



- NOTES:**
- BENCH MARKS**
Top of Fire Hyd. on South side of 10th Ave. South and in the middle of Lot 4.
Elev. = 3347.15 (City of Great Falls Datum)
 - 10th Avenue South is a 4 lane, divided State Hwy.
 - Parking surfacing and streets are asphaltic pavement, with concrete curb and gutter.
 - Curbs along streets are 2 ft. wide concrete gutter is 0.5 ft. below top of curb.
 - The intersection of 10th Ave. S. and 8th St. is not controlled by traffic lights. 7th & 9th Streets are controlled by traffic lights.
 - Utilities**
Water, Sewer, Storm Drain: City of Great Falls, Public Works (406) 771-1258
Northwestern Energy (888) 467-2669
Gas: Energy West (406) 791-7500
Telephone: US West (800) 244-1111
 - The Zoning for Lots 3&4, Block 2 of the 15th Add. is General Commercial, District D, with side setback of 4.0', front setback of 10.0' and rear setback of 15.0'.
 - This property lies 3500ft East of the nearest 100yr floodway as shown on FEMA community-panel 300010-0005 C, revised Nov. 3, 1981, and is approximately 27ft. above 100yr. flood level.
 - The New Utility Easement, Doc. No. R0069098, applying to Lots 3 and 4, does not meet with the existing easement, there is a 10 ft. space between the two easements. Electrical Easement, Doc. No. R0073227, is not located over electrical line. (THESE EASEMENTS ARE BEING REWRITTEN)
 - The landscaping of the site is not completed at time of this survey.

LEGAL DESCRIPTION

PARCEL 1:
Lot 3, Block 2, EXCEPT the North 20 ft. thereof, Fifteenth Addition to Great Falls, Cascade County, Montana, according to the official map or plat thereof, on file and of record in the office of the Clerk and Recorder of said County. (According to Reel 279, Document 1224, records of Cascade County, Montana.) Except the North 20 feet thereof heretofore conveyed to the State of Montana by Deed recorded May 4, 1955 in Book 243, Page 95, records of Cascade County, Montana.

PARCEL 2:
Lot 4, Block 2, Fifteenth Addition to Great Falls Townsite, Cascade County, Montana, according to the official map or plat thereof, on file and of record in the office of the Clerk and Recorder of said County. Except the North 20 feet thereof heretofore conveyed to the State of Montana by Deed recorded May 4, 1955 in Book 243, Page 97, records of Cascade County, Montana.

more particularly described as follows: Beginning at the NW corner of Lot 3, Block 2, Fifteenth Addition to Great Falls Townsite, Cascade County, Montana, Thence S 89°56' E, 100.0 ft.; to the NE corner of said Lot 3; Thence N 89°56' E, 100.0 ft. to the NE corner of said Lot 4; Thence S 0°00'57" E, 305.0 ft. to the SE corner of said Lot 4; Thence N 89°56' W, 100.0 ft. to the SW corner of said Lot 4; Thence N 0°00'57" W, 305.0 ft. to the Point of Beginning. This property contains 61,000.0 SF. = 1.400 acres in all.
The Property surveyed and shown hereon is the same property as described in title commitment number MT32779, dated March 9, 2004, prepared by Mountain Title Services Inc.

SURVEYOR CERTIFICATION:

TO: SPIRIT FINANCE CORPORATION, a Maryland corporation, its successors and assigns, BENCHMARK TITLE SERVICES, LLC, and MOUNTAIN TITLE SERVICES INC.

This map and the survey on which it is based were made in accordance with "Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by and ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11, and 13 through 16 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA/ACSM and NSPS and in effect on the date of this certification, the undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which control land boundaries for ALTA/ACSM Land Title surveys."



Dwight L. Axelsen
Dwight L. Axelsen
Land Surveyor 8641 LS
State of Montana

- LEGEND**
- R = PROPERTY LINE
 - = SEWER MANHOLE
 - SSB = SEWER MAIN, SIZE
 - ⊕ = WATER VALVE
 - ⊙ = FIRE HYDRANT
 - ⊖ = POWER POLE

ALTA/ACSM Land Title Survey
LOTS 3 & 4, BLOCK 2,
15TH ADDITION TO
GREAT FALLS, MT.
716 10th AVENUE SOUTH
GREAT FALLS, MONTANA 59405

DESIGNED: _____
 DRAWN: D.L.A.
 CHECKED: G.L.K.
 SCALE: _____
 DATE: 9 April, 2004

DELTA ENGINEERING P.C.
 CONSULTING ENGINEERS
 P. O. BOX 1481
 GREAT FALLS, MT 59403
 (406) 727-3667

JOB NO. _____ FILE NO. _____ SHEET _____ OF _____