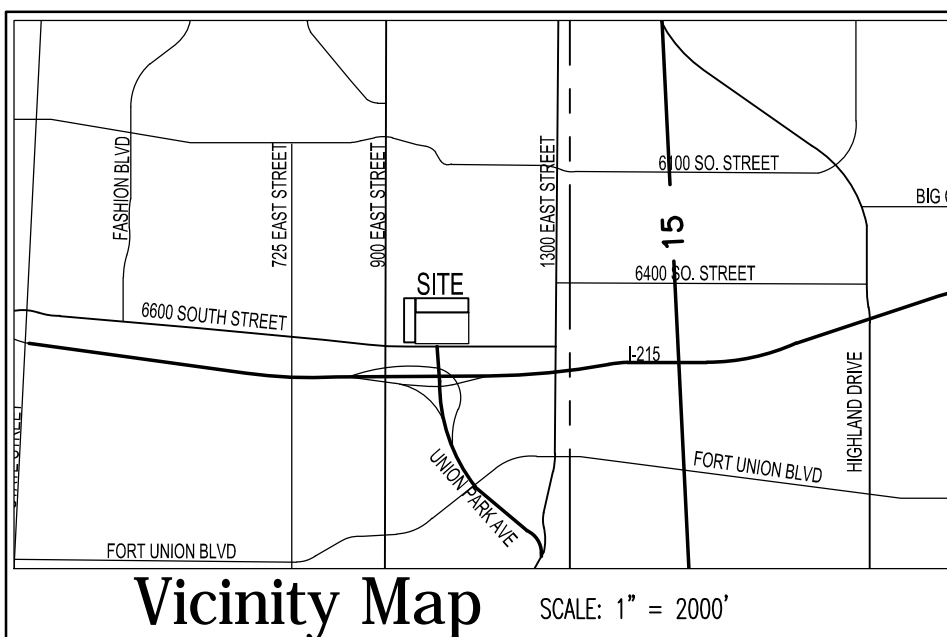


SIGNIFICANT OBSERVATIONS

- 1 STORAGE BUILDING EXTENDS PAST PROPERTY LINE BY 1.5'± AS SHOWN.
2 ROOF HEIGHT VIOLATES SECTION 5 OF THE AGREEMENT FOR EASEMENT AND RIGHT OF WAY AS RECORDED IN BOOK 8925 AT PAGE 4603-4609.
3 DELETED

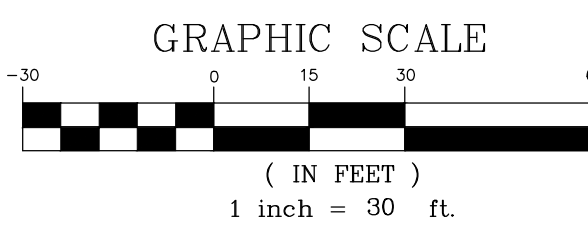
ALTA / ACSM LAND TITLE SURVEY

Located in the North Half of Section 20, T2S, R1E, SLB&M



PARKING INFORMATION:

TOTAL REGULAR PARKING = 46
TOTAL HANDICAP PARKING = 3
TOTAL PARKING PROVIDED = 49



Legend of Symbols & Abbreviations

- Power Pole, Comm. Man Hole, Electric Meter, Cable Box, Water Meter, Indicates Handicapped Parking, Water Valve, Fire Hydrant, Water Manhole, Water Meter Pit, Gas Meter, Section Corner, Storm Manhole, Storm Inlet, Curb Storm Inlet, Sanitary Sewer, Gas Manhole, Parking Row Count, EXISTING FENCE LINE, PROPERTY BOUNDARIES, BUILDING FOOTPRINT, RIGHT OF WAY LINE, UTILITY SEWER LINE, UTILITY COMMUNICATION LINE, UTILITY WATER LINE, SCHEDULE B EASEMENT, (R) = RECORD (M) = MEASURED, P1A = PARCEL 1A, (M) MULTIPLE SCH. B

RECORD DESCRIPTION

PARCEL 1:

Commencing at a point located South 1941.65 feet and West 377.29 feet and South 100.00 feet from the North Quarter Corner of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°43'27" East along an existing fence line 464.26 feet; thence South 43°31'41" East 70.18 feet; thence along the arc of a 74.00 foot radius curve to the right 53.75 feet, chord bears South 20°38'00" East; thence South 00°03'41" East 93.25 feet; thence South 89°56'19" West 531.00 feet; thence North 00°03'41" West 196.14 feet to the point of beginning.

PARCEL 1A:

TOGETHER WITH Those Rights Appurtenant to Parcel 1, set forth and created by that certain Agreement for Easement and Right of Way recorded December 19, 2003 as Entry No. 8928709 in Book 8925 at Pages 4603-4609 of Official Salt Lake County, Utah Records. Being more particularly described as follows:

Beginning at a point which is 117.80 rods (1943.70 feet) South and North 89°30'00" West 23 rods (379.50 feet) and South 100 feet across a certain 100 foot wide parcel of land conveyed to the Utah Department of Transportation as recorded in Book 5572, at Page 444, and South 197.00 feet and East 80 feet from the Northeast corner of the Northwest quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 20 feet; thence South 330 feet, more or less, to the center line of 6600 South Street; thence East along said center line 20 feet; thence North 330 feet, more or less, to the point of beginning.

PARCEL 1B:

TOGETHER WITH a right of way over the following described tract as conveyed by that certain Quit Claim Deed dated December 19, 2003 and recorded December 19, 2003 as Entry No. 8928706 in Book 8925 at Page 4597 of official records.

Beginning at a point which is 117.80 rods (1943.70 feet) South and North 89°30'00" West 23 rods (379.50 feet) and South 100 feet across a certain 100 foot wide parcel of land conveyed to the Utah Department of Transportation as recorded in Book 5572, at Page 444, and South 197.00 feet and East 80 feet from the Northeast corner of the Northwest quarter of Section 20, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence East 20 feet; thence South 330 feet, more or less, to the center line of 6600 South Street; thence West along said center line 20 feet; thence North 330 feet, more or less, to the point of beginning.

The following is shown for informational purposes only: Tax ID No. 22-20-178-007

The above description represent the same property insured by Chicago Title Insurance Company, File No. 16-010400 LPF and effective October 19, 2016 at 12:00 a.m.

FLOOD NOTE:

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 49035C 0313G, which bears an effective date of Sept 25, 2009 and 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.

Zones X is area of 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance (base flood) sheet flow flooding with average depths of less than 1 foot, areas of base flood stream flooding with a contributing drainage area of less than 1 square mile, or areas protected from the base flood by levees. No BFEs or depths are shown in this zone, and insurance purchase is not required.

Items Corresponding to Schedule B

- 12. Any easements and/or rights of way for the water distribution system and appurtenances of the Cahoon and Maxfield Irrigation Company, a Utah non-profit mutual water corporation, as the same may be found to intersect the herein described property, as disclosed by mesne instruments of record, including that certain Quit-Claim Deed recorded December 29, 1999 as Entry No. 7543760 in Book 8332 at Pages 6903-6905 of Official Records. [ITEM AFFECTS SUBJECT PROPERTY AND MANY OTHER PARCELS. ITEM IS BLANKET IN NATURE AND NOT SHOWN HEREON.]
13. Agreement for Easement and Right of Way and the terms, conditions and limitations contained therein: Between: B1C Murray Medical Properties, L.L.C., a Utah limited liability company And: Norma J. Ramoselli, an adult woman Dated: December 18, 2003; Recorded: December 19, 2003; Entry No.: 8928709; Book/Page: 8925/4603. [ITEM AFFECTS SUBJECT PROPERTY. ITEM PROVIDES FOR ACCESS TO SUBJECT PROPERTY FROM 6600 SOUTH STREET. ITEM IS PLOTTED HEREON.]
14. Boundary Line Agreement and the terms, conditions and limitations contained therein: Between: Salt Lake County, a body corporate and politic of the State of Utah And: B1C Murray Medical Properties, L.L.C., a Utah limited liability company Dated: May 18, 2004; Recorded: May 20, 2004; Entry No.: 9067306; Book/Page: 8989/8690. [ITEM AFFECTS SUBJECT PROPERTY. ITEM ESTABLISHED THE NORTHERLY BOUNDARY LINE OF SURVEYED PARCEL. ITEM IS PLOTTED HEREON.]
15. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: B1C Murray Medical Properties, L.L.C., a Utah limited liability company Grantee: Salt Lake County, a body corporate and politic of the State of Utah Dated: May 18, 2004; Recorded: May 20, 2004; Entry No.: 9067307; Book/Page: 8989/8703. Amendment to Easement and conditions contained therein: Grantor: Murray RP SNF, L.L.C., a Utah limited liability; Grantee: Salt Lake County, a body corporate and politic of the State of Utah Dated: October 6, 2016; Recorded: October 12, 2016; Entry No.: 12387248; Book/Page: 10487/364 [ITEM AFFECTS SUBJECT PROPERTY. ITEM IS PLOTTED HEREON ALONG THE EASTERN BOUNDARY OF SURVEYED PROPERTY.]
16. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: Salt Lake County, a body corporate and politic of the State of Utah Grantee: B1C Murray Medical Properties, L.L.C., a Utah limited liability company Dated: May 11, 2004; Recorded: May 20, 2004; Entry No.: 9067308; Book/Page: 8989/8706. [ITEM AFFECTS SUBJECT PROPERTY. ITEM IS PLOTTED HEREON ALONG THE EASTERN BOUNDARY OF THE SURVEYED PROPERTY.]
17. EASEMENT AND CONDITIONS CONTAINED THEREIN: Grantor: B1C Murray Medical Properties, L.L.C., a Utah Limited Liability Company Grantee: Questar Gas Company, a corporation of the State of Utah Dated: July 16, 2004; Recorded: September 21, 2004; Entry No.: 9177746; Book/Page: 9039/5455. [ITEM AFFECTS SUBJECT PROPERTY. ITEM IS PLOTTED HEREON ALONG THE SOUTHERN BOUNDARY OF SURVEYED PROPERTY.]

Zoning Information

Information below provided by Valuation & Information Group For Site: 963 East 6600 South Current Zone (G-O) General Office Conformance Status: Legal Conforming

Building Setback: Front: 20 Feet Side: 10 Feet Rear: None except for buildings abutting a residential zone, which requires 20 feet

Maximum Height: Height of structures within 100 feet of residential zone may not exceed 30 feet; buildings further than 100 feet may increase height by 1 foot for each additional 4 feet of setback from the residential zone district.

Minimum Lot Size: None except as required by the CUP issued by the planning commission

Parking requirement: Varies by use, not by zone - nursing, convalescent and other similar type homes require 1 parking space for every 5 persons for whom the home is licensed to care, plus 1 additional space for each care used by the operators conducting the home, plus 1 space for every 2 employees working on the highest employment shift. The City of Murray requires 8 spaces based on the number of residents for whom the subject is licensed to care. The number of employees and operators is unknown. However, the subject provides 48 spaces and parking was adequate on the date of inspection.

Supplemental information provided by DG & DOMINON Due Diligence Group Compliance request form dated March 16, 2016 and completed by Susan Dewar of Murray City Community Development states property is legally conforming and building shown hereon can be completely rebuilt as is if destroyed.

UTILITY CONTACTS: WATER, SEWER, STORM, WASTE: CONTACT: DOUG HILL PUBLIC SERVICES DIRECTOR 4646 SO. 500 W. MURRAY CITY UT. 84107 PHONE: 801-2670-2400. GAS SERVICE: QUESTAR GAS COMPANY: 801-324-5111 (NO CONTACT ADDRESS) ELECTRICAL SERVICE: ROCKY MOUNT POWER: 1-877-21-7070 NOTE: ALL THE ABOVE UTILITIES SERVICE SURVEYED PROPERTY.

MISCELLANEOUS NOTES:

At the time of survey, there was no evidence of New Construction or Road widening. A call to public services, Engineering assistant, verified the above statement. Public Services office contact number is 801-270-2400.

At the time of survey, there was no observable evidence of site used as a solid waste dump, sump or sanitary landfill, Building Additions, Earth Moving. There was no observed evidence of cemeteries / burial grounds on the subject property. Also, at the time of survey, there was no observable evidence of recent sidewalk construction or repair.

Utilities as shown hereon are were determined by field surveyed information and exception documents. Building is connected to public water and sewer lines.

No Address was observed on the surveyed building. Address as shown hereon is based on provided title report.

No division or party walls were observed with respect to adjoining properties

No observed evidence of Wetland areas as delineated by the US Fish and Wildlife service via website: http://www.fws.gov/wetlands/Data/Mapper.html

Pursuant to table A item 20A, surveyor observed two offsite easements or servitude's benefiting property. Parcel 1A and Access Easement as recorded as entry no. 6442919 in book 7417 at page 1669. Both shown hereon along the southwesterly boundary.

S2017-06-0432 Reid J. Demman, P.L.S. SALT LAKE COUNTY SURVEYOR

ALTA/ACSM Land Title Survey

Aspen Ridge Transitional Rehab

FHA Number: 105-22067 B&C Project No. 201504335, 005 963 East 6600 South, Murray, UT 84121

Based upon Title Commitment File No. 16-010400 of Chicago Title Insurance Company bearing an effective date of October 19, 2016 at 12:00 am Surveyor's Certification

To: To the U.S. Department of Housing and Urban Development (HUD), Murray SNFH RP Sub, LLC, a Utah limited liability company (Borrower), AHC of Murray, LLC, a Utah limited liability company (Operator), AHC Master Tenant, LLC, a Utah limited liability company (Master Tenant), Berkadia Commercial Mortgage LLC, a Delaware limited liability company (Lender), Chicago Title Insurance Company (Title Insurance Company), and to their successors and assigns, as their interests may appear, and Bock & Clark Corp.

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 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 10b, 11b, 12, 13, 14, 16, 17, 18, 19, 20a and 21 of Table A thereof. The field work was completed on March 1, 2016.

David D. Peterson Registration No. 295720 In the State of Utah Date of Survey: March 2, 2016 Date of Last Revision: DECEMBER 8, 2016 Network Project No. 201504335, Site No. 5

Survey Performed By: Peterson Engineering 7107 South 400 West, Suite 1 Midvale, UT 84047 Phone: 801-255-3503 Fax: 801-255-4502 Email: dave@petersoneng.net

Bock & Clark's National Surveyors Network National Coordinators of ALTA/ACSM Land Title Surveys Akron, Ohio 44333 537 North Cleveland-Massillon Road Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com

