

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

Field notes of a 1.26 acre tract of land, more or less, being that same called 1.2611 acre tract conveyed from Devil's Run Holding Company, Inc. to Bee County Properties, Inc. by Warranty Deed with Vendor's Lien dated August 31, 2006, recorded in Volume 196, Page 152 of the Official Public Records of Refugio County, Texas; Said 1.26 acre tract, which is comprised of a portion of Farm Lot No. 1 of the Refugio Town Tract, Abstract 56, is situated at 201 Swift Street in the City of Refugio and is described by metes and bounds as follows: BEGINNING at a mag nail set in concrete in the western right-of-way of said Swift Street, the east line of said Farm Lot No. 1 and at the northeast corner of a called 4 acre tract conveyed to Refugio County by Deed recorded in Volume 42, Page 210 of the Deed Records of Refugio County, Texas, for the southeast corner of this tract, whence the southeast corner of said Farm Lot No. 1 bears a 08° 12' 17" W, a distance of 449.03 ft.; THENCE N 81° 43' 48" W along the south line of this tract, the north line of said called 4 acre tract and entering said Farm Lot No. 1, a distance of 274.52 ft. to a 5/8" iron rod found at the southern southeast corner of a called 24.975 acre tract conveyed to Refugio County by Deed dated February 13, 1984 recorded in Volume 277, Page 14 of the Deed Records, for the southeast corner of this tract whence a 2 1/2" iron pipe found at the northwest corner of said called 4 acre tract bears N 81° 51' 19" W, a distance of 108.19 ft.; THENCE N 08° 30' 21" E along the west line of this tract and the southerly east line of said called 24.975 acre tract, a distance of 199.82 ft. to a 3/8" nail found at an interior corner of said called 24.975 acre tract, for the northwest corner of this tract; THENCE S 81° 44' 05" E along the north line of this tract and the northerly south line of said called 24.975 acre tract, a distance of 274.05 ft. to a 5/8" iron rod set in the western right-of-way line of said Swift Street, the east line of said Farm Lot No. 1 and at the northerly southeast corner of said called 24.975 acre tract, for the northeast corner of this tract; THENCE S 08° 12' 17" W along the east line of this tract, the east line of said Farm Lot No. 1 and the western right-of-way line of said Swift Street, a distance of 199.84 ft. to the POINT OF BEGINNING, containing 1.26 acres, more or less.

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. 4712011393, DATED April 19, 2018.

- 100 Reservation of all oil, gas and other minerals by grantors as contained in Warranty Deed dated October 21, 1965, executed by W. J. Reilly, et al to Valma Munter recorded in Volume 137, Page 252, Deed Records of Refugio County, Texas, together with all rights incident to the owners and lessees of the minerals. Title to which has not been checked subsequent to the date of aforesaid instrument. BLANKET IN NATURE
- 106 Right of Way dated April 1, 1947, executed by W. J. Reilly, et al to Utilities Natural Gas Corporation recorded in Volume 64, Page 91, Deed Records of Refugio County, Texas, as noted on the Survey prepared by Nathan J. Eby, RPLS No. 8198 on behalf of Eby Survey, dated August 14, 2015 ("the Survey"), CAN NOT LOCATE WITH PROVIDED DOCUMENTS
- 101 Broadband Easement and Right of Entry Agreement dated February 1, 1998, executed by and between TCI Cablevision of Texas, Inc. and Texas Diversicare Corporation recorded in Volume 85, Page 343, Official Public Records of Refugio County, Texas, as noted on the Survey. BLANKET IN NATURE

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

- A1 NONE NOTED

SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS. ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS

- A2 NONE NOTED

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: OMEGA HEALTHCARE INVESTORS, INC.; CHICAGO TITLE INSURANCE COMPANY; DORAN DERWENT PLLC; & OHI ASSET (TX) REFUGIO, LLC
 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, 2, 3, 4, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 10a, 13, 14, 16, 17, 18, 19, & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 29, 2018
 FIELD SURVEY: John Newton, Surveyor

For inquiries, questions or concerns about this survey contact MFeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 208

U.S. SURVEYOR
 4929 Riverwind Pointe Drive
 Evansville, Indiana 47715
 "America's Land Surveyor"
1-800-TO-SURVEY

PREPARED FOR:
 OMEGA HEALTHCARE INVESTORS INC

PROJECT LOCATION:

REFUGIO COUNTY, STATE OF TEXAS

PROJECT ADDRESS:
 201 SWIFT STREET
 REFUGIO, TX 78377

PROJECT TYPE:
 ALTA/NSPS LAND
 TITLE SURVEY

NOT VALID WITHOUT ORIGINAL SIGNATURE
 TEXAS FIRM #1000642-00
 PRELIMINARY: This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
 MICHAEL F. FELDBUSCH
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5213
 DATE OF CERTIFICATION 05/11/18

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 This drawing is the property of U.S. Surveyor. This drawing, style and format is protected by copyright and all rights are reserved. The use of this drawing style and format is strictly prohibited without the written consent and permission of U.S. SURVEYOR
SHEET 1 OF 1
 JOB NUMBER:
 SSS2656.DWG_NC

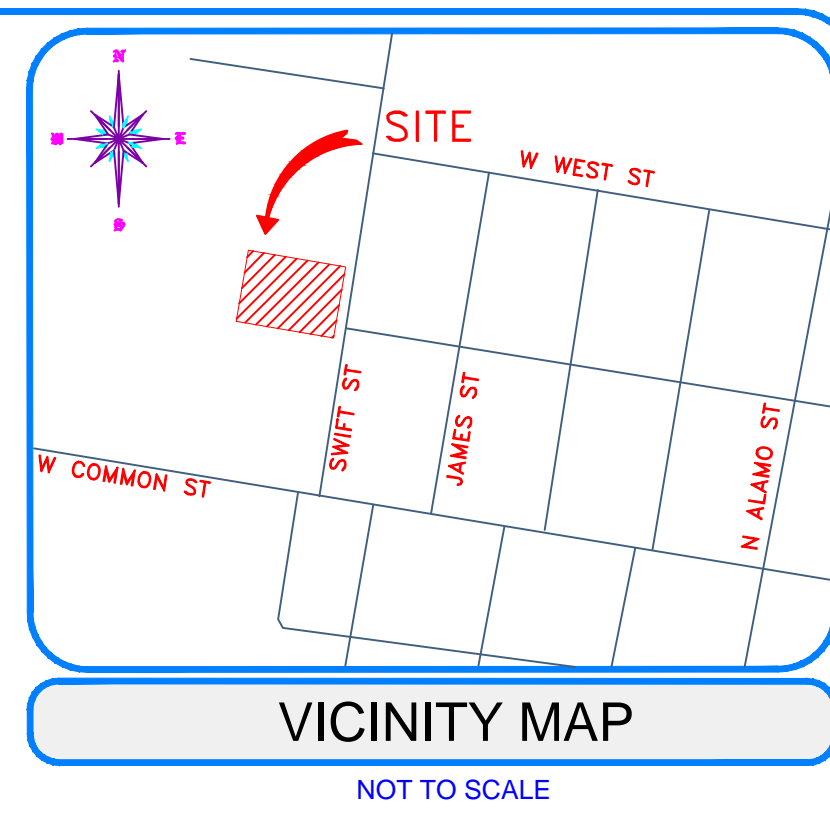
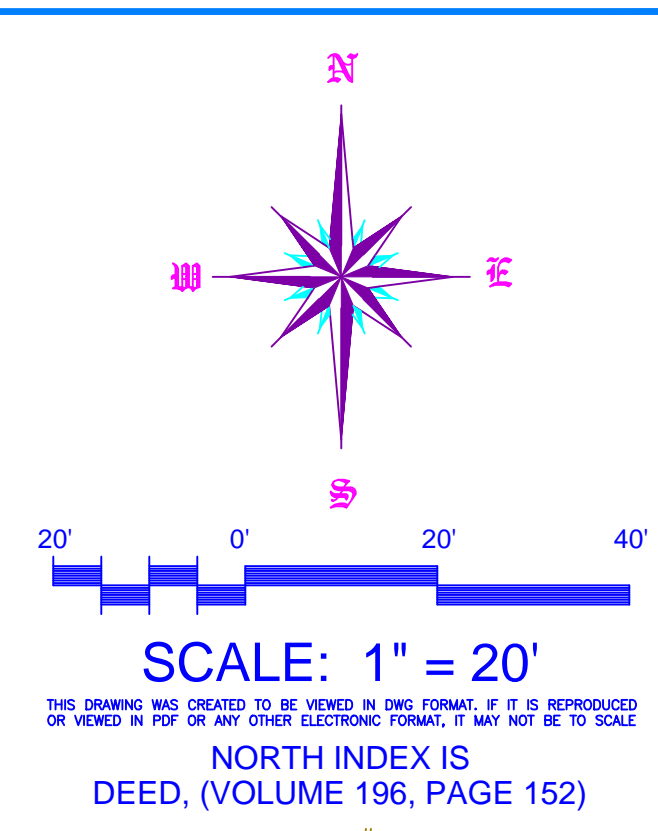
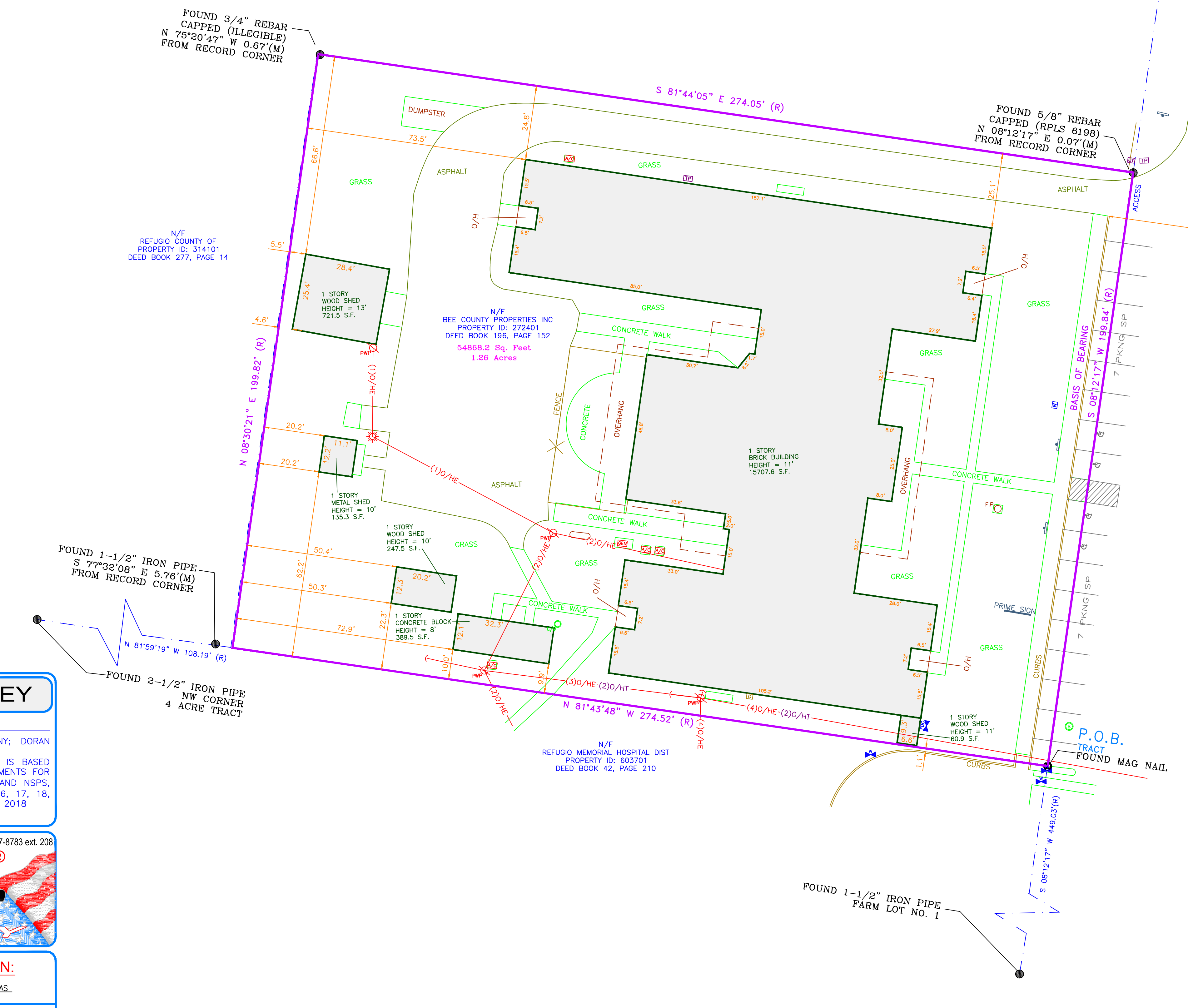
NOTE:
 THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, FLOOD PLANS, CONSTRUCTION, LANDSCAPING, FENCING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT, DIGITAL MILLENNIUM COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE U.S. SURVEYOR, ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE.

FLOOD DATA This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 48391C0270D which has an effective date of 09/26/2014 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.



Know what's below
 Call before you dig.



STANDARD LEGEND

● MONUMENT FOUND	○ POWERPOLE	— SS — SAN SEWER LINE
○ MONUMENT SET	○ QUI WIRE	○ SEWER MANHOLE
○ P.K. NAIL FOUND	○ LIGHT POLE	○ GREASE TRAP
○ P.K. NAIL SET	○ GROUND LIGHT	○ FORCE MAIN
○ MAG NAIL FOUND	○ STREET LIGHT POLE	○ CLEAN OUT
○ MAG NAIL SET	○ ELEC. TRANSFORMER	○ STORM DRAIN LINE
○ FOUND X MARK	○ AIR CONDITIONER	○ STORM DRAIN MANHOLE
○ SET X MARK	○ BURIED ELECTRIC	○ STORM INLET
○ R.R. SPIKE FOUND	○ OVERHEAD ELECTRIC	○ CATCH BASIN
○ R.R. SPIKE SET	○ ELECTRIC MANHOLE	○ CURB INLET
○ BENCHMARK	○ ELECTRIC METER	○ PAY PHONE
○ CONC. R/W MARKER	○ ELECTRIC BOX	○ TELEPHONE BOX
(R) RECORD DATA	○ ELECTRICAL VAULT	○ TELEPHONE PEDESTAL
(M) MEASURED DATA	○ ELECTRICAL PEDESTAL	○ TELEPHONE MANHOLE
(C) CALCULATED DATA	— W — WATER LINE	○ TELEPHONE POLE
R/W RIGHT OF WAY	○ WATER MANHOLE	○ TELEPHONE LINE
BSL BACK SET LINE	○ WATER VALVE	○ OVERHEAD TELEPHONE
ROP REINFORCED CONC PIPE	○ WATER METER	○/HT OVERHEAD CABLE
CMP CORRUGATED METAL PIPE	○ HYDRANT	○ FIBER OPTIC CABLE
PVC PLASTIC PIPE	○ BACK FLOW PREVENTOR	○ OVERHEAD MARKER
MTL METAL	○ FIRE DEPARTMENT CONNECTION	○ CABLE TELEVISION
AGL ABOVE GROUND LEVEL	○ FIRE PROTECTION VALVE	○ CABLE BOX
F.P. FOOTPRINT	○ HOSE BIBB	○ CABLE PEDESTAL
○ DECIDUOUS TREE	○ CONTROL VALVE	○ UNDERGROUND CABLE MARKER
○ L/S LANDSCAPING	○ IRRIGATION CONTROL VALVE	○ TELECOMMUNICATIONS MANHOLE
○ CONIFER TREE	○ RECLAIMED WATER VALVE	○ TELECOMMUNICATIONS PEDESTAL
○ SQUARE METAL LID	○ WATER VAULT	○ TELEPHONE SIGNAL
○ FUEL TANK LID	○ GAS VALVE	○ TRAFFIC SIGNAL
○ UNKNOWN MANHOLE	○ GAS METER	○ TRAFFIC SIGNAL MANHOLE
○ FROZEN MANHOLE	○ UNDERGROUND GAS MARKER	○ TRAFFIC SIGNAL BOX
○ UNKNOWN VAULT	○ GAS PEDESTAL	○ TRAFFIC VAULT
○ UNKNOWN VAULT METAL	○ GAS MANHOLE	○ STOP SIGN
○ UNKNOWN VALVE	○ GAS LINE	○ SIGN
○ MAIL BOX	○ PROPANE TANK	○ GUARD RAIL
○ BOLLARD	○ UNDERGROUND OIL MARKER	○ FENCE
○ BORE HOLE		
○ MONITORING WELL		

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

- ZONING— NO ZONING REPORT PROVIDED
 SETBACKS—
 —FRONT= _____
 —SIDE= _____
 —REAR= _____
- HEIGHT RESTRICTIONS— NOT TO EXCEED STORIES OR 34'
- PARKING PROVIDED—
 —REGULAR= 14 SPACES
 —HANDICAP= 4 SPACES
 TOTAL SPACES PROVIDED= 18
- NOTES REGARDING TABLE A ITEMS 16, 17, & 18—
 NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.
 NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.
 NO WETLAND AREAS DELINEATED BY APPROPRIATE AUTHORITIES AT TIME OF SURVEY.

RECORD CLOSURE 1:1634.5
 MEASURED CLOSURE 1:239.3

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.
 THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: MAY 11, 2018
 REVISION: _____ DATE: _____, 2018
 REVISION: _____ DATE: _____, 2018
 REVISION: _____ DATE: _____, 2018