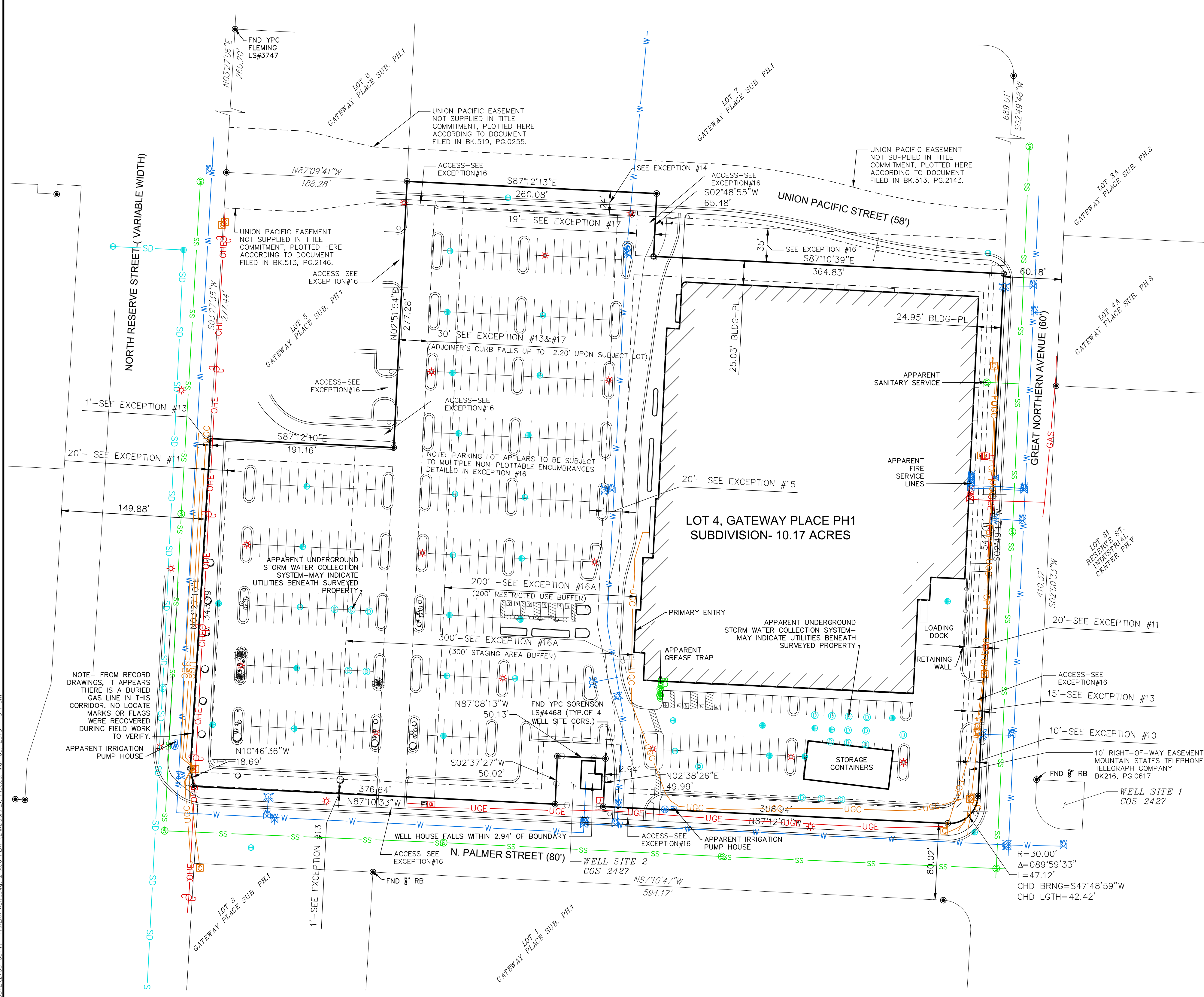


# PRELIMINARY ALTA/NSPS TITLE SURVEY

Lot 4 of Gateway Place Phase 1 Subdivision Located in the West One-Half of the West One-Half Section 17, Township 13 North, Range 19 West, P.M.M., City of Missoula, Missoula County, MT, on a portion of Lot 4 of Gateway Place Phase 1 Subdivision (Plat Reference: Bk.378, Pg.832).



### NOTES

**UTILITIES:**  
Montana Ticket No:18004470 2/23/18  
Due to substantial snow accumulation on the project site, some locate marks may have been obscured, and therefore the location of all utilities should be regarded as approximate.

**ENCROACHMENTS OF EXISTING STRUCTURES, FEATURES:**  
The curbing along the west boundary of the subject property and Lot 5 is built as much as 2.20' into the subject property. Additionally, the pump house building on the adjoining well site 2 of COS 2427 is within 2.94' of the subject property.

**PHYSICAL ACCESS:**  
The property has direct physical access to Palmer Street, Great Northern Avenue and Union Pacific Street as shown on this drawing.

**SIGNIFICANT OBSERVATIONS:**  
A common area subterranean storm water collection system, and a buried municipal water line were observed in the process of conducting field work on the site. There is no general knowledge in the neighborhood of any restrictions due to environmental or aviation concerns.

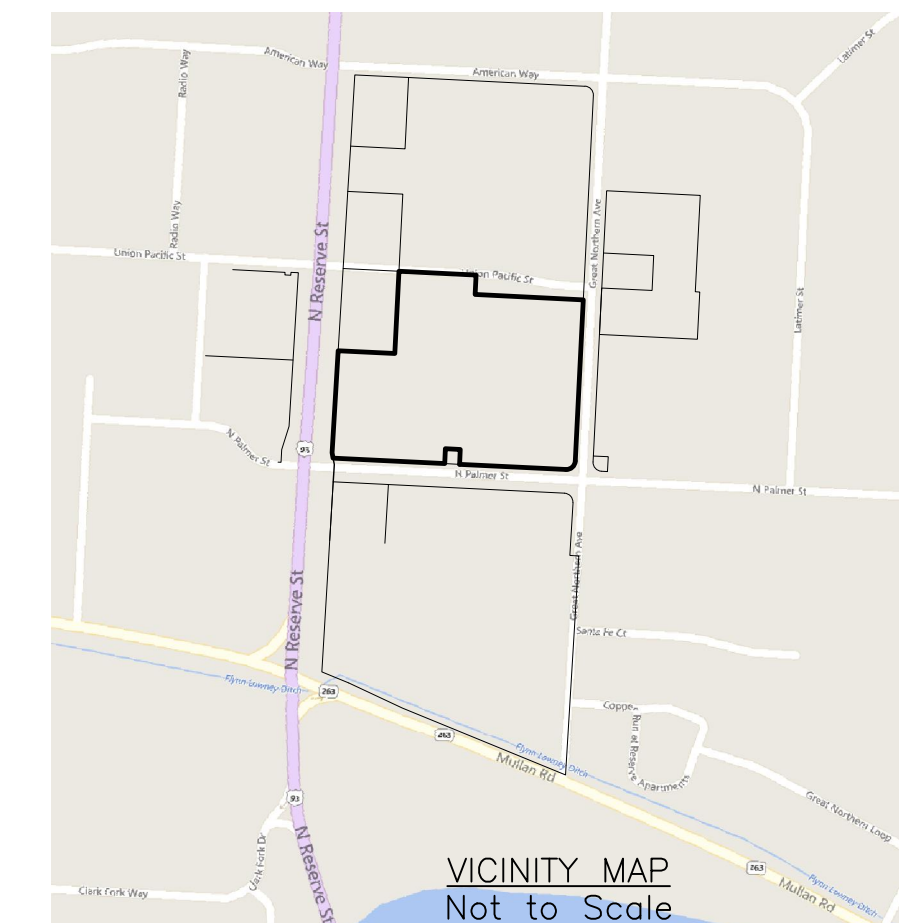
**BOUNDARY:**  
Boundary lines shown are based on found monuments in the field.

**FLOOD ZONE DESIGNATION:**  
This property does not lie within a Special Flood Hazard Area (SFHA) as defined by the Federal Emergency Management Agency (FEMA). Said property is located within an area having a Zone designated "X" by FEMA (defined as areas determined to be outside the 0.2% annual chance floodplain), on Flood Insurance Rate Map Panel No. 3008301195E with a date of identification of July 6, 2015 in City of Missoula, Missoula County, State of Montana, which is the most current Flood Insurance Rate Map for the community in which said premises is situated.

**PROPERTY ADDRESS:**  
The subject property has the following assigned address:  
2420 N. Reserve Street, Missoula, Montana 59808

**BUILDINGS & SUBSTANTIAL FEATURES:**  
Water site conditions existed during the requested dates of field work (02-26 to 28-18). Therefore, it is possible that substantial features were not observed due to heavy snow conditions. All curb islands and boulevard strips on and along the subject property are landscaped to some degree.

**PARKING:**  
The observed parking lots upon the subject property contain 521 regular parking spaces and 11 ADA designated spaces for a total of 532 spaces.



### CERTIFICATION

To Pan Montana RE, LLC, and First American Title Insurance Company:  
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, 8, 9, 11, of Table A thereof. The fieldwork was completed on February 26-28, 2018.

Dan Stahly, 16192 LS 03-09-2018 (1st/Preliminary Issue)

### NEW PROPERTY DESCRIPTION-

Purpose of New description: Some courses along the record property description differ in measurement by up to 0.21'. This did not change subject parcel area.

A tract of land located in the West one-half of the West one-half of Section 17, Township 13 North, Range 19 West, Principal Meridian Montana, City of Missoula, Missoula County, Montana, being more particularly described as follows:  
Beginning at the Southwest corner of Lot 4 of Gateway Place Subdivision Phase 1 being along the Northern Right-of-way of North Palmer Street and the Easterly Right-of-way of North Reserve Street, thence along said Easterly Right-of-way N10°36'46"W a distance of 18.69 feet;  
thence N03°27'10"E a distance of 343.99 feet;  
thence leaving said Easterly Right-of-way and running along the South line of Lot 5 of Gateway Place Subdivision Phase 1 S87°12'10"E a distance of 191.16 feet;  
thence along the East line of said Lot 5 N02°51'54"E a distance of 277.28 feet;  
thence running along the South boundary of Lot 7 of Gateway Place Subdivision Phase 1 S87°12'13"E a distance of 260.08 feet;  
thence along said Lot 7 boundary S02°48'55"W a distance of 65.48 feet;  
thence S87°10'39"E a distance of 364.86 feet to a point along the westerly right-of-way of Great Northern Avenue;  
thence along said westerly right-of-way S02°49'12"W a distance of 544.01 feet;  
thence along a curve to the right having a radius of 30.00 feet, an arc length of 47.12, and a chord bearing of S47°48'59"W a chord length of 42.42 feet;  
thence leaving said westerly right-of-way of Great Northern Avenue and continuing along the northerly right-of-way of North Palmer Street N87°12'01"W a distance of 358.94 feet;  
thence leaving said northerly right-of-way and running along the east line of Well site 2 of COS 2427 N02°38'26"E a distance of 49.99 feet;  
thence continuing along said Well Site 2 boundary N87°08'13"W a distance of 50.13 feet;  
thence S02°37'27"W a distance of 50.02 feet, to a point along the northerly right-of-way of North Palmer,  
thence N87°10'33"W along said northerly right-of-way a distance of 376.64 feet to the point of beginning, containing 10.17 acres.

### RECORD PROPERTY DESCRIPTION

A tract of land located in the West one-half of the West one-half of Section 17, Township 13 North, Range 19 West, Principal Meridian Montana, City of Missoula, Missoula County, Montana, being more particularly described as Lot 4, Parcel 2 of Gateway Place Phase 1 Subdivision, located in the City of Missoula, Missoula County, Montana (Plat Reference on Bk.378, Pg.832).

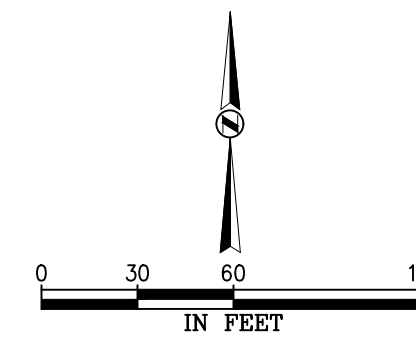
NOTE: The subject property described herein as Lot 4, Parcel 2 of Gateway Place-Phase 1 in First American Land Title Commitment For Title Insurance No. NCS-879865-MPLS, with an effective date of November 29, 2017 at 7:30 A.M. All easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.

### NOTES CORRESPONDING TO SCHEDULE B SECTION TWO EXCEPTIONS:

- (Title Commitment No. NCS-879865-MPLS dated November 29, 2017 at 7:30am)
- Not plot-able.
  - Not plot-able.
  - Not provided.
  - None observed.
  - None observed.
  - Not provided.
  - None observed.
  - Not provided.
  - Not plot-able.
  - Plotted as shown on Exhibit "A" of Easement document Bk.216, Pg. 0617
  - Plotted as shown-per Bk.334, Pg. 2053-"Easement reservation" for utilities.
  - Not on subject property.
  - Not plot-able.
  - Easements plotted as shown from record parcel subdivision plat of Gateway Place Phase 1 (Bk.378, Pg.832): 15' wide utility easement, 30' wide private access easement, and 1' wide no access strip.
  - Plotted as shown- 24' wide right-of-way granted to the City of Missoula per Bk.514, Pg.1651.
  - Plotted as shown-20' wide water system easement granted to the City of Missoula per Bk.514, Pg.1654.
  - Various easements plotted as shown and as described in Operation and Easement Agreement document per Bk.378, Pg.1920. Some easements are plotted, while others are blanket easements.
  - Plotted as shown- some 15a items are not plot-able.
  - Plotted as shown- some easements are the same as shown on the Subdivision plot for Gateway Place Phase per exception #13.
  - Not plot-able.

LEGEND	
	WATER VALVE
	BLOW-OFF VALVE
	FIRE HYDRANT
	WATER MANHOLE
	SIGN
	GAS METER
	STORM MANHOLE
	STORM DRAIN INLET
	SANITARY MANHOLE
	CLEANOUT
	ELECTRIC TRANSFORMER BOX
	ELECTRIC PULL BOX
	COMMUNICATIONS PEDESTAL
	SIGN POST
	LIGHT POLE
	POWER POLE
	SET MONUMENT - 2" ALUMINUM CAP (AC) ON 3/4"x18" REBAR (RB) MARKED 16192LS
	GUY WIRE
	TREE - CONIFEROUS
	TREE - DECIDUOUS
	BUSH
	CHAIN-LINK FENCE
	EASEMENT LINE
	CURB AND GUTTER
	BUILDING
	WATER MAIN
	WATER SERVICE LINE
	SANITARY SEWER MAIN
	STORM COLLECTION MAIN
	UNDERGROUND COMMUNICATION
	UNDERGROUND FIBER
	UNDERGROUND GAS
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	FOUND YELLOW PLASTIC CAP (YPC) ON REBAR (RB) MARKED WGM 4468LS, UNLESS OTHERWISE NOTED

**BASIS OF BEARING:**  
NGS OPUS SOLUTION ON A 3/8" REBAR WITH PPC COLLECTED ON 02-28-18  
US STATE PLANE 1983  
MONTANA 2500  
NAD83 (CONUS, MOLODENSKY)  
GROUND PROJECTION AT:  
LATITUDE: N 48°53'12.75839"  
LONGITUDE: W 114°02'18.10795"  
ELLIPSOID HT: 3125.794 ft  
CONVERGENCE ANGLE: -03°19'11"



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851 BRIDGER DR. STE. 1 BOZEMAN, MT 59715  
Phone: (406)522-9526 Fax: (406)522-9528

PRELIMINARY ALTA/NSPS LAND TITLE SURVEY											
COUNTY:	1/4	SEC	T	R	1/4	SEC	T	R	DESIGNED: -		
MISSOULA	17	13N	19W						DRAWN: RH		
PRINCIPAL MERIDIAN, MONTANA									CHECKED: DS,BK_		
									DATE: 03-9-18		
									SHEET		
									<b>1 OF 1</b>		