COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 1017003607 - SCHEDULE A, EXHIBIT "A":

BEING an 11.73 acre tract of land situated in the Jose Maria J. Carbajal Survey, Abstract 13, Victoria Cozmty Texas, and being a portion of Lots 9 and 10 of the Welder-Sutherland Subdivision as recorded in Volume 57, Page 117, of the Deed Records of said County, and further being the remainder of that certain 12.145 acre tract of land as conveyed to Billy K. Hart and Gary Hart, as Trustees of the Hart Plumbing Co. Profit Sharing Plan Trust according to instrument recorded in Volume 1293, Page 265, of the Deed Records of Victoria County, Texas, said 11.73 acre tract of land being more fully described by metes end bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set to mark the most west corner of the herein described tract and said 12.145 acre tract, same being in the west line of the remainder of that certain tract of land described as 210 acres as conveyed from Albert M. Rosenquest et ux , according to instrument recorded in Volume 121, Page 282, of the Deed Records of said County, said rebar also marking the south corner of that certain 0.3773 acre tract of land as conveyed to the City of Victoria according to instrument recorded in Volume 1152, Page 263 of the Deed Records of said County;

THENCE, North 44 deg. 26' 41" East, with the southeast line of said 0.3773 acre tact, a distance of 206.33 feet to a 5/8 inch diameter steel rebar set in the curving south right-of-way line of Loop 463 aka Zac Lentz Parkway (R.O. W. varies) to mark a corner of the herein described tract, same being the northeast corner of the said 0.3773 acre tract;

THENCE, with said right-of-way line of Loop 463, curving to the right, having a radius of 5594.58 feet, interior angle of 01 deg. 11' 54", chord bears North 83 deg. 48' 02" East, a distance of 117.01 feet, for an arc length of 117.01 feet to a 5/8 inch diameter steel rebar set to mark a corner of the herein described tract;

THENCE, South 05 deg. 29' 47" East, a distance of 81.04 feet to a 5/8 inch diameter steel rebar set to mark an interior corner of the herein described tract and a corner of said right-of-way,

THENCE, North 73 deg. 37' 46" East, a distance of 386.60 feet to a 5/8 inch diameter steel rebar set to mark an angle paint in said right-of-way line and the herein described tract;

THENCE, North 85 deg. 29' 35" East, continuing with said right-of-way line a distance of 242.59 feet to a 5/8 inch diameter steel rebar found marking the northeast corner of the herein described tract, same being the northwest corner of the remainder of that certain 9.639 acre tract of land as conveyed to Good Earth Joint Venture according to instrument recorded in Volume 1400, Page 898 of the Deed Records of said County;

THENCE, South 04 deg. 32' 50" East, with the common line of said 9.689 acre tract, a distance 36.31 feet to a 5/8 inch diameter steel rebar found a the beginning of a curve to the left;

THENCE, with said curve to the right, having a radius of 148.55 feet, interior angle of 25 deg. 31' 32", chord bears South 17 deg 18' 36" East, a distance of 65.63 feet, for an arc length of 66.18 feet to a 5/8 inch diameter steel rebar found marking its point of tangency;

THENCE, South 30 deg. 04' 16" East, a distance of 157.35 feet to a 5/8 inch diameter steel rebar found marking a corner of the herein described tract and interior corner of the said 9.689 acre tract;

THENCE, South 59 deg. 55' 44" West, a distance of 267.77 feet to a 5/8 inch diameter steel rebar set to mark an interior corner of the herein described tract, same being the most west corner of the said 9.689 acre tract;

THENCE, South 30 deg. 04' 16" East, a distance of 492.87 feet to a 5/8 inch diameter steel rebar found marking the southeast corner of the herein described tract, same being the south corner of the said 9.689 acre tract and being in the northwest line of that certain 32.09 ac tract of land as conveyed to Jack Fitzgerald, et al. according to instrument recorded in Volume 1362, Page 411 of the Deed Records of said County;

THENCE, South 48 deg. 57' 37' West, a distance of 281.77 feet to a 5/8 inch diameter steel rebar set to mark the south corner of the herein described tract, same being the northwest corner of the said 32.09 acre tract and being in the northeast line of the said 210 acre tract;

THENCE, North 45 dea. 27' 49" West, a distance of 153.95 feet to a 5/8 inch diameter steel rebar set to mark an angle point in the said 210 acre tract and the herein described tract;

THENCE, North 45 deg. 23' 16" West, with the common line of said 210 acre tract, a distance of 948.57 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 11.73 acre tract of land, more or less.

All set 5/8 inch diameter steel rebar marked with yellow plastic cap stamped 'URBAN SURVEYING, INC." Bearings are based on bearings of record recorded in Volume 1293, Page 265 of the Deed Records of Victoria County, Texas

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 1017003607 - SCHEDULE B, SECTION II:

Numbers correspond with survey—related Schedule B exception items contained in the above referenced

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

i. The provision of the adopted by the Commissioner's Court on August 13, 1973 Victoria County Airport NAVAID Protection and Obstruction Ordinance, and the Victoria County Airport Hazard Zoning Map on file with the County Clerk of Victoria County, Texas, in Volume 29, Page 152, of the Commissioner's Court Records of Victoria County, Texas. (AFFECTS SUBJECT PROPERTY - NO PLOTTABLE ITEMS)

j. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trunkline Gas Company

Purpose: Pipeline and appurtenance purposes

Recording Date: July 26, 1971 Recording No: Volume 775, Page 553, Deed Records of Victoria County, Texas, and as amended by instrument recorded in Volume 1046, Page 560, Deed Records of Victoria County, Texas. (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

k. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sinclair Refining Company

Purpose: Pipeline and appurtenance purposes Date: November 9, 1945

Recording No: Volume 210, Page 231, Deed Records of Victoria County, Texas, amended in Volume 1017, Page 331, Volume 1017, Page 337, and Volume 1017, Page 344, Deed Records of Victoria County,

(AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

I. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: AEP-Central Power and Light

Purpose: Electric distribution system and appurtenance purposes Date: August 2, 2001

Recording No: Instrument No. 200200128, Official Public Records of Victoria County, Texas. (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

m. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

Granted to: City of Victoria, Texas

Purpose: Subsurface utility lines and appurtenance purposes

Date: June 8, 2000 Recording No: Instrument No. 200007248, Official Public Records of Victoria County, Texas. (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

n. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: ASCENSION PROJECT VICTORIA, LLC

Purpose: Storm Sewer Easement and appurtenance purposes

(AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

(AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE)

Date: January 17, 2014

Recording No: Instrument No. 201402109, Official Public Records of Victoria County, Texas. (AFFECTS SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

o. All interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated April 16, 1980, from G. . Wigington, Trustee, to Robert R. Martin, et al., recorded at Volume 1060, Page 395, Deed Records of the Official Records of Victoria County, Texas, which document contains the following language "All of the oil, gas and other minerals in and under the property ...the rights of ingress and egress are expressly waived...". Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such

p. Provision regarding Contract stated on second page of General Warranty Deed dated Nov. 20, 2006, from Billy R. Hart and Gary Hart, as Trustees of The Hart Plumbing Co. Profit Sharing Plan Trust, to Jack G. Fitzgerald and Leonard P. Gietz, recorded at Instrument No. 200616147, Official Public Records of Victoria County, Texas.

MISCELLANEOUS NOTES:

- 1. There is no evident direct access to the subject property.
- The locations of all utilities shown on the survey are from visible surface evidence only. There is no posted address on site; subject property is vacant land.
- 4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- 5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- 6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. 7. At the time of this survey, there was no observable evidence of any recent street or sidewalk
- construction or repairs. 8. At the time of this survey, there was no observable evidence of party walls.
- 9. Rectified Orthophotography was not used to depict improvements on this project.
- 10. The Property surveyed and shown hereon is the same property described in Schedule A of Commonwealth Land Title Insurance Company Title Commitment No. 1017003607 with an effective date of November 29, 2015.

BASIS OF BEARING:

The basis for all bearings shown hereon is Geodetic North based on static GPS session. Iron pin set for site Benchmark, Elevation = 78.63' (NAD 83), as shown.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie partially in Zone AE (Special Flood Hazard Area; Base flood elevations determined) according to the Flood Insurance Rate Map for the County of Victoria, State of Texas, Community Panel No. 4806380005G, Effective Date July 21, 1999.

ZONING:

As of January 13, 2016, the zoning information for this site has not been received.

PARKING:

There are no striped parking spaces on the subject property.

Transforming the Industry

National Land Services

Surveying Zoning Environmental Real Support - Title Review Millman Surveying, Inc. Corporate Headquarters 4111 Bradley Circle NW Canton, OH 44718 Phone: 800-520-1010 Fax: 330-342-0834 www.millmanland.com landsurveyors@millmanland.com

ALTA/ACSM LAND TITLE **SURVEY PREPARED FOR:**

Ensign Services, Inc.

27101 Puerta Real Suite 450 Mission Viejo, California 92691



NE Zac Lentz Parkway a.k.a. 8693 U.S. 77 Frontage Road City of Victoria County of Victoria State of Texas

CERTIFICATION:

To: Yellow Rose Health Holdings LLC, Ensign Services, Inc., The Ensign Group, Inc. and Commonwealth Land Title Company:

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 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 15, 16, 17 and 18 of Table A thereof. The field work was completed on January 7, 2016.

REVISION HISTORY

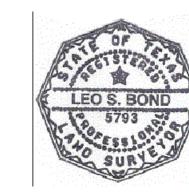
COMMENT:

Date of Plat or Map: January 12, 2016.

For and on behalf of Millman Surveying, Inc.

Texas Registered Professional Land Surveyor No. 5793

BY: DATE:



Surveyor's Seal

Sheet No. 1 of 2

MSI Project No. 37572 Drafter: TD TD





NOT TO SCALE

SYMBOL LEGEND

R/W — Right—of—Way

P/L — Adjoiner Property Line

€ — Centerline

P.O.B. — Place/Point of Beginning IE — Invert Elevation SSMH — Sanitary Sewer Manhole SDMH — Storm Sewer Manhole

XRad
Arc
Δ Schedule B-Section II Item - Radius

Arc — Arc Length

Δ — Delta Angle

ChL — Chord Length

ChB — Chord Bearing - Temporary Benchmark - 5/8" Iron Pin w/Cap
 "Urban Surveying, Inc."
 Found & Used

▲ - Iron Pin set for Vertical Benchmark

MH - Manhole

St - Storm Manhole

— Curb Inlet Basin w/ Grate

→ □ − Catch Basin Cleanout

 Sanitary Manhole VLT — Utility Vault

 Underground Utility Marker otin - Utility Pole

∹¦- - Light Pole

——X—— — Fence (As Noted)

—g— – Underground Gas Pipeline ---ou--- - Overhead Utilities

National Land Services Transforming the Industry

Surveying Zoning Environmental Real Support - Title Review Millman Surveying, Inc. Corporate Headquarters 4111 Bradley Circle NW Canton, OH 44718 Phone: 800-520-1010 Fax: 330-342-0834

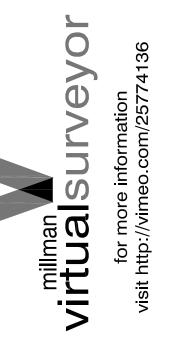
ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:

www.millmanland.com

landsurveyors@millmanland.com

Ensign Services, Inc.

27101 Puerta Real Suite 450 Mission Viejo, California 92691

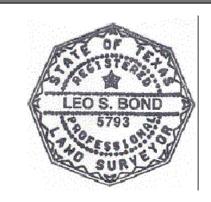


NE Zac Lentz Parkway a.k.a. 8693 U.S. 77 Frontage Road City of Victoria County of Victoria State of Texas



GRAPHIC SCALE

1 INCH = 60 FT.



Surveyor's Seal

Sheet No. 2 of 2

MSI Project No. 37572 TL TD Drafter:

Drafter: TD