

*CERTIFICATE OF SURVEY
BLOCK 2, DOAK'S ADDITION IN THE SW1/4NE1/4
SEC.3 T.30 N.,R.31 W.,P.M.,M., LINCOLN COUNTY*

DESCRIPTION:
THIS PROPERTY IS ALSO KNOWN
AS THE AMENDED PLAT OF ^{UNDER GRANT} ~~UNDEVELOPED~~
LOTS 1-24, BLOCK 2, DOAK'S
ADDITION TO LIBBY.
PLAT FILE # 4982

0' 15' 30' 60' 90'

- 1 ○ MAN HOLE COVER
2 ♡ FIRE HYDRANT
3 ■ STORM DRAIN
4 * POWER POLE POWER
5 ○ FOUND AS NOTED
6 ▣ TELEPHONE BOX
7 ○ LARGE TREE(6-12")
8 • SMALL TREE OR SHRUBS
9 ♦ ELECTRIC BOX
10 ---- WATER LINE
11 -- SEWER LINE
12 ▣ ELECTRIC POWER

CERTIFICATE OF SURVEY NO.

APPROVED _____ 1998
EXAMINING LAND SURVEYOR

STATE OF MONTANA SS
COUNTY OF LINCOLN

FILED ON THE 28th DAY OF October
1998 A.D. AT 9:00 O'CLOCK A.M.
CLERK AND RECORDER

Coxal D. Cummings
DEPUTY Fannie Dennis
INSTRUMENT RECORD NO. # 2710
PAID
SHEET 1 OF 2 SHEET
Doc # 135988

BY: BLOCK'S SURVEYING FIRM
1223 KIENAS RD.
KALISPELL MT. 59901
PH: & FAX(406)755-3478

FOR: EBT HEALTHCARE PROPERTIES, L.P.
OWNER:

DATE: 8-24-98, REVISED 10-1-98

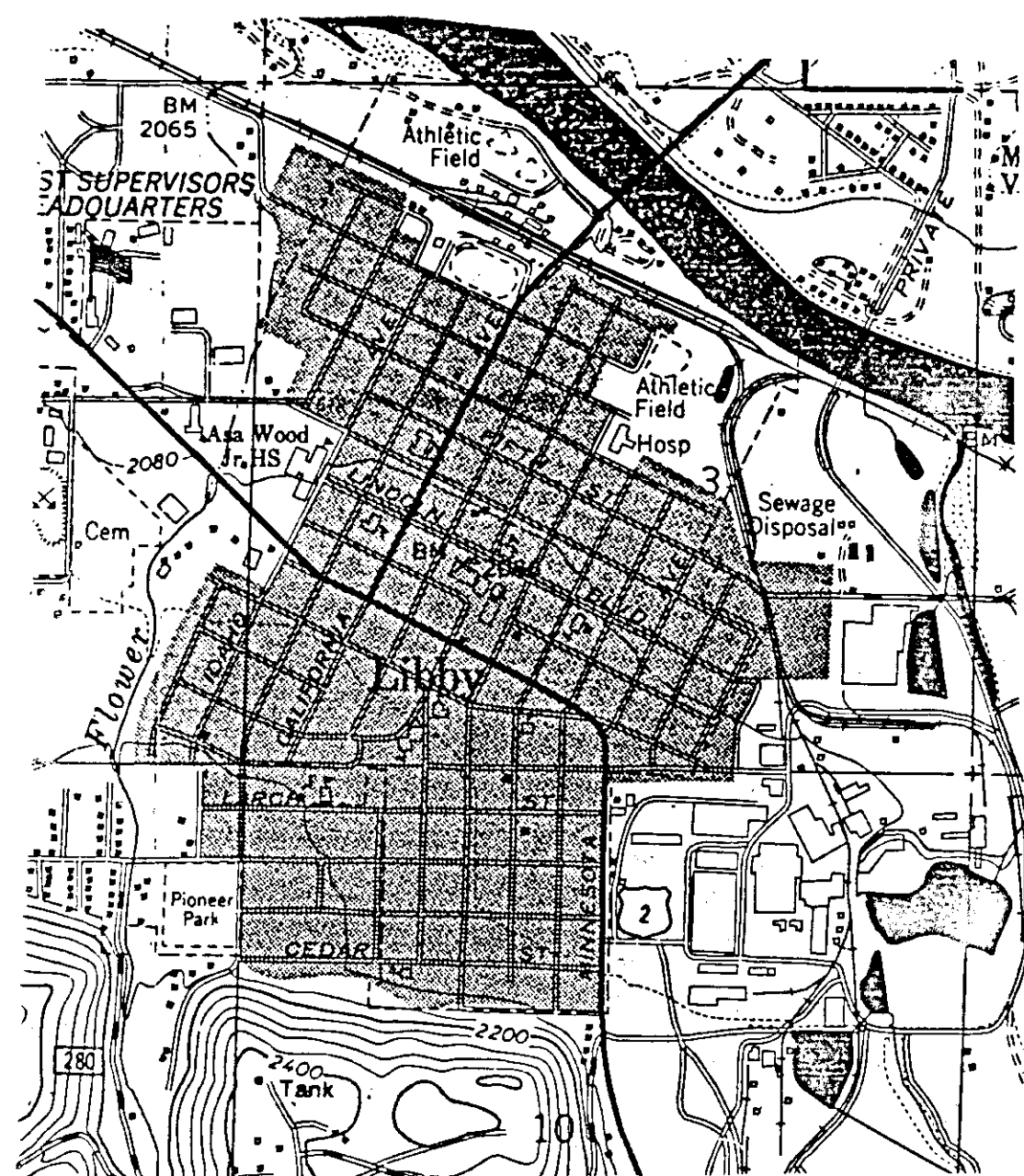
PURPOSE: ALTA SURVEY, RETRACEMENT

DESCRIPTION:

THIS PROPERTY IS ALSO KNOWN
AS THE AMENDED PLAT OF
LOTS 1-24, BLOCK 2, DOAK'S
ADDITION TO LIBBY.
PLAT FILE # 4982

Legal Description: Lots 1-24, Block 2, of the Amended Plat of Doak's Addition to Libby, according to the Plat thereof on file in the office of the Clerk and Recorded, Lincoln County, Montana. Plat File No. 4982, and more particularly described as follows:
A tract of land in the SW1/4NE1/4 of Section 3, Township 30 North, range 31 West, P.M.M., Lincoln County, Montana, and more particularly described as follows: Beginning at the SE Corner of Block 2, DOAK'S ADDITION TO LIBBY, which is a found iron pin; thence,

N. 65° 01' 02" West along the Southerly boundary of said Block 2 a distance of 305.08 feet to a set nail and disu at the SW Corner thereof; thence,
N. 25° 01' 04" East along the Westerly boundary of said Block 2 a distance of 295.49 feet to a set iron pin on the Southerly boundary of 2nd Street East; thence,
S. 65° 01' 02" East along said Southerly boundary 305.08 feet to a set iron pin on the Northerly extension of the Easterly boundary of said Block 2; thence,
S. 25° 01' 04" West along said Northerly extension and the E-sterly boundary of said Block 2 a distance of 295.49 feet to the Point of Beginning.



CERTIFICATE OF SURVEY

BLOCK 2, DOAK'S ADDITION IN THE SW1/4NE1/4 SEC.3 T.30 N.,R.31 W.,P.M.M., LINCOLN COUNTY

Surveyors Note:

1 - This property is not located on an Indian Reservation. I do not have knowledge of an Indian Tribe or Nation having the right to pass laws or regulations governing the property.
2 - I show found bearings and distances between monuments directly to the outside of the record bearings and distances.
3 - Per Medical Community District Zoning .
17.18.040 Corner Lot- Buildings shall not be less than 15 feet from the side line. The Northwest corner of this building is at 13.4 feet and 13.5 feet from the side line.
This property is in the possession of EBT HEALTHCARE PROPERTIES, L.P., a Delaware limited partnership. The adjacent property to the east is owned by The Christian Churches of Libby.
4 - The Building foot print and dimensions are of the exterior wall line as located. Door entrances are included in the gross sq. ft. Architectural plans would give the net interior floor space. The dotted line around the building is the eve line. There is gravel parking on the north boundary but not identified as individual parking spaces. Parking on Louisiana Ave. and 3rd Street East is outside of the boundaries of this property. There is a partial basement under the therapy wing.
5 - I have found 38 parking spaces onsite. All parking spaces on the east side of the building are accessed through Lots 12 and 13 of Block 1 of Doak's Addition which is owned by The Christian Church of Libby. According to John Norberg of City Hall, there are no ordinances in place requiring a specific number of parking spaces for this building.

This survey is base on the Title Commitment for Title Insurance Order No. 28713, Issued by Commonwealth Land Title Insurance Company, dated July 17th, 1998

SURVEYORS CERTIFICATE

The undersigned, being a registered surveyor of the State of Montana certifies to GMAAC Commercial Mortgage Corporation its successors and assigns, and Commonwealth Land Title Insurance Company, as follows:

1. This map or plat and the survey on which it based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and ACSN in 1992; and this survey meets the requirements for an Urban Survey as defined therein.

2. This survey was made on the ground August 24th of 1998 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.

3. There are no visible easements or rights of way of which the undersigned has been advised except - Right of Way Easement, Book 12, Page 650 is for an underground primary circuit in favor of Pacific Power and Light Co. This exact location I could not find as was not marked by U-DIG. The Transformers and underground line appear to be on the southerly portion of the original Lot 12 and not on the Northerly portion of Lot 11 as stated. All other underground service lines, (water and sewer) are of general location derived from architectural plans. These also were not marked by U-DIG.

4. There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property, except for the curb and gutter along the northwest and north boundaries, the sidewalk along the west and south boundaries and sewer along the east boundary.

5. The location of each easement, right of way or servitude, or other matter affecting the subject property and listed in a title insurance commitment dated July 17th, 1998, issued by Commonwealth Land Title Insurance Company with respect to the subject property, has been shown on the survey, together with appropriate recording reference, to the extent that such matters can be located except for that Right of Way Easement, Book 12, Page 650 as so stated in No. 3 above. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record in such title commitment except for (Per Medical Community District Zoning) 17.18.040 Corner Lot- Buildings shall not be less than 15 feet from the side line. The Northwest corner of this building is at 13.4 feet and 13.5 feet from the side line.
6. The subject property has access to and from three duly dedicated and accepted public streets. East 2nd Street, Louisiana Ave and East 3rd Street.
7. The subject property doesn't serve any adjoining properties for utilities or ingress or egress.
8. The record description of the subject property forms a mathematically closed figure.
9. No portion of the property shown on the survey lies within a special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located.
10. This certificate relates to that certain plat file no. 4982 and dated 10-22-93 made by Goacher & Associates covering the Libby Care center facility.

11. The subject property is not served by any adjoining properties for utilities, but is served by the adjoining property to the east (Lots 12 and 13 of Block 1 of Doak's Addition) for ingress or egress, all other vehicular access necessary for the operations of the property access the property directly through public rights-of-ways or publicly dedicated easements.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Bryan B. Block Registration No. 7918-S

Date: 10-21-98

CS# 2710
SHEET 2 OF 2

Doc# 135963