ALTA/ASCM Survey

Latham & Watkins

A part of the Southeast 1/4 of Section 17, T5N, R1W, SLB&M, U.S. Survey
Washington Terrace City, Weber County, Utah

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS and SURVEYORS
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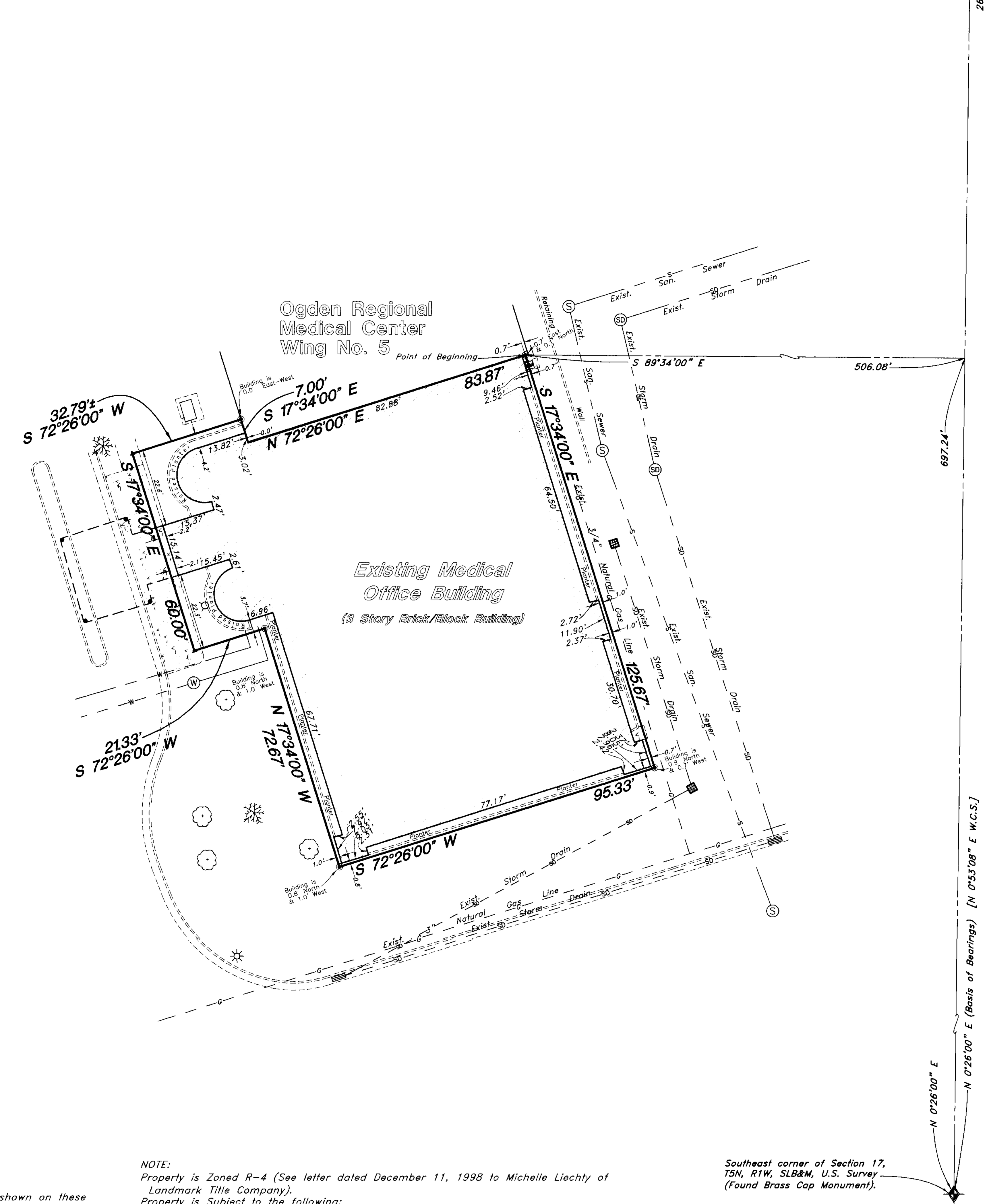
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

SCALE : 1" = 20'	DATE : 10 Nov, 1998	DRWG. NO. 98N393A	
DRAWN : AH	REVISIONS : 30 Nov, 1998 / 15 Jan, 1999		
98N393B			

Scale : 1" = 20'

NARRATIVE:
This survey wasrequested by Ms. Karren Long of Latham & Watkins for the purpose of financing. Brass Cap Monuments were found at the Southeast & the East 1/4 corners of Section 17, T5N, R1W, SLB&M. A line bearing North 0°26'00" East (Not State Plane) between these two monuments was used as the basis of bearings. Property corners were monumented as indicated on this drawing.

East 1/4 corner of Section 17, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument).



Southeast corner of Section 17, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument).

SURVEYOR'S CERTIFICATE

TO: Landmark Title Company, Stewart Title Guaranty Company, Boyer Ogden Medical Associates No. 2, a Utah limited partnership, HCPI/Utah, LLC a Deleware limited liability company and Latham & Watkins. The undersigned hereby certifies that: The undersigned prepared the attached print of survey, Drawing Job No. 98N393A, dated November 10, 1998 (the "Survey") of the property reflected in the Survey. The Survey was made on the ground for the property legally described on the Survey and is a true, correct and accurate representation of the property described on the Survey. Except as shown, the title lines and lines of actual possession are the same. The Survey correctly shows: A fixed and determinable position and location of the perimeter of the property described thereon by courses and distances (including the position of the point of beginning if the property is described by metes and bounds); The size, location (including distance from the nearest facing exterior property lines) and type of buildings and improvements on the property and all other improvements required to be shown thereon in accordance with the "Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1997 (the "Minimum Standards"); All dedicated public streets and alleys abutting the property and providing access thereto, together with the width thereof and all driveways or other curb cuts in the curb along any such streets; and The location of all easements encroachments, rights-of-way and other matters of record (with recording reference) based on Preliminary Title Report No. 21293 from Landmark Title Company dated October 23, 1998 and the location of all easements, encroachments and rights-of-way of which I have knowledge or have been advised, whether or not of record. The parking area (including striping, if striped) and the type (e.g.. handicapped, motorcycle, regular, etc.) and number of parking spaces. There is no visible evidence of easements and/or servitude's of any kind which actually service or cross the property, or rights-of-way or uses affecting the property appearing from a careful physical inspection of the property, other than those shown and depicted on the Survey. There are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, party walls, encroachments of structural appurtenances and projections by or on abutting streets; on any easements or over setback lines, except as shown and depicted on the Survey. Ingress to and egress from the subject property is provided by Private Roadway, the same being paved. The boundary line of the described property "close" by engineering calculations. All zoning, including parking requirements, use and density classifications are properly shown hereon. (See Letter Dated December 11, 1998 to Michelle Liechty of Landmark Title Company also see Declaration of Restrictions, Easements and Common Area Maintenance, dated December 14, 1981 Replacement Cross-Easement Agreement). The property described herein does not fall within a flood hazard area but Washington Terrace City has not been mapped. 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. There is no observable evidence of earth moving work, building construction or building additions within recent months, except as shown and depicted on the survey. Any changes in street right of way lines either completed or proposed, and available from the controlling jurisdictions or evidence of recent street or sidewalk construction or repairs are shown and depicted on the Survey. There is not observable evidence of site use as a solid waste dump, sump or sanitary landfill. The Survey was made in accordance with the Minimum Standards and include items 1, 2, 3, 4, 6, 7b(1), 8, 9, 10, 11, and 13 of Table A thereof.

Gary ... Newman R.L.S. # 4778

Registered Land Surveyor Gary Newman State of Utah

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows:
Beginning at a point on the Southerly Wall of Wing No. 5 of St. Benedict's Hospital, 0.8 feet South 72°26'00" West from the most Easterly point of said Wing No. 5 of St. Benedict's Hospital, and said point being 697.24 feet North 0°26'00" East along the Section line and 506.08 feet North 89°34'00" West from the Southeast corner of Section 17, Township 5 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 17°34'00" East 125.67 feet; thence South 72°26'00" West 95.33 feet; thence North 17°34'00" West 72.67 feet; thence South 72°26'00" West 21.33 feet; thence North 17°34'00" West 60.00 feet; thence North 72°26'00" East 32.79 feet, more or less, to the Westerly Wall of said Wing No. 5 of St. Benedict's Hospital; thence South 17°34'00" East 7.00 feet along said Wall to the Southern most point of said Wing No. 5 of St. Benedict's Hospital; thence North 72°26'00" East 83.87 feet along the Southerly Wall of said Wing No. 5 of St. Benedict's Hospital to the point of beginning.

LEGEND

Symbol	Description	Symbol	Description
(S)	Sewer Manhole	(SD)	Storm Drain Manhole
(W)	Water Manhole	☼	Light Pole
	Fire Hydrant	—℄—	Centerline
	Water Valve	SP	Service Pole
—P—	Power Line	LP	Light Pole
—S—	Sanitary Sewer Line	PP	Power Pole
—W—	Culinary Water Line		Asphalt
—G—	Gas Line		Concrete
—SD—	Storm Drain Line		Existing Building
—T—	Telephone Line		Catch Basin
—LD—	Land Drain Line	FH	Fire Hydrant
(E)	Electric Manhole	DIT	Flowline of Ditch
•	Post	TOE	Toe of Slope
—IW—	Irrigation Waterline	TOP	Top of Slope
(SD)	Storm Drain Manhole	CO	Cleanout
	Square Inlet Box	FC	Fence
GM	Gas Meter	DMH	Drain Manhole
TB	Telephone Box	GAS	Gas line Marker
TC	Top of Curb	SW	Sidewalk
SW	Sidewalk	GUY	Guy Wire
SMH	Sewer Manhole	BLD	Building Corner
WV	Water Valve		Deciduous Tree
CONC	Edge of Concrete		Evergreen Tree
RWALL	Retaining Wall	▲	Set Nail & Washer
CB	Catch Basin	◉	Set Rebar & Cap
DV	Diverson Box		

"Caution"
The Location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

NOTE:
Property is Zoned R-4 (See letter dated December 11, 1998 to Michelle Liechty of Landmark Title Company).
Property is Subject to the following:
(11) Notice of Claim of Easement dated 12-13-78 and recorded 3-13-79 as Entry # 769885, Bk 1291 Pg 443.
(12) Declaration of restrictions, easements and common area maintenance Dated 12-14-81 & Recorded 12-29-81 as Entry # 849554 Bk 1395 Pg 518.
(13) Replacement cross-easement agreement Dated 8-4-89 & Recorded 9-6-89 Entry # 1088238 Bk 1567 Pg 755.

RECEIVED
JAN 19 1999
Weber County Surveyor

002144

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DRAWING NUMBER 002144
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REORDER BY NUMBER 075AR