

Notes Corresponding to Schedule B

10 Easement and right of way of the North Ogden Canal Company, their successors and/or assigns for the continued maintenance, repair and operation of said canal which runs along the Southern lines of the subject property as shown and disclosed on the plat of survey done by Landmark Surveying, dated November 5, 1996.

NOT SHOWN ON PLAT, NO NOTE OF RECORDED EASEMENT OR DESIGNATION CONCERNING WIDTH FOR THE CANAL, THE LINE AS DESCRIBED HEREON IS NOTED AS THE CENTERLINE OF SAID CANAL, BANKS ARE SHOWN, AFFECTS THE PROPERTY

Legend of Symbols & Abbreviations

○	PROPERTY CORNER
○	CABLE TV BOX
○	POWER POLE
○	PROPERTY CORNER
○	CATCH BASIN
○	POWER METER
○	GAS METER
○	TELEPHONE CONNECTION
○	WATER LINE
○	SEWER LINE
○	GAS LINE
○	CHAIN LINK FENCE
○	OVERHEAD POWER LINE
○	PARKING LAMP
○	CURB INLET
○	SEWER MANHOLE
○	WATER VAULT
○	ELECTRICAL MANHOLE
○	STORM DRAIN MANHOLE
○	POWER BOX

Zoning Information

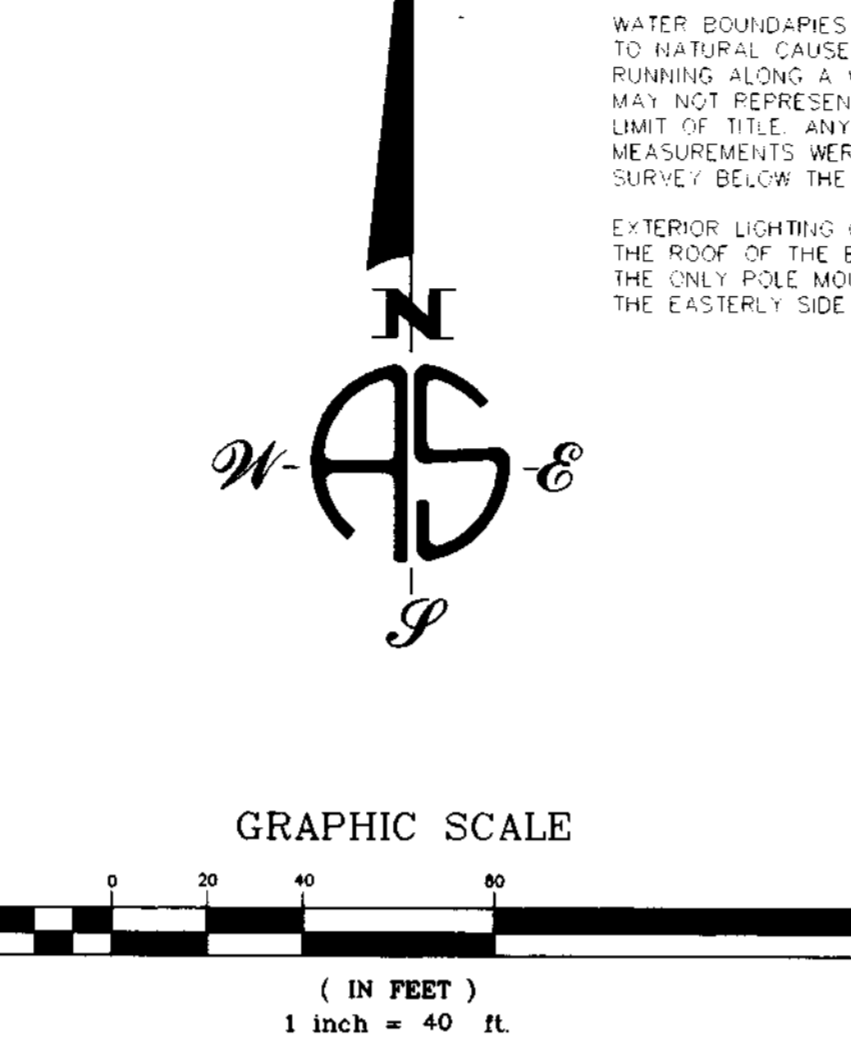
SUBJECT TO OGDEN CITY ZONING ORDINANCE FOR A MULTIPLE-FAMILY RESIDENTIAL AGRICULTURAL ZONE, R-3 AS SET FORTH IN CHAPTER 17. CONTACT JANNETTE BORKLUND, 801-629-8930, www.ogdenutah.com

MINIMUM LOT SIZE:
 1. MINIMUM LOT AREA: VARIES WITH USE
 2. MINIMUM LOT WIDTH: SIXTY FEET (60')

MINIMUM YARD REQUIREMENTS:
 1. FRONT YARD: TWENTY-FIVE FEET (25')
 2. CORNER SIDE YARD: TWENTY FEET (20')
 3. INTERIOR SIDE YARD: TEN AND EIGHT FEET (10.8')
 4. REAR YARD: THIRTY FEET (30')
 5. ACCESSORY SIDE YARD: ONE FOOT (1')
 6. ACCESSORY REAR YARD: ONE FOOT (1')

LOT COVERAGE: BUILDINGS SHALL NOT COVER MORE THAN FORTY PERCENT OF THE PARCEL
 GREEN SPACE: FORTY PERCENT (40%)
 MAXIMUM HEIGHT: NO BUILDING SHALL EXCEED TWO AND ONE HALF STORIES, OR THIRTY-FIVE FEET (35')
 IN NO CASE SHALL THE RATIO OF FLOOR AREA IN THE BUILDING MATCH OR EXCEED THE AREA OF THE PARCEL
 THERE ARE SPECIAL REGULATIONS FOR RESIDENTIAL FACILITIES FOR PERSONS WITH A DISABILITY (15-13-15), FENCE HEIGHTS (15-13-7), LANDSCAPING (15-13-16), RESIDENTIAL FACILITIES FOR ELDERLY PERSONS (15-13-25), AND ASSISTED LIVING (15-13-26)
 PARKING REQUIREMENTS:
 A. ASSISTED LIVING: ONE PARKING SPACE FOR EACH THREE BEDS
 B. ASSISTED LIVING: ONE PARKING SPACE FOR EACH TWO AND ONE HALF BEDS
 C. HANDICAPPED PARKING: VARYING WITH REQUIRED STANDARD SPACES
 D. ADDITIONAL LANDSCAPE REQUIREMENTS (15-12)

SITE INFO:
 PARKING STALLS: TWENTY-NINE (29) SPACES
 HANDICAP STALLS: THREE (3) SPACES
 BUILDING HEIGHT: SINGLE STORY



Statement of Encroachments

A EASTERN FENCE DOES NOT FOLLOW THE PROPERTY LINES THE FENCE BEING UP TO 2.64 FEET FROM THE BOUNDARY

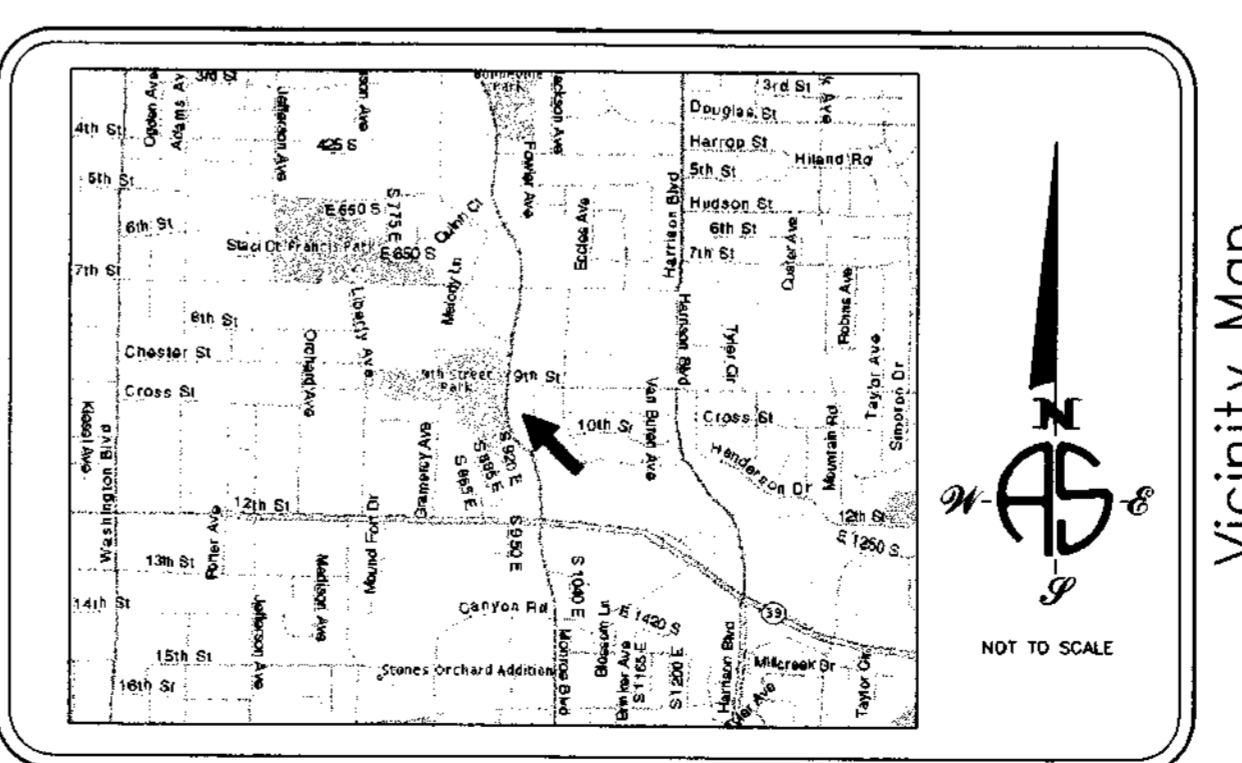
B THE PUBLIC IMPROVEMENTS AT THE INTERSECTION OF MONROE BOULEVARD AND 9TH STREET ARE PARTIALLY WITHIN THE SUBJECT PROPERTY, UP TO 2.40 FEET

Narrative

THIS SURVEY WAS DONE FOR HEARTLAND CAPITAL CORPORATION. BASIS OF SURVEY WAS BETWEEN TWO CITY MONUMENTS ON 9TH STREET BEARING BETWEEN SAID MONUMENTS IS N 89°35'45" E, DISTANCE BETWEEN SAID MONUMENTS IS 1069.91'. ADDITIONAL MONUMENTS ON THAT SAME LINE WERE ALSO FOUND, THIS LINE IS ALSO REFERRED TO AS THE SECTION LINE PER SURVEYS RECORDED IN THE COUNTY SURVEYOR'S OFFICE. THE DESCRIPTION PROVIDED BY THE TITLE COMPANY IS NOT IDENTICAL TO THAT OF THE VESTING DEED, THE ORIGIN OF THE FIRST IS UNKNOWN TO THIS OFFICE. TABLE A ITEMS 1, 5, 7(b), 11(d), & 12 (WITH THE EXCEPTION OF THE HUD NOTES, AND SEPARATE FORM) WERE NOT PART OF THIS SURVEY. SURVEYS DONE BY LARSEN AND MALMQUIST AND BUTTARS SURVEYING WERE OBTAINED AND ARE REFERENCED BY THIS SURVEY.

HUD Notes

THERE ARE NO OBSERVABLE INDICATIONS OF OLD HIGHWAYS, ABANDONED ROADS, LANES OR DRIVEWAYS FOR THE USE OF OTHERS RUNNING ACROSS THE PROPERTY. NATURAL WATER BOUNDARIES ARE SUBJECT TO CHANGE AND THE DESCRIPTION OF WHICH MAY NOT REPRESENT THE LIMIT OF TITLE. ALL SUCH BODIES UPON THE SUBJECT PROPERTY ARE SHOWN HEREON. NO OBSERVABLE EVIDENCE WAS FOUND OF CEMETERIES CURRENTLY OR PREVIOUSLY EXISTING ON THE SUBJECT PROPERTY. ALL OBSERVABLE EVIDENCE OF UTILITY LINES IS SHOWN HEREON. THIS OFFICE HAS NO KNOWLEDGE OF UNRECORDED EASEMENTS OR SERVITUDES WITHOUT ANY OBSERVABLE EVIDENCE. ANY ENCROACHMENTS ARE DESCRIBED IN THE STATEMENT OF ENCROACHMENTS. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, ADDITIONS OR REPAIRS. ANY DISCREPANCIES BETWEEN THE OCCUPATIONAL OR POSSESSION LINES IS DESCRIBED IN THE STATEMENT OF ENCROACHMENTS. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT RIGHT OF WAY CHANGES, OR STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. THE FLOOD HAZARD INFORMATION IS OBTAINED IN THE FLOOD NOTE HEREON. THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE CURRENTLY OR PREVIOUSLY BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.



FLOOD NOTE: By graphic plotting only, this property is in Zone 450189 0004 B of the Flood Insurance Rate Map, Community Panel No. 01/19/1983, and is not in a Special Flood Hazard Area. By telephone call dated 5/8/03 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

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Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY; DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT SOUTH 89 DEGS. 35 MIN. 45 SECS. EAST 1069.91 FEET AND SOUTH 00 DEGS. 24 MIN. 15 SECS. WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTH 00 DEGS. 44 MIN. 00 SECS. WEST 577.00 FEET TO THE CENTER LINE OF THE NORTH OGDEN CANAL, THENCE NORTHWESTERLY ALONG THE CENTER OF SAID CANAL THE FOLLOWING TWO (2) COURSES: (1) NORTH 46 DEGS. 48 MIN. 27 SECS. WEST 208.33 FEET (2) NORTH 42 DEGS. 23 MIN. 18 SECS. WEST 97.88 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY AS CONVEYED TO OGDEN CITY, RECORDED BY QUIT CLAIM DEED IN BOOK 1163, PAGE 174, THENCE NORTHERLY ALONG THE ARC OF A 460.00 FOOT RADIUS CURVE TO THE RIGHT 95.30 FEET, THE LONG CHORD OF WHICH BEARS NORTH 05 DEGS. 31 MIN. 52 SECS. WEST 95.13 FEET TO THE EAST LINE OF MONROE BLVD. (FORMERLY KNOWN AS FOWLER AVENUE), THENCE NORTH 00 DEGS. 24 MIN. 15 SECS. EAST 269.03 FEET TO THE SOUTH LINE OF 9TH STREET, AS CONVEYED TO OGDEN CITY, B. DEED IN BOOK 466, PAGE 18, THENCE SOUTH 89 DEGS. 35 MIN. 45 SECS. EAST ALONG THE SOUTH LINE OF STREET 232.53 FEET TO THE POINT OF BEGINNING

This Parcel contains 108,189 square feet or 2.48 acres
 This legal description indicates the same parcel as that described in title commitment No. 448563, with an effective date of April 1, 2003
 All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.

003421
 RECEIVED
 FEB 25 05
 Weber County Survey

ALTA/ACSM Land Title Survey

Wide Horizons Care Center
 910 Monroe Boulevard
 County of Weber, State of Utah

I hereby certify to the U.S. Department of Housing and Urban Development (HUD), Weber II Associates, L.P., Heartland Capital Corporation, Stewart Title Guaranty Company, Bock & Clark Corporation, and to their successors and assigns, that:
 1. I made an on the ground survey per record description of the land shown hereon located in Ogden, Utah on April 8-10, 2003, and that it and this map were made in accordance with the HUD Survey Instructions and Report, form HUD-2457, and the requirements for a Land Title Survey, as defined in the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, dated 1999.

To the best of my knowledge, belief and information, there are encroachments either way across property lines, title lines and lines of actual possession are the same, and the premises are free of any 100 year or 500 year return frequency flood hazard, and such flood free condition is shown on the Federal Flood Insurance Rate Map, Community Panel No. 490189 0004 B.

The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
 All utilities serving the Premises enter through adjoining public streets and/or easements of record; except as shown, there are no visible easements or rights-of-way across the Premises; that the property described hereon is the same as the property as described in the Title Commitment No. 448563 with an effective date of April 1, 2003 and that all easements covenants and restriction referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted or otherwise noted as to their effect, or non effect, on the subject property.

The property has direct physical access to 9th Street and Monroe Blvd, public dedicated streets or highways.
 The number of striped parking spaces located on the subject property is 29, and to the extent possible are graphically shown hereon.

All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the Survey.

Dannie B. Green
 Registration No. 376078
 Within State of Utah
 Date of Survey: 04/08-10/03
 Date of Last Revision: 06/23/03
 Date Printed: 06/23/03
 Network Project No. 20030085/Site 4

Survey Prepared by:
 Alta Surveying
 3855 South 500 West Suite M
 Salt Lake City, UT 84115
 Phone: 801-288-4445
 Fax: 801-288-0354

