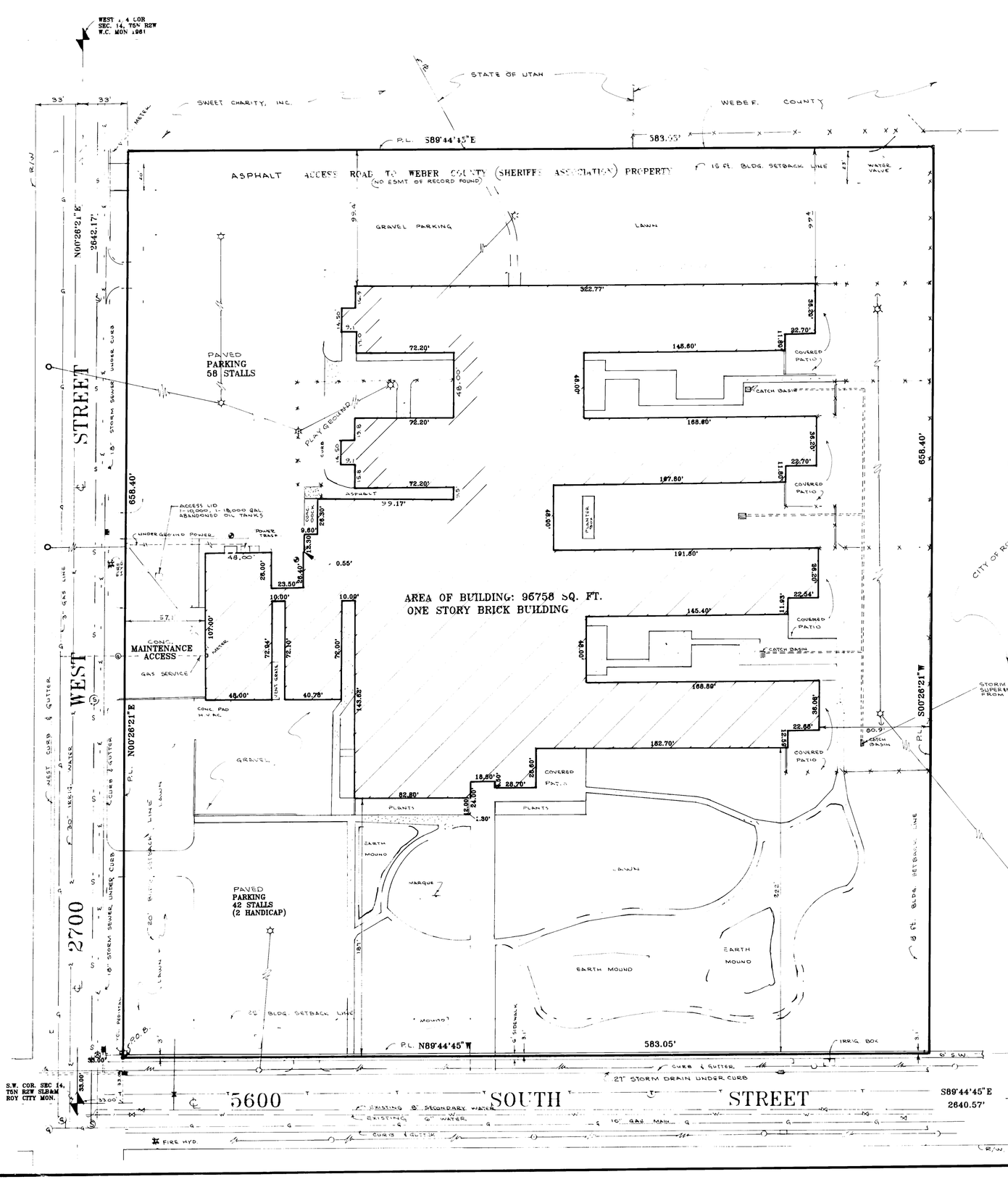

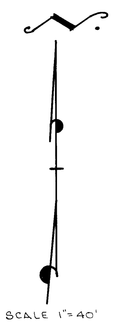

LEGEND

- = MONITOR WELL
- = YARD LIGHT
- =CATCH BASIN
- =FIRE HYD.
- =UTILITY POLE
- =STORM DRAIN BOX
- =WATER VALVE
- =SEWER MANHOLE
- =NAIL SET IN CONCRETE
- =REBAR & CAP SET
- FENCE
- S — SAN. SEWER
- W — CULINARY WATER

O Set Re-bar & Survey CAP at all corners.

BUILDING SETBACK LINES FOR R-1-8 ZONE
BUILDING AND THIS PROPERTY IN R-1-8 ZONE (NON-CONFORMING), BUILDING AND USE BEFORE PRESENT ZONING.

FLOOD ZONE C (AREA OF MINIMAL FLOOD HAZARD) IN ACCORDANCE WITH FEDERAL MAPS.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO WEBER ASSOCIATES L.P. dba PLEASANT GROVE ASSOC. III, L.P. HUNTER HEALTH PROPERTIES PARTNERS L.P. NATIONAL CITY BANK, AGENT HEALTH CARE REIT, INC. AND LAWYERS TITLE INSURANCE CORPORATION THAT (1) THE SURVEY WAS PREPARED BY THE UNDERSIGNED AND WAS ACTUALLY MADE UPON THE GROUND; (2) THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; (3) THE PROPERTY IS CONTIGUOUS ALONG ITS ENTIRE COMMON BOUNDARIES AND IS ENCLOSED WITHIN THE PERIMETERS THEREOF; (4) ALL COMPONENT PARCELS OF THE LAND SHOWN ON THE SURVEY ARE CONTIGUOUS AND THERE ARE NO GAPS OR GORES; (5) THE RIGHT-OF-WAY LINES FOR 5600 SOUTH STREET AND 2700 WEST STREET ARE COMPLETELY CONTIGUOUS TO THE PERIMETER LINES OF THE PROPERTY ALONG THE ENTIRE RIGHT-OF-WAY AS SHOWN ON THE SURVEY; (6) THE DIMENSIONS, GROSS SQUARE FOOTAGE, NUMBER OF STORIES, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, AND ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY; (7) THERE ARE NO VIOLATIONS OF ANY SETBACK OR BUILDING LINE REQUIREMENTS CREATED BY APPLICABLE ZONING ORDINANCES OR RECORDED RESTRICTIVE COVENANTS; (8) ANY SUCH SETBACK OR BUILDING LINE REQUIREMENTS ARE SHOWN ON THE SURVEY; (9) THERE ARE NO EASEMENTS, ENCROACHMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; (10) ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND; (11) THE SURVEY SHOWS THE LOCATION OF ALL VISABLE STORM DRAINAGE SYSTEMS FOR COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; (12) THE BUILDINGS AND IMPROVEMENTS ARE NOT LOCATED OVER OR ON ANY EASEMENTS AFFECTING THE PROPERTY OR ANY UTILITY LINES CONSTRUCTED THEREON; (13) THE PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE DOCUMENT ENTITLED "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION'S SPECIAL FLOOD HAZARD AREA MAPS"; (14) THERE ARE 100 MARKED PARKING SPACES WITHIN THE BOUNDARY LINES OF THE PROPERTY; (15) THE STREET ADDRESS OF THE PROPERTY IS: 2700 WEST, 5600 SOUTH, ROY, UTAH 84067. (16) THE SURVEY IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1-11 OF TABLE A THEREOF AND MEETS THE ACCURACY STANDARDS OF AN URBAN SURVEY.

SURVEYOR: DALLAS K. BUTTARS

DATED: Sept 2, 1994 BY: Dallas K. Buttars

PROPERTY DESCRIPTION OF RECORD

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT 33.00 FEET NORTH 89°52'00" EAST AND 33.00 FEET NORTH 0°04'00" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 14, RUNNING THENCE NORTH 0°04'00" EAST 658.40 FEET ALONG THE EAST BOUNDARY OF 2700 WEST STREET, THENCE NORTH 89°52'00" EAST 583.05 FEET, THENCE SOUTH 0°04'00" WEST 658.40 FEET, THENCE SOUTH 89°52'00" WEST 583.05 FEET ALONG THE NORTH BOUNDARY OF 5600 SOUTH STREET TO THE POINT OF BEGINNING. CONTAINS 8.76 ACRES

PROPERTY DESCRIPTION USING STATE PLANE BEARING SYSTEM (CORRECT DESCRIPTION)

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT 33.00 FEET NORTH 89°44'45" EAST AND 33.00 FEET NORTH 0°28'21" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 14, RUNNING THENCE NORTH 0°28'21" EAST 658.40 FEET ALONG THE EAST BOUNDARY OF 2700 WEST STREET, THENCE SOUTH 89°44'45" EAST 583.05 FEET, THENCE SOUTH 0°28'21" WEST 658.40 FEET, THENCE NORTH 89°44'45" WEST 583.05 FEET ALONG THE NORTH BOUNDARY OF 5600 SOUTH STREET TO THE POINT OF BEGINNING. CONTAINS 8.813 ACRES, 383,818 SQ. FT.

LOCATED IN ROY CITY, WEBER COUNTY, UTAH

UTILITY COMPANYS

Roy City: Sewer & Water
5460 So. 2700 West
Roy, Ut. 84067
Ph. 774-1090

Utah Power (Pacificorp)
1438 West 2550 So.
Ogden, Utah 84401
Ph. 399-2111

U.S. West Communications (Telephone)
Salt Lake City, Ut. 84135
Ph. 1-800-879-4357

T.C.I. Cablevision
3585 Harrison Blvd.
Ogden, Ut. 84401
Ph. 621-8844

BUTTARS SURVEYING
1815 26TH STREET, OGDEN UT 84401
PH. 801-392-5291

ALTA SURVEY
QUEST RESCUE PARTNERS
1355 PEACHTREE STREET, N.E., SUITE 1900
ATLANTA, GA. 30309

LOCATED IN THE S.W. 1/4 SEC. 14, T5N, R2W, SLB&M
ROY CITY, WEBER COUNTY, UTAH