



LINE	LENGTH	BEARING
1	25.00	N77°25'25\"
2	15.25	N78°24'25\"
3	25.00	N77°25'25\"
4	25.00	S78°24'25\"
5	25.00	N77°25'25\"
6	25.00	S78°24'25\"
7	25.00	S77°25'25\"
8	25.00	N77°25'25\"
9	64.67	N78°24'25\"
10	25.00	S77°25'25\"
11	25.00	S78°24'25\"
12	25.00	S77°25'25\"
13	25.00	N77°25'25\"
14	25.00	S77°25'25\"
15	25.00	S78°24'25\"
16	25.00	S77°25'25\"
17	25.00	S77°24'25\"

RECEIVED
MAY 17 2007
WEBER CO SURVEYOR

LEGEND

---	PROPERTY LINE
---	CENTERLINE
---	CURB & GUTTER
---	SIDE OF PAVEMENT
---	DITCH
---	FENCE LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING DRAINAGE LINE
---	ELECTRICAL BOX
---	LAWY POLE
---	MANHOLE BOX
---	TELEPHONE PERSONAL
---	POLE MOUNTED
---	WATER METER
---	WATER VALVE
---	WELL HEAD
---	STORM DRAIN MANHOLE
---	WATER MANHOLE
---	SANITARY SEWER MANHOLE
---	SOIL
---	LANDSCAPE PAMP



Narrative
The purpose of this survey was to generate an ALTA/ACSM survey and establish the property boundaries of the parcels as shown and described herein as Parcel No. 1, 2 and 34 with relation to the existing construction of the Ogden Regional Hospital. The survey was ordered by Tom Ramsey of HCA. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Station 17, 18A, 17B, 18B&C. The base of bearing is the East line of the Southeast Quarter of said Section assumed to bear North 69°25'00\"

ALTA / ACSM Survey for HCA Health Care Columbia Ogden Medical Center Washington Terrace, Weber County, Utah A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.	
Drawn By: <u>John</u> Designed By: <u>John</u> Checked By: <u>John</u> Approved By: <u>John</u> Scale: 1" = 80' Drawing File: 08-3-228.dwg JOB NUMBER: 08-5-228	No. <u>1</u> of <u>2</u> SHEETS Date <u>07/29/07</u> By <u>John</u> Revisions
ALTA HANSEN & ASSOCIATES, INC. Consulting Engineers and Land Surveyors 538 North Main Brigham City, Utah 84302 Brigham City 725-3491 Ogden 308-4905 Logan 752-8272	

03826

- 24. EASEMENT AND CONDITIONS CONTAINED THEREIN. Grantor: St. Benedict's Hospital, a Corporation. Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY. Book: 1143 / 479. (Affects Parcel 2 and other property)
- 25. EASEMENT AND CONDITIONS CONTAINED THEREIN. Grantor: St. Benedict's Hospital, a Corporation. Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY. Book: 1143 / 187. (Affects Parcel 1 and other property)
- 26. Lease and the terms, conditions and covenants contained therein. Book: 1143 / 333. (Affects Parcel 1 and other property)
- 27. DEED OF TRUST. Book: 1143 / 348. (Affects Parcel 1 and other property)
- 28. EASEMENT AND CONDITIONS CONTAINED THEREIN. Grantor: St. Benedict's Hospital, a Corporation. Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY. Book: 1176 / 338. (Affects Parcel 1 and other property)
- 29. EASEMENT AND CONDITIONS CONTAINED THEREIN. Grantor: St. Benedict's Hospital, a Corporation. Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY. Book: 1237 / 791. (Affects Parcel 1 and other property)
- 30. EASEMENT AND CONDITIONS CONTAINED THEREIN. Grantor: St. Benedict's Hospital, a Corporation. Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY. Book: 1291 / 443. (Affects Parcel 1 and other property)
- 31. Second Amendment to Lease and the terms, conditions and covenants contained therein. Book: 1291 / 446. (Affects Parcel 1 and other property)
- 32. Assignment of Lessor's Interest in Lease and the terms, conditions and covenants contained therein. Book: 1291 / 446. (Affects Parcel 1 and other property)
- 33. Notice of Interest. Book: 1291 / 446. (Affects Parcel 1 and other property)
- 34. EASEMENT AND CONDITIONS CONTAINED THEREIN. Grantor: St. Benedict's Hospital, a Corporation. Grantee: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 35. Third Amendment to Lease and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 36. Replacement Lease "Three B Property" and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 37. Gull Chain Deed and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 38. Substitution of Beneficiaries, Beneficiaries and Common Arise Maintenance and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1, 2 & 3a and other property - same as 67-683-0027 and 0030)
- 39. Warranty Deed and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 40. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 41. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 42. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 43. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 44. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 45. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 46. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 47. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 48. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 49. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 50. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 51. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 52. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 53. Non-Subordination, Assignment and Subordination Agreement and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 54. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 55. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 56. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 57. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 58. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 59. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 60. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 61. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 62. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 63. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 64. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 65. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 66. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 67. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 68. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 69. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 70. DEED OF TRUST. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 71. Assignment and Assumption of Ground Lease, Consent to Assignment, and Clarification and Memorandum of Ground Lease dated January 26, 1999. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 72. Water of Existing Purchase Rights and Agreement to Her Right of First Refusal. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 73. The Right, Title and Interest of HCP/USA, LLC, a Delaware Limited Liability Company as disclosed by Special Warranty Deed (Improvements). Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 74. Assignment and Assumption of Ground Lease, Consent to Assign, and Clarification and Memorandum of Ground Lease and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 75. LSH. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 76. LSH. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 77. FINANCING STATEMENT. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 78. FINANCING STATEMENT. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 79. Substitution No. 22-2006, creating and establishing a Special Warranty Deed. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 80. Gull Chain Deed (Lease Shown) and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 81. Any loss or claim arising from these certain Special Warranty Deed as Improvements Only. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 82. The Right, Title and Interest of OIE Refinement OIE2 Oquon, Utah, LP, a Delaware Limited Partnership as disclosed by Gull Chain Deed. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 83. The Right, Title and Interest of OIE Refinement OIE2 Oquon, Utah, LP, a Delaware Limited Partnership as disclosed by Gull Chain Deed. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 84. Assignment and Assumption of Ground Lease and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 85. Assignment and Assumption of Replacement Lease, Consent to Assign, and Clarification and Memorandum of Ground Lease and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 86. Memorandum of Lease and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 87. Substitution of Beneficiaries, Beneficiaries and Common Arise Maintenance and the terms, conditions and covenants contained therein. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 88. Rights of Egress and/or Egress from a dedicated street or highway are not disclosed of record, and such rights will be included from the coverage. (Affects Parcel 2) Not Filled - No Exception Provided
- 89. An unrecorded Ground Lease Agreement by and between St. Benedict's Hospital and the Buyer-Oquon Medical Associates, Inc. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 90. Water of Existing Purchase Rights and Agreement to Her Right of First Refusal. Book: 1305 / 1005. (Affects Parcel 1 and other property)
- 91. The Interest of HANSEN & ASSOCIATES, INC., a Utah Limited Liability Company as disclosed by Special Warranty Deed dated January 26, 1999. Book: 1305 / 1005. (Affects Parcel 1 and other property)

Parcel 1

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASIN AND MEMPHIS, U S SURVEY; BEGINNING AT A POINT WHICH IS NORTH 0°24' EAST 84.32 FEET ALONG THE SECTION LINE, AND NORTH 87°34' WEST 80 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 17, (Said Point is ALSO ON THE WEST LINE OF AN EXISTING COUNTY ROAD) RUNNING THENCE NORTH 87°34' WEST 100.00 FEET, THENCE NORTH 0°24' EAST 87.39 FEET, THENCE NORTH 45° 04.07 FEET, THENCE SOUTH 17°35'30" EAST 100.00 FEET, THENCE SOUTH 0°24'00" EAST 77.52 FEET, THENCE SOUTH 72°34'30" WEST 23.32 FEET, THENCE NORTH 17°35'30" WEST 21.37 FEET, THENCE SOUTH 72°34'30" WEST 50.38 FEET, THENCE SOUTH 17°34'00" EAST 3.07 FEET, THENCE SOUTH 72°34'30" WEST 184.28 FEET, THENCE SOUTH 17°35'30" EAST 117.47 FEET, THENCE NORTH 72°34'30" EAST 23.30 FEET, THENCE NORTH 72°34'30" EAST 20.58 FEET, THENCE NORTH 17°35'30" EAST 75.02 FEET, THENCE NORTH 72°34'30" WEST 208.90 FEET TO THE WEST LINE OF A COUNTY ROAD, THENCE SOUTH 0°24' WEST 347.58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 53 FEET IN 5300 SOUTH STREET.

Parcel 2

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASIN AND MEMPHIS, 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, 6.6 FEET SOUTH 72°36'00" WEST FROM THE MOST EASTERLY POINT OF SAID WING NO. 5 OF ST. BENEDICT'S HOSPITAL, AND SAID POINT BEING 607.34 FEET NORTH 04.07 FEET, THENCE SOUTH 17°35'30" EAST 27.53 FEET, THENCE SOUTH 0°24'00" EAST 77.52 FEET, THENCE SOUTH 72°34'30" WEST 23.32 FEET, THENCE NORTH 17°35'30" WEST 21.37 FEET, THENCE SOUTH 72°34'30" WEST 50.38 FEET, THENCE SOUTH 17°34'00" EAST 3.07 FEET, THENCE SOUTH 72°34'30" WEST 184.28 FEET, THENCE SOUTH 17°35'30" EAST 117.47 FEET, THENCE NORTH 72°34'30" EAST 23.30 FEET, THENCE NORTH 72°34'30" EAST 20.58 FEET, THENCE NORTH 17°35'30" EAST 75.02 FEET, THENCE NORTH 72°34'30" WEST 208.90 FEET TO THE WEST LINE OF A COUNTY ROAD, THENCE SOUTH 0°24' WEST 347.58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Parcel 2A

ACCESS DRIVE AND PARKING LOT FOR MEDICAL OFFICE BUILDING:

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASIN AND MEMPHIS, U S SURVEY; BEGINNING AT A POINT ON THE WEST LINE OF ADAMS AVENUE WHICH IS NORTH 0°24' EAST 84.32 FEET ALONG THE EAST LINE OF SAID SECTION 17 AND RUNNING THENCE NORTH 87°34' WEST 133.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 208.61 FOOT RADIUS CURVE TO THE LEFT 84.34 FEET (LONG CHORD BEARS SOUTH 87°34'30" WEST 84.32 FEET); THENCE SOUTH 72°34'30" WEST 208.90 FEET; THENCE WESTERLY ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT 100.00 FEET (LONG CHORD BEARS NORTH 62°30'30" WEST 68.00 FEET); THENCE NORTH 17°34' WEST 26.18 FEET; THENCE NORTH 0°24' WEST 344.30 FEET; THENCE NORTH 0°24' EAST 134.09 FEET; THENCE SOUTH 0°24' EAST 20.00 FEET; THENCE NORTH 0°24' EAST 148.37 FEET; THENCE SOUTH 72°34'30" WEST 23.32 FEET; THENCE NORTH 17°34' EAST 115.02 FEET; THENCE SOUTH 72°34'30" WEST 23.32 FEET; THENCE NORTH 17°34' EAST 8.30 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT 62.73 FEET (LONG CHORD BEARS SOUTH 62°30'30" EAST 62.51 FEET); THENCE NORTH 72°34'30" EAST 208.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 318.61 FOOT RADIUS CURVE TO THE RIGHT 104.00 FEET (LONG CHORD BEARS NORTH 67°30'30" EAST 105.54 FEET); THENCE SOUTH 0°24' EAST 123.00 FEET TO THE WEST LINE OF ADAMS AVENUE; THENCE SOUTH 0°24' WEST 30.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Surveyor Certificate

To: HCA, Inc., Bank of America, N.A., as Collateral Agent and Chicago Title Insurance Company.

The undersigned hereby certifies to the above interested parties, their successors and assigns, that:

- This survey is true and correct, was made on the ground as per the field notes shown herein, and correctly shows the boundary lines, dimensions, total area and legal description of the land indicated herein (herein the "Property"). Each individual parcel comprising the Property indicated herein, and separate legal descriptions and boundaries for each parcel comprising the Property.
- This survey correctly shows the location of all buildings, structures and other improvements and utility lines on the Property, the location and dimensions of all drives, parking spaces, alleys, streets, roads, right-of-ways, all easements and other encumbrances and other matters of record affecting or abutting the Property and/or affecting the Property according to the legal description in such easements and other matters (with instrument volume and page number indicated).
- Except as shown herein, there are no improvements, easements, right-of-ways, party walls, utility lines, encumbrances, overlapping, or other matters of record of which the undersigned has been advised affecting the Property, there are no visible encumbrances or other improvements on the Property, there are no visible encumbrances on the Property by buildings, structures or other improvements situated or abutting the Property, and there are no encumbrances on any easements located on the Property by any buildings, structures or other improvements situated on the Property.
- The distance from the nearest intersecting street and road to the Property is as shown herein.
- No part of the subject property is within any area designated on a Federal Flood Insurance Rate Map or Flood Hazard Boundary Map as having special flood hazards.
- The improvements situated on the Property are wholly within the building restriction lines however established, if any, and will not violate any use or other restriction contained in prior covenants, zoning ordinances or regulations.
- There are no strips, gaps or gaps and the parcels comprising the Property are contiguous.
- This survey is an Urban Survey prepared in accordance with ALTA/ACSM minimum survey standards and was made in accordance with said construction survey specifications of the American Congress on Surveying and Mapping for as-built surveys adopted in 2000.
- The Property described on this survey is the same property as described in the Site Insurance commitments issued by Chicago Title Insurance Company Commitment Order No. 7-79-206, HCU No. 100000110, dated the 16 day of November, 2000.

Dated this 15th day of May, 2007.

By: *[Signature]*

Registered Land Surveyor 167019 in the State of Utah.

RECEIVED
MAY 17 2007
WEBER CO SURVEYOR



03826

ALTA / ACSM Survey for
HCA Health Care
Columbia Ogden Medical Center
Washington Terrace, Weber County, Utah
A PART OF THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.

Drawn By: *[Signature]* Date: 12/24/06
Designed By: *[Signature]*
Checked By: *[Signature]*
Approved By: *[Signature]*
Sealed: L. M. M.
Drawing File: 06-3-226-006
JOB NUMBER: 06-3-226

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Brigham City, Utah 84302
Brighton City Ogden 368-4005
Brighton City 723-3491
Logan 752-8272

SHEET
2
OF
2
SHEETS