ITEMS CORRESPONDING TO SCHEDULE B-II

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. MTANJ-114454, EFFECTIVE DATE: DECEMBER 12, 2017

(9) – INTENTIONALLY DELETED.

(11) Subject to Rights as set forth in Deed Book 372 Page 203. – NOT PLOTTED ON SURVEY. BLANKET IN NATURE.

(12) Subject to Rights as set forth in Deed Book 373 Page 235. – NOT PLOTTED ON SURVEY. BLANKET IN NATURE.

(13) Subject to Rights as set forth in Deed Book 375 Page 276. – NOT PLOTTED ON SURVEY. BLANKET IN NATURE.

(14) Subject to Right and Easement as set forth in Deed Book 1399 Page 1162. – APPROX. LOCATION PLOTTED ON SURVEY. PLAT IN RECORD DOCUMENT PARTIALLY ILLEGIBLE.

(15) Subject to Easement as set forth in Deed Book 3610 Page 11. – PLOTTED ON SURVEY.

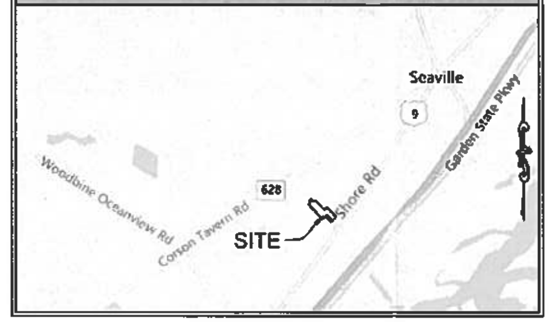
(16) Subject to Rights as set forth in Deed Book 1232 Page 101. – NOT PLOTTED ON SURVEY. THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

(18) Subject to all conditions, matters and setback lines as set forth on Filed Map # 2301. – PLOTTED ON SURVEY.

LEGEND OF SYMBOLS & ABBREVIATIONS

MONUMENT FOUND
MONUMENT SET
P.K. NAIL FOUND
P.K. NAIL SET
FND X MARK
SET X MARK
R.R. SPIKE FOUND
R.R. SPIKE SET
BENCHMARK
(R) RECORD DATA
(M) MEASURED DATA
(S) SURVEYED DATA
R/W RIGHT OF WAY
BSL BACK SET LINE
RCP REINFORCED CONC PIPE
CMP CORRUGATED METAL PIPE
PVC PLASTIC PIPE
MTL METAL
AGL ABOVE GROUND LEVEL
L/S LANDSCAPING
TREE
MTC METAL TANK COVER
FLAG POLE
POWERPOLE
GUY WIRE
LIGHT POLE
STREET LIGHT POLE
ELEC. TRANSFORMER
AIR CONDITIONER
—E— BURIED ELECTRIC
—OH— OVERHEAD ELECTRIC
ELEC. MANHOLE
ELECTRIC METER
—W— WATER LINE
WATER MANHOLE
WATER VALVE
WATER METER
HYDRANT
BACK FLOW PREVENTOR
GAS VALVE
GAS METER
UNDERGROUND GAS MARKER
GAS MANHOLE
—G— GAS LINE
BOLLARD
BORE HOLE
MONITORING WELL
MAIL BOX
UNKNOWN MANHOLE
SEWER MANHOLE
CLEAN OUT
STORM DRAIN MANHOLE
STORM INLET
CURB INLET
PAY PHONE
TELEPHONE BOX
TELEPHONE MANHOLE
TELEPHONE POLE
—T— TELEPHONE LINE
UNDERGROUND TELEPHONE MARKER
—C— CABLE TELEVISION
CABLE BOX
UNDERGROUND CABLE MARKER
TRAFFIC POLES
TRAFFIC SIGNAL
TRAFFIC MANHOLE
TRAFFIC SIGNAL BOX
STOP SIGN
SIGN
SQUARE METAL LID
FUEL TANK LID

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

(MN1) PROPERTY IS KNOWN AS LOTS 31.01 & 32 BLOCK 226 IN THE TOWNSHIP OF DENNIS, CAPE MAY COUNTY, NEW JERSEY.

(MN2) LOT AREA TRACT I = 1,298,189 S.F. OR 29.8023 AC.
LOT AREA TRACT II = 71,390 S.F. OR 1.6389 AC.
TOTAL LOT AREA = 1,369,579 S.F. OR 31.4412 AC.

(MN3) PARKING PROVIDED –
–REGULAR = 98 SPACES
–HANDICAP = 10 SPACES
TOTAL SPACES PROVIDED = 108

(MN4) THE SUBJECT PROPERTY HAS ACCESS VIA PUBLIC ROADS KNOWN AS SHORE ROAD (U.S. ROUTE 9) AND TOMPKINS LANE.

(MN5) THE BASIS OF BEARINGS FOR THIS SURVEY IS D.B. 3620 PG. 560.

(MN6) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO RECORD DEED MERIDIAN. MONUMENTS WERE FOUND \ SET AT POINTS WHERE INDICATED.

(MN7) THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY EITHER DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

(MN8) IN RESPONSE TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(MN9) IN RESPONSE TO ALTA/NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.

(MN10) IN RESPONSE TO ALTA/NSPS TABLE A ITEM 18, THE SURVEYOR DID NOT OBSERVE ANY MARKERS DELINEATING WETLANDS ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.

(MN11) IN RESPONSE TO ALTA/NSPS TABLE A ITEM 19, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.

MISCELLANEOUS NOTES - cont.

(MN12) IN RESPONSE TO ALTA/NSPS TABLE A ITEM 10a, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 10b, THERE WERE NO WALLS DESIGNATED TO DETERMINE TO BE PLUMB.

SIGNIFICANT OBSERVATIONS

[A] BUILDING CROSSES FRONT SETBACK LINE BY 18 FT. & 67 FT.

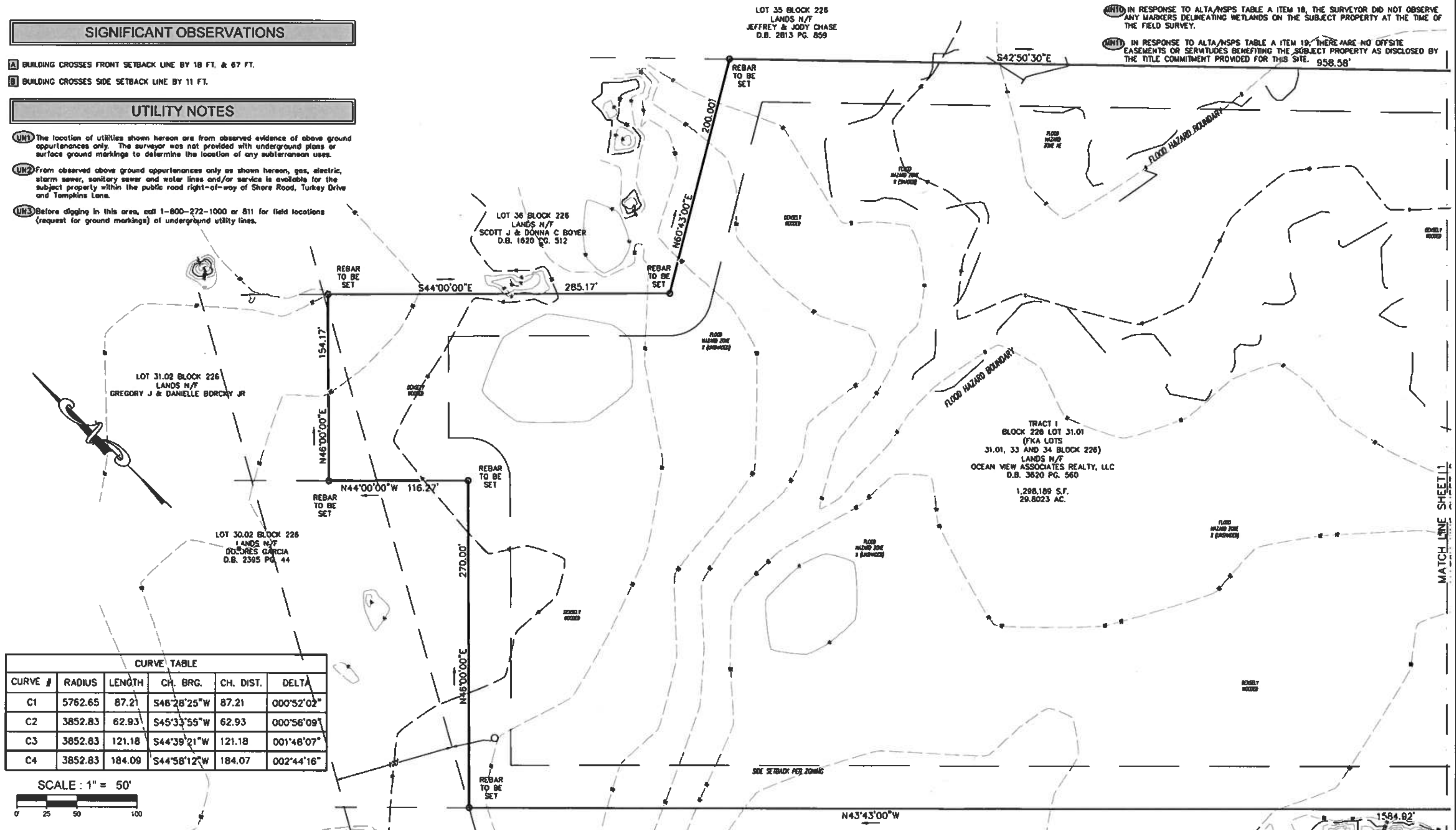
[B] BUILDING CROSSES SIDE SETBACK LINE BY 11 FT.

UTILITY NOTES

(UN1) The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

(UN2) From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer and water lines and/or service is available for the subject property within the public road right-of-way of Shore Road, Turkey Drive and Tompkins Lane.

(UN3) Before digging in this area, call 1-800-272-1000 or 811 for field locations (request for ground markings) of underground utility lines.



CURVE TABLE					
CURVE #	RADIUS	LENGTH	CH. BRG.	CH. DIST.	DELTA
C1	5762.65	87.21	S46°28'25"W	87.21	000°52'02"
C2	3852.83	62.93	S45°33'55"W	62.93	000°56'09"
C3	3852.83	121.18	S44°39'21"W	121.18	001°48'07"
C4	3852.83	184.09	S44°58'12"W	184.07	002°44'16"

SCALE : 1" = 50'

0 25 50 100

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES AE, X (SHADED) & X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 340552, MAP NUMBER 34009C0153F WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 5, 2017 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12/26/17	FIRST DRAFT	03/26/18	REV TITLE
01/03/18	COMMENTS/REV. TITLE		
03/08/18	COMMENTS/REV. TITLE		
FIELD WORK 12/13/17	DRAFTED C.T.	CHECKED BY CCB	FB & PG JTK

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP.
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RECORD DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Ocean View, Township of Dennis, County of Cape May, State of New Jersey

TRACT I (Lot 31.01 FKA Lots 31.01, 33 and 34 in Block 226)

BEGINNING at a concrete monument at the easterly corner of Lot 32, Village of Ocean View, Dennis Township Tax Block 226, in the curved northwesterly line of Seashore Road (New Jersey State Highway Route U.S. 9, 66 feet wide), said beginning point being 121.18 feet northeastwardly as measured along said line from its intersection with the northeasterly line of Tompkin's Lane (16.50 feet wide) and extending thence from the above described beginning point
1 Along the northeasterly line of Lot 32, North 44 degrees 30 minutes West 603.25 feet to an iron pipe thence
2 Along the northwesterly line of Lot 32, crossing the northwesterly end of Tompkin's Lane and continuing along the northwesterly line of Lot 29, South 44 degrees 34 minutes West 475.66 feet to a concrete monument in the northeasterly line of Lot 24.02, said Block, thence
3 Along said line, North 43 degrees 43 minutes West 1584.92 feet to an iron pipe at the southerly corner of Lot 30.02, thence
4 Along Lot 30.02, North 46 degrees 00 minutes East 270.00 feet to an iron pipe, thence
5 Still along Lot 30.02, North 44 degrees 00 minutes West 116.27 feet to a concrete monument, thence
6 By a new division line along the southeasterly line of proposed Lot 31.02, North 46 degrees 00 minutes East 154.17 feet to a concrete monument in the southwesterly line of Lot 36, thence
7 Along Lot 36, South 44 degrees 00 minutes East 285.17 to an iron pipe, thence
8 Still along the same, North 60 degrees 43 minutes East 200.00 feet to an iron pipe in the southwesterly line of Lot 35, thence
9 Along said line, South 42 degrees 50 minutes 30 seconds East 958.58 feet to an iron pipe, thence
10 Still along Lot 35, North 46 degrees 02 minutes East 273.49 feet to an iron pipe in the southwesterly line of Lot 37.01, thence
11 Along Lots 37.01 and 37.02, South 44 degrees 30 minutes East 996.41 feet to a concrete monument in the curved northwesterly line of Seashore Road, thence
12 Bounding thereon, southwestwardly by a curve to the left with a radius of 5762.65 feet, an arc distance of 87.21 feet to a point of tangency in said line, thence
13 Still along the same, South 46 degrees 02 minutes West 257.35 feet to a point of curvature, thence
14 Still along the same, southwestwardly, by a curve to the left with a radius of 3852.83 feet, an arc distance of 62.93 feet to the place of BEGINNING

TRACT II (Lot 32 in Block 226)

BEGINNING at the northwest corner of the intersection of Seashore Road and Tompkin's Lane, and thence
1 North 42 degrees 45 minutes West 189.25 feet along Tompkin's Lane to a point, thence
2 North 45 degrees 20 minutes West 237.93 feet to a point, thence
3 North 45 degrees 34 minutes West 176.01 feet along Tompkin's Lane to a point at the division line of Lots 31 and 32, thence
4 North 44 degrees 34 minutes East 122.10 feet along the division line of Lots 31 and 32, thence
5 South 44 degrees 30 minutes East 603.25 feet along the division line of Lots 32 and 33 to a point on Seashore Road, thence
6 Southwestwardly along the curve which is the northerly boundary of Seashore Road, said curve having a radius of 3852.83 feet, a distance of 121.18 feet to the point of BEGINNING

Together with and subject to easement recorded in Deed Book 3610 page 11

BEING FURTHER DESCRIBED AS

All that certain lot or parcel of ground situate in the Village of Ocean View, Township of Dennis, County of Cape May, State of New Jersey, bounded and described as follows
BEGINNING at a point located on the West right-of-way line of U.S. Route 9 (Shore Road), said point being situate at the intersection of the North right-of-way line of Tompkins Lane with the aforementioned West right-of-way line of U.S. Route 9 (Shore Road). THENCE FROM THE PLACE OF BEGINNING along the aforementioned North right-of-way line of Tompkins Lane, North forty-two degrees forty-five minutes and no seconds West (N 42°45'00" W) for a distance of one hundred eighty-nine and twenty-five hundredths feet (189.25') to a point, thence further along the same, North forty-five degrees twenty minutes and no seconds West (N 45°20'00" W) for a distance of two hundred thirty-seven and ninety-three hundredths feet (237.93') to a point, thence still further along the same, North forty-five degrees thirty-four minutes and no seconds West (N 45°34'00" W) for a distance of one hundred seventy-six and one hundredth feet (176.01') to a point, thence, South forty-four degrees thirty-four minutes and no seconds West (S44°34'00" W) for a distance of three hundred fifty-three and fifty-six hundredths feet (353.56') to a point, thence, North forty-three degrees forty-three minutes and no seconds West (N 43°43'00" W) for a distance of one thousand five hundred eighty-four and ninety-two hundredths feet (1,584.92') to a point, thence, North forty-six degrees no minutes and no seconds East (N 46°00'00" E) for a distance of two hundred seventy and no hundredths feet (270.00') to a point, thence, North forty-four degrees no minutes and no seconds West (N 44°00'00" W) for a distance of one hundred sixteen and twenty-seven hundredths feet (116.27') to a point, thence, North forty-six degrees no minutes and no seconds East (N 46°00'00" E) for a distance of one hundred fifty-four and seventeen hundredths feet (154.17') to a point, thence, South forty-four degrees no minutes and no seconds East (S 44°00'00" E) for a distance of two hundred eighty-five and seventeen hundredths feet (285.17') to a point, thence, North sixty degrees forty-three minutes and no seconds East (N 60°43'00" E) for a distance of two hundred and no hundredths feet (200.00') to a point, thence, South forty-two degrees fifty minutes and thirty seconds East (S 42°50'30" E) for a distance of nine hundred fifty-eight and fifty-eight hundredths feet (958.58') to a point, thence, North forty-six degrees two minutes and no seconds East (N 46°02'00" E) for a distance of two hundred seventy-three and forty-nine hundredths feet (273.49') to a point, thence, South forty-four degrees thirty minutes and no seconds East (S 44°30'00" E) for a distance of nine hundred ninety-eight and forty-one hundredths feet (998.41') to a point, thence along the aforementioned West right-of-way line of U.S. Route 9 (Shore Road), around a curve having an angle of zero degrees fifty-two minutes and two seconds (00°52'02"), a radius of five thousand seven hundred sixty-two and sixty-five hundredths feet (5,762.65'), a tangent of forty-three and sixty-one hundredths feet (43.61'), an arc of eighty-seven and twenty-one hundredths feet (87.21'), for a chord course of South forty-six degrees twenty-eight minutes and one second West (S 46°28'01" W) for a chord distance of eighty-seven and twenty-one hundredths feet (87.21') to a point, thence further along the same, South forty-six degrees two minutes and no seconds West (S 46°02'00" W) for a distance of two hundred fifty-seven and thirty-five hundredths feet (257.35') to a point, thence still further along the same, around a curve having an angle of two degrees forty-four minutes and sixteen seconds (2°44'16"), a radius of three thousand eight hundred fifty-two and eighty-three hundredths feet (3,852.83'), a tangent of ninety-two and six hundredths feet (92.06'), an arc of one hundred eighty-four and nine hundredths feet (184.09') for a chord course of South forty-four degrees fifty-eight minutes and twelve seconds West (S 44°58'12" W) for a chord distance of one hundred eighty-four and seven hundredths feet (184.07') to the place of BEGINNING

Together with and subject to easement recorded in Deed Book 3610, page 11

The above description is in accordance with a survey made by Bock & Clark National Coordinators, Project No. 201803832-001, dated December 26, 2017 last revised March 26, 2018

NOTE: Being 2721 Route 9 and 2717 Route 9 Lot(s) 31.01 & Lot 32, Block 226, Village of Ocean View, Tax Map of the Township of Dennis, County of Cape May

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. MTANJ-114454, DATED DECEMBER 12, 2017

ALTA/NSPS LAND TITLE SURVEY

for

Autumn Lake Healthcare at Ocean View & The Resort at Ocean View

B&C Project No. 201704696-001
2721 & 2717 Route 9, Ocean View, NJ
Cape May County

BASED UPON TITLE COMMITMENT NO. MTANJ-114454
OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF DECEMBER 12, 2017
FHA # 035-22068 - Autumn Lake Healthcare at Ocean View & The Resort at Ocean View

Surveyor's Certification

To: CAPITAL FUNDING, LLC, a Maryland limited liability company; U.S. Department of Housing and Urban Development; Ocean View Associates Realty, LLC; Old Republic National Title Insurance Company; Madison Title Company; and Bock & Clark Corporation.

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, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10(a)(b), 11, 12, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.
The field work was completed on December 13, 2017.

Surveyor's Signature

Jack W. Shoemaker
Professional Land Surveyor GS 035878
In the State of New Jersey
Date of Survey: December 26, 2017
Date of Last Revision: March 26, 2018
Network Project No. 201704696-001

Survey Performed By:
First Order, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
NJ Certificate of Authorization: 24GA28154900
Phone (610) 365-2907
Fax (610) 365-2958
Email: jshoemaker@firstorderllc.net
Project No. 5875

SHEET 1 OF 2

Bock & Clark
SURVEY • ZONING
ENVIRONMENTAL • ASSESSMENT
National Coordinators
1-(800)-SURVEYS (787-8397)
Bock & Clark Corporation
3550 W. Market Street, Suite 200, Akron, Ohio 44333
maywehelpyou@bockandclark.com
www.bockandclark.com

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- FND = MARK
- SET X MARK
- R.R. SPIKE FOUND
- R.R. SPIKE SET
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- MTL METAL
- AGL ABOVE GROUND LEVEL
- L/S LANDSCAPING
- TREE
- MTC METAL TANK COVER
- FP FLAG POLE
- POWERPOLE
- GUY WIRE
- LIGHT POLE
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- TRAFFIC SIGNAL BOX
- STOP SIGN
- SIGN
- SQUARE METAL LID
- FUEL TANK LID

LOT 37.01 BLOCK 226
LANDS N/F
JOHN DANIEL PALMA & JOSEPH J PALMA
D.B. 3505 PG. 460

LOT 37.02 BLOCK 226
LANDS N/F
RESORT CAMPGROUND CORP.

LAND/ROAD EASEMENT
D.B. 3510 PG. 11

APPROX. LOCATION ELECTRICAL EASEMENT
D.B. 1396 PG. 1101

REBAR TO BE SET

FLOOD HAZARD BOUNDARY

FLOOD HAZARD ZONE AE

FLOOD HAZARD ZONE X (SHADED)

S44°30'00"E 998.41'

N44°02'00"E 273.49'

S42°50'30"E 958.58'

SHED

CONC MON FOUND NE 2.1'

MAG NAIL TO BE SET

257.35'

S44°02'00"W

603.25'

P.O.B. TRACT I

SHORE ROAD
A.K.A. SEASHORE RD. - U.S. ROUTE 9
66' WIDE PUBLIC RIGHT OF WAY

TRACT II
(LOT 32 BLOCK 226)
LANDS N/F
OCEAN VIEW ASSOCIATES REALTY, LLC
D.B. 3620 PG. 560
71,330 S.F.
1.6369 AC.

N44°30'00"W

S44°30'00"E

122.10'

N44°34'00"E

STONE/WOOD FRAME BUILDING (1,955 SQ. FT. FOOTPRINT) ±2'-7' FROM RECORD DOCUMENTS

N45°34'00"W 176.01'

N45°20'00"W 237.93'

N42°45'00"W 189.25'

TOMPKINS LANE
16.5' WIDE PUBLIC RIGHT OF WAY

P.O.C. TRACT I
P.O.B. TRACT II

TRACT I
BLOCK 226 LOT 31.01
(FKA LOTS
31.01, 33 AND 34 BLOCK 226)
LANDS N/F
OCEAN VIEW ASSOCIATES REALTY, LLC
D.B. 3620 PG. 580
1,298,189 S.F.
29.8023 AC.

475.66'

LOT 29 BLOCK 226
LANDS N/F
DENISE A STROLL-STRATTEN
D.B. 3141 PG. 427

S44°34'00"W

N43°43'00"W 1584.92'

MATCH LINE SHEET 2

ZONING INFORMATION

The subject property is zoned R-3, Rural Single Family Residential. (Permitted by Resolution No. 84-13)

Front Setback: Front 100' minimum (Per Resolution approved 4/22/1993)
Side Setback: 35 minimum each
Rear Setback: 100' minimum.

Maximum building height 30' and 2.5 stories.

Minimum lot area: 3 acres
Minimum lot width: 150'
Minimum lot depth: 300'
Minimum lot frontage: 150'

Maximum lot coverage 10%

Maximum floor area ratio No requirement noted

Parking formula Residential health care facilities: 1.25 spaces/bed
Required spaces 220 spaces (Based on 176 beds)

Zoning data obtained from Zoning Report #7201601204:001 dated December 1, 2016 prepared by Bock & Clark Zoning, 800-787-8390

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CH. BRG.	CH. DIST.	DELTA
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0 25 50 100

Surveyor's Signature

Jack W. Shoemaker
Professional Land Surveyor GS 035878
In the State of New Jersey
Date of Survey: December 26, 2017
Date of Last Revision: March 28, 2018
Network Project No. 201704696-001

Survey Performed By:
First Order, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
NJ Certificate of Authorization: 24GA28154900
Phone (610) 365-2907
Fax (610) 365-2958
Email: jshoemaker@firstorderllc.net
Project No. 5875

Bock & Clark
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
Autumn Lake Healthcare at Ocean View &
The Resort at Ocean View
DATE OF FIELD SURVEY: DECEMBER 13, 2017
NETWORK PROJECT NUMBER 201704696-001

1-(800)-SURVEYS (787-8397)
maywehelpyou@bockandclark.com www.bockandclark.com