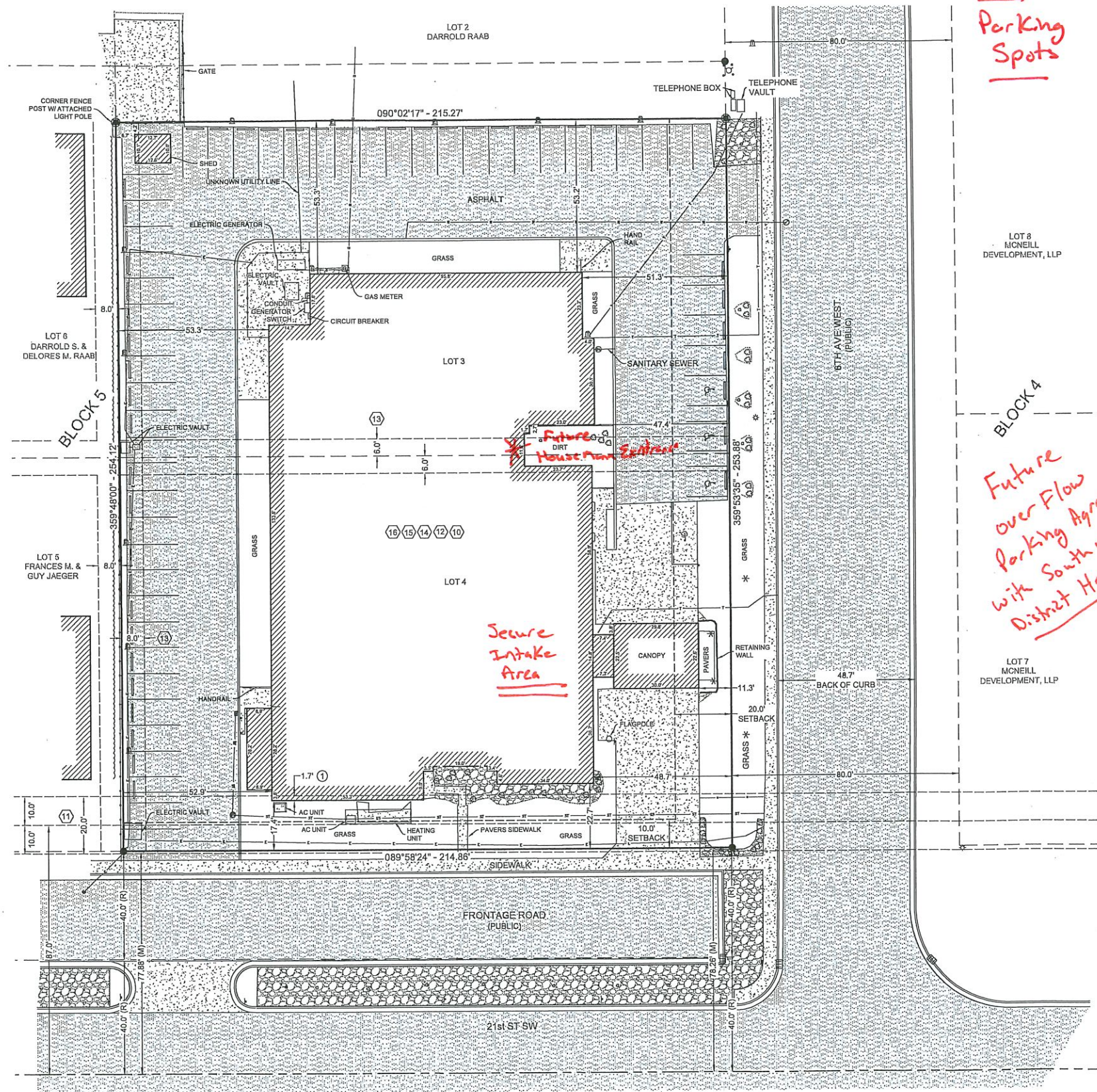


# ALTA/ACSM LAND TITLE SURVEY

THE SOUTH ONE HUNDRED SEVENTEEN FEET (S. 117 FEET) OF LOT THREE (3) AND ALL OF LOT FOUR (4),  
BLOCK FIVE (5), LUTZ'S FIRST ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA.



## SURVEYORS CERTIFICATE

The undersigned, being a registered surveyor of the State of North Dakota certifies to  
WALKER & DUNLOP, LLC, FANNIE MAE, its successors and assigns, EVERGREEN DICKINSON,  
LLC, STEFAN FINANCIAL, and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ITS  
SUCCESSORS AND ASSIGNS as follows:  
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 and adopted by ALTA and NSPS, and  
includes items 1, 2, 3, 4, 6(a)(b), 7(a), 8, 9, 10, 11(a)(b), 13, 16, 20 of Table A thereof.  
The field work was completed on April 11, 2014.

Date of Plat

William J. Haddick  
ND Professional Land Surveyor No. 6294

## LEGAL DESCRIPTION:

PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. D116083.  
THE LAND REFERRED TO IN THE COMMITMENT IS DESCRIBED AS FOLLOWS:  
THE SOUTH ONE HUNDRED SEVENTEEN FEET (S. 117 FEET) OF LOT THREE (3) AND ALL OF LOT FOUR (4), BLOCK FIVE (5),  
LUTZ'S FIRST ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, RECORDED IN BOOK 4 OF PLATS,  
PAGE 55, AS DOCUMENT NO. 197418.

## RECORD OWNER:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS:  
FEE SIMPLE  
TITLE TO THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND IS AT THE EFFECTIVE DATE  
VESTED IN: EVERGREEN DICKINSON, LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
Commitment Number: D116083  
Effective Date: APRIL 4, 2014 at 7:59AM

## ALTA/ACSM "TABLE A" ITEMS

- THE PROPERTY CORNERS HAVE BEEN FOUND AND/OR SET AS SHOWN HEREON.
- THE ADDRESS FOR THE DESCRIBED PROPERTY IS:  
2143 6TH AVENUE WEST, DICKINSON, ND 58601
- THE LAND AREA IS IN ZONE X. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL  
CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS  
THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.  
INFORMATION OBTAINED FROM FEMA MAP 38089C0193E, EFFECTIVE DATE OF NOVEMBER 4, 2010.
- PARCEL CONTAINS 54626 SQUARE FEET OR 1.254 ACRES.
- (a). CURRENT ZONING IS COMMUNITY COMMERCIAL.  
ZONING ORDINANCE FOUND AT <http://www.dickinson.gov/> ON APRIL 16, 2014.  
(b). BUILDING SETBACK REQUIREMENTS:  
FRONT YARD: 20 FEET. STREET SIDE YARD: 10 FEET. INTERIOR SIDE YARD: 0 FEET.  
REAR YARD: 0 FEET. MAXIMUM BUILDING COVERAGE: 60%.  
ZONING ORDINANCE FOUND AT <http://www.dickinson.gov/> ON APRIL 16, 2014.
- (a). EXTERIOR DIMENSIONS OF EXISTING BUILDING AT GROUND LEVEL AS OF APRIL 15, 2014.
- SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE AS SHOWN HEREON.
- PARKING LOT CONTAINS 4 HANDICAP SPACES, 4 EXTRA WIDTH SPACES AND 41 STANDARD PARKING  
SPACES W/ CURB STOPS, PLUS 2 ADDITIONAL STRIPED SPACES.
- (a). NO DIVISION AND/OR PARTY WALLS WERE LOCATED ON PROPERTY.
- (a). UTILITIES WERE LOCATED AND MARKED THROUGH "NORTH DAKOTA ONE CALL"  
TICKET NUMBER 14020166 (TEL: 800-795-0555)  
(WEB SITE: [WWW.NDONECALL.COM](http://www.ndonecall.com/))  
(b). UTILITIES WERE SURVEYED PER FOUND EVIDENCE AND AS MARKED BY NORTH DAKOTA ONE CALL  
AS OF APRIL 11, 2014
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS FOUND AT  
<http://www.dickinson.gov/> ON APRIL 17, 2014.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR  
BUILDING ADDITIONS.
- PLASTIC FENCE APPEARS TO FALL WITHIN THE ADJACENT 8' UTILITY EASEMENT ON THE WEST SIDE  
OF PARCEL.

## SCHEDULE B EASEMENTS & AGREEMENTS

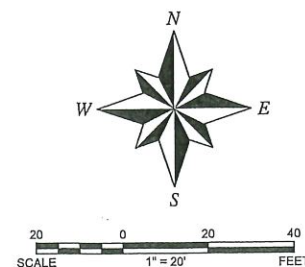
EASEMENT NO.	RECORDATION INFO.	PURPOSE	LOCATION ON SHEET
10	BOOK A191 OF MISC., PAGE 525 AS DOCUMENT NO. 199948	DECLARATION OF RESTRICTIVE COVENANTS	ALL OF BLOCK 5
11	BOOK A130 OF MISC., PAGE 735 AS DOCUMENT NO. 159312	RIGHT OF WAY EASEMENT	LIES IN AND AFFECTS SAID PROPERTY ALONG THE SOUTH SIDE OF PARCEL; 20' WIDE ELECTRICAL & RELATED SERVICES EASEMENT
12	BOOK A135 OF MISC., PAGE 453 AS DOCUMENT NO. 162082	PIPELINE EASEMENT	PIPELINE EASEMENT AFFECTS SAID PROPERTY; LOT 3, BLOCK 5 CANNOT BE SHOWN WITH SPECIFICITY.
13	BOOK 4 OF PLATS, PAGE 55 AS DOCUMENT NO. 197418	EASEMENTS AND DEDICATIONS	A 6' UTILITY EASEMENT ALONG THE NORTH LINE OF LOT 4 A 6' UTILITY EASEMENT ALONG THE SOUTH LINE OF LOT 3 A 8' UTILITY EASEMENT ALONG THE WEST LINE OF LOTS 3&4
14	BOOK A295, PAGE 12-15 DOCUMENT NO. 278577	ASSUMPTION OF LIABILITIES AGREEMENT	N/A CANNOT BE SHOWN WITH SPECIFICITY
15	BOOK A389, PAGE 567-584 DOCUMENT NO. 335707	CONSENT AND ASSUMPTION AGREEMENT	N/A CANNOT BE SHOWN WITH SPECIFICITY
16	DOCUMENT NO. 3038687	REAL ESTATE MORTGAGE	N/A CANNOT BE SHOWN WITH SPECIFICITY

## NOTES:

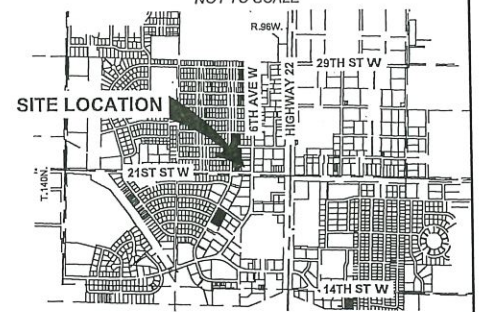
- POSSIBLE ENCROACHMENT OF THE  
BUILDING INTO THE RIGHT OF WAY  
EASEMENT ALONG THE SOUTH END OF  
THE PROPERTY.

## HORIZONTAL DATUM:

LOCAL SITE  
WGS 1984  
UNITS: US FOOT



## VICINITY MAP NOT TO SCALE

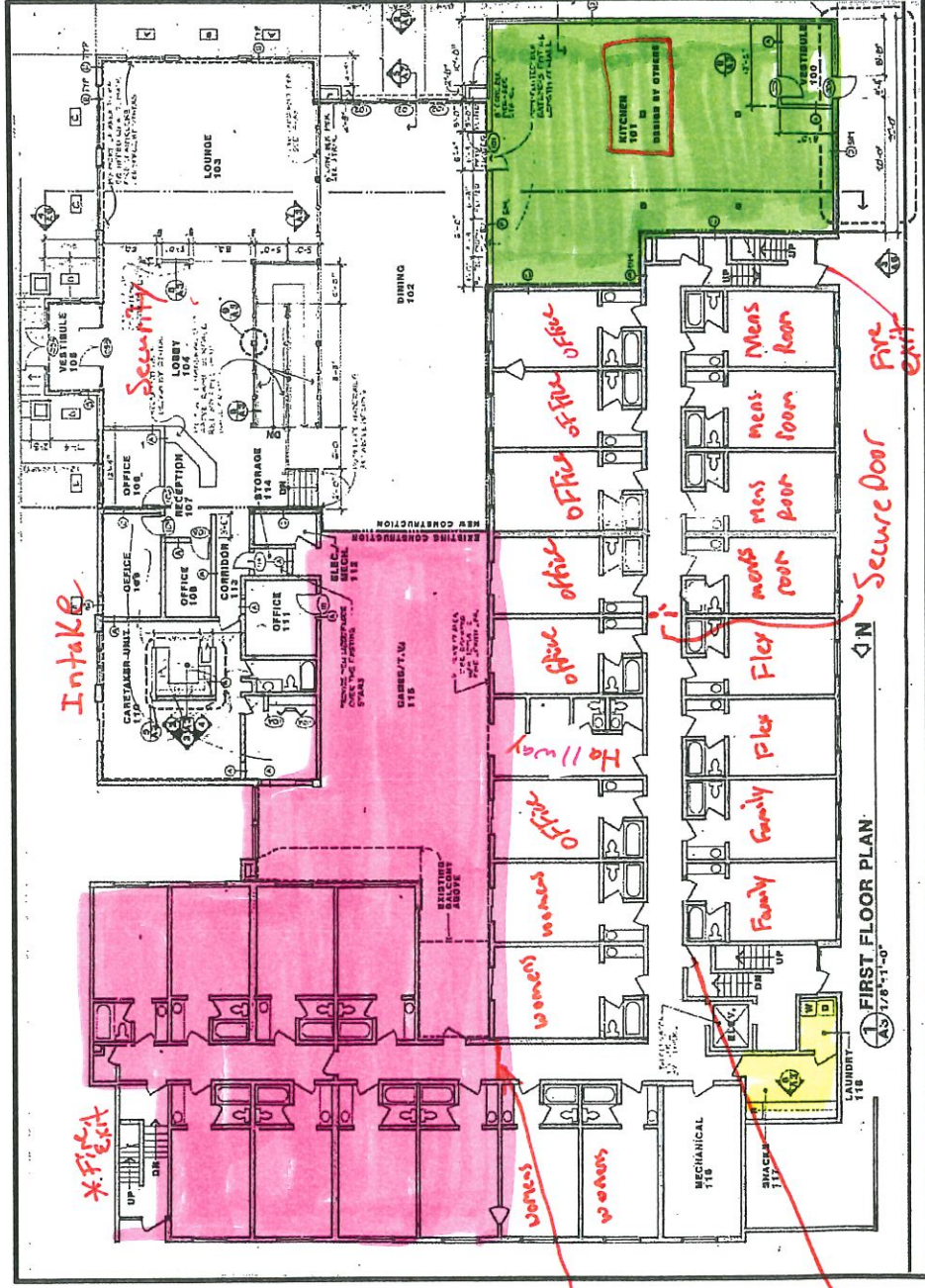


## LEGEND

EXISTING	ITEM
	AC LS3214 FOUND
	REBAR FOUND
	SANITARY CLEANOUT
	BOLLARD
	SHRUBS
	ELECTRIC PEDESTAL
	TELEPHONE PEDESTAL
	EVERGREEN
	GAS METER
	SIGN
	LIGHT POLE
	CATCH BASIN
	STORM MANHOLE
	WATER SERVICE VALVE
	HYDRANT
	CURB STOPS
	8" VERTICAL CURB
	WOODEN FENCE
	EASEMENT LINE
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND ELECTRICAL LINE
	PLASTIC FENCE
	PROPERTY LINE
	UNDERGROUND STORM LINE
	UNDERGROUND WATER LINE
	EDGE OF GRAVEL
	SECTION LINE
	ADJACENT LOT LINE
	SETBACK LINE
	TREE LINE
	EXISTING BUILDING
	GRAVEL SURFACE
	CONCRETE SURFACE
	ASPHALT SURFACE
(R)	RECORD
(M)	MEASURED



# FLOOR PLANS – THE KENSINGTON – FIRST FLOOR

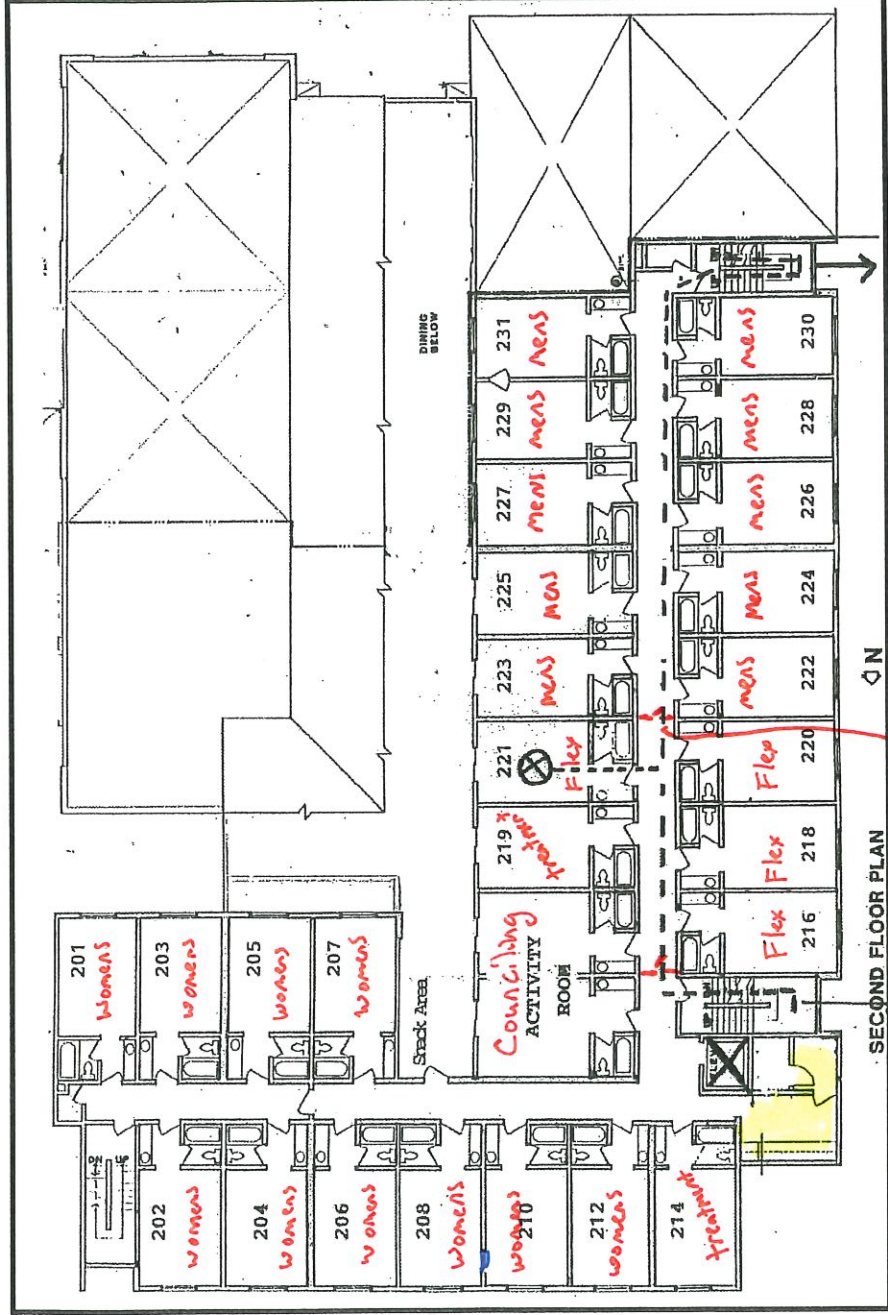


- Pink Proposed House of Mana.
- Green Kitchen
- Yellow Laundry

Fire Exit

Fire Exit

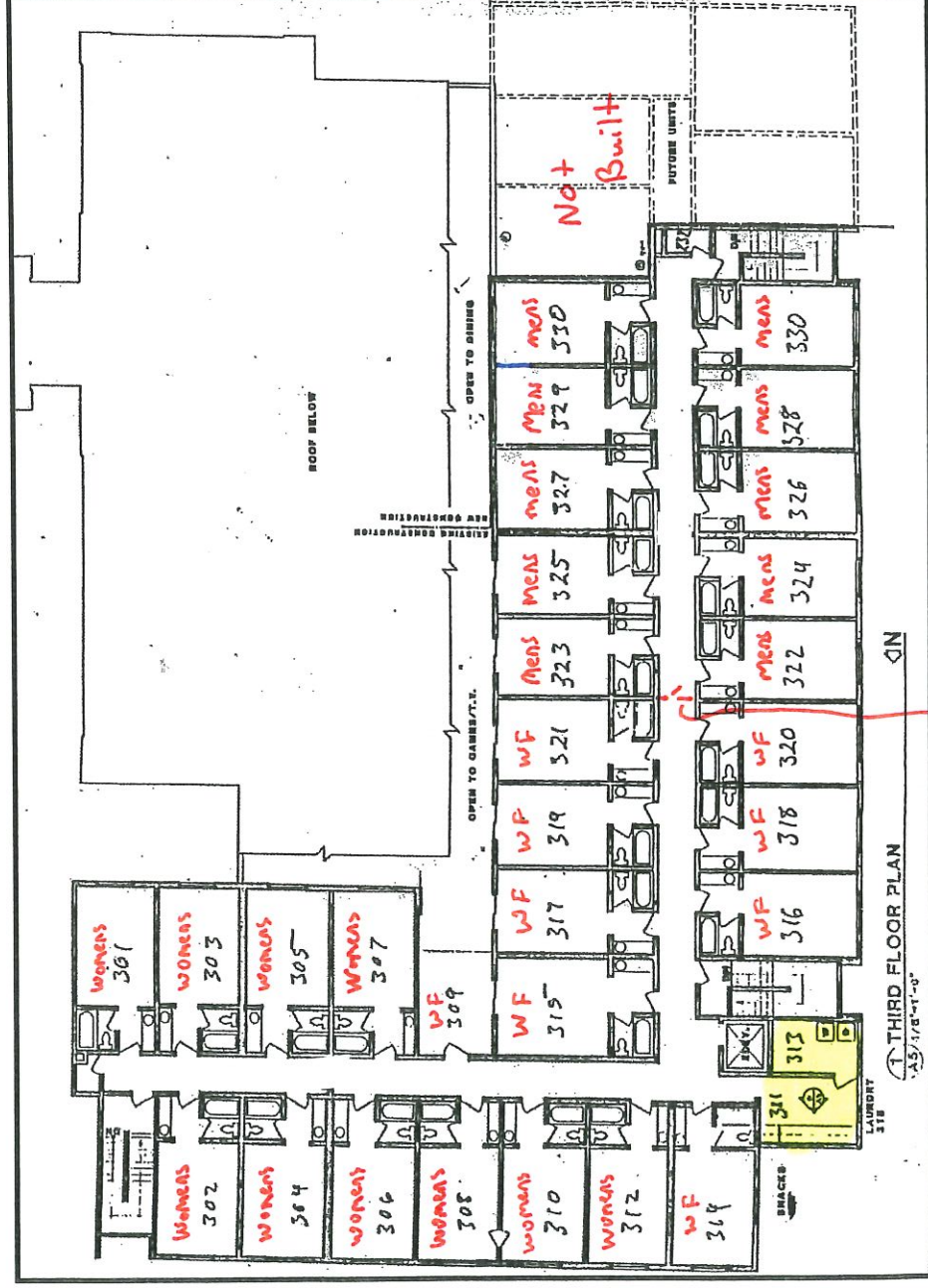
# FLOOR PLANS – THE KENSINGTON – SECOND FLOOR



- 2nd Floor
- Inpatient Services
- 10 - men's rooms
- 10 - women's rooms
- 4 - Flex
- 3 - treatment.



FLOOR PLANS – THE KENSINGTON – THIRD FLOOR



Transitional Care -  
10 - men  
10 - women  
5 - Family  
5 - Flex

Secure Door

No + Built