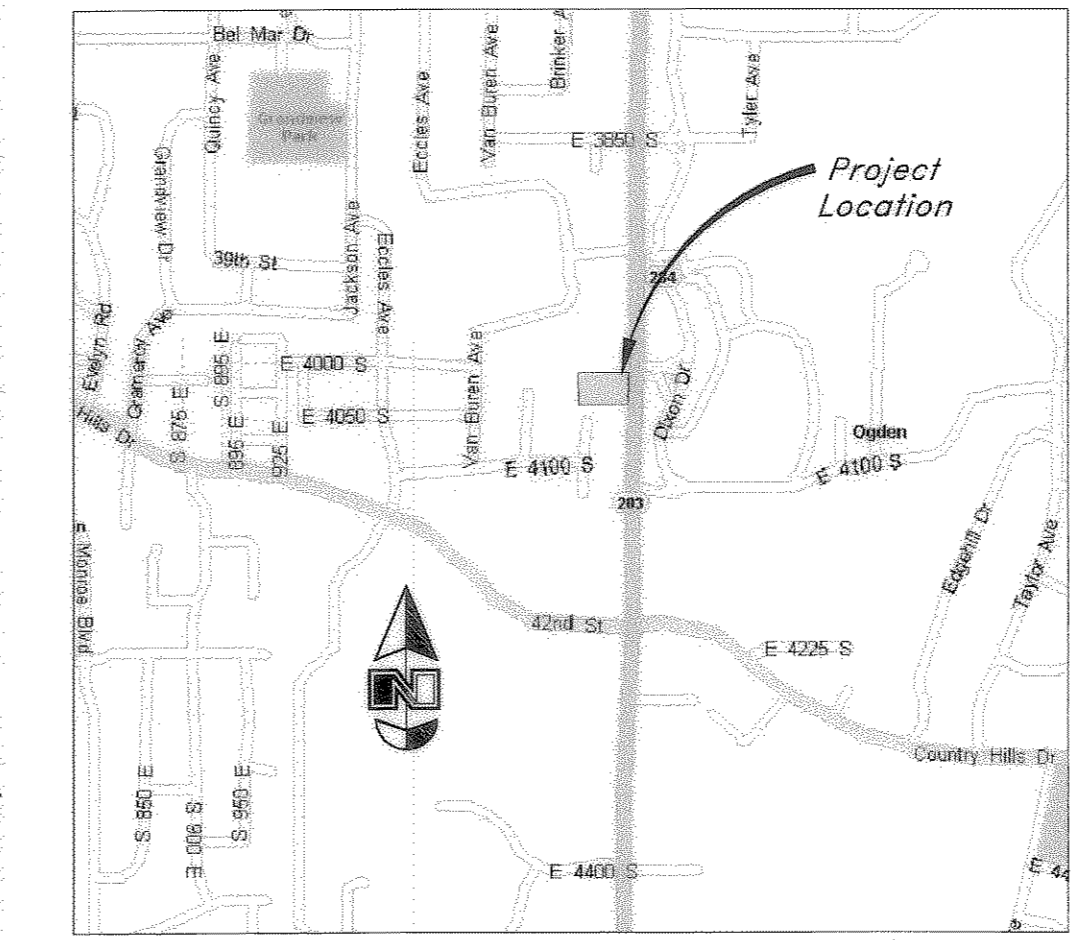


Benchmark:
Top of Brass Cap Monument of the Northwest
Corner of Section 9, T5N, R1W, SLB&M, U.S. Survey
Elevation=4664.79

Northwest corner of Section 9, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap)

Note: Parcel 3 is restricted to right in/out access by UDOT improvements at this location.



Vicinity Map
Not to Scale

ZONING
This Property is located in Zone: P1 (Professional/Institutional)
(Information Provided by the Ogden City Engineering Department at <http://www.ogden.gov>)

Lot Area:
Minimum - 1 Acre Developed as 1 Lot (except properties zoned or combined with properties zoned P1 prior to April 15, 2003, may be developed with a minimum 1/2 acre of lot area).

Lot Width:
Minimum 100 Feet

Minimum Yard Setbacks:
a. Front yard setbacks Building: 15 feet.
b. Parking located to the side of building: 20 feet.
c. Parking located in front of building: 30 feet.
d. Where development of such parking may be difficult because of topographical features or in order to provide more buffering of adjacent residential uses, the planning commission may reduce a portion of the front yard setback, to a minimum of 20 feet.

Side Yard Setbacks:
Lots less than 10 acres:
a. Building: 20 feet.
b. Surface parking: 8 feet.
c. Public utility substation: 20 feet for equipment or aboveground poles. The planning commission may reduce the setback to a minimum of 8 feet if it can be determined that there would be no impact on adjoining residences.

Rear yard regulations:
Lots less than 10 acres:
a. Main building: 25 feet.
b. Parking and accessory structures up to 1 story: 8 feet.
c. Accessory structures taller than 1 story: 25 feet.

Building Height:
a. Lots less than 10 acres: Maximum 35 feet or 3 stories for main building or structure.

Maximum Lot Coverage:
The aggregate area of all enclosed buildings shall not exceed 50 percent of the entire lot.

Open Area:
30 percent of the lot shall be left in open green space.

Parking Stalls:
Regular Stalls=115
ADA Only Stalls=5
Total Parking Stalls=120

RECEIVED
DEC 02 2010
WEBER CO SURVEYOR

UTILITY STATEMENT
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND

Centerline	TA	Top of Asphalt	C.M.P.	Corrugated Metal Pipe
Buried Telephone line	LA	Edge of Asphalt	R.C.P.	Reinforced Concrete Pipe
Overhead Telephone line	NG	Natural Ground	CONC	Edge of Concrete
Overhead Power line	LG	Lip of Gutter	RWALL	Retaining Wall
Power line	SMH	Sewer Manhole	WV	Water Valve
Sanitary Sewer line	SP	Light Pole	CB	Catch Basin
Culinary Water line	W	Power Pole	DV	Diverter Box
Gas line	G	Telephone Pole	TP	Top of Curb
Storm Drain line	SD	Storm Drain	TC	Top of Sidewalk
Secondary Waterline	SW	Flowline of Ditch	DIT	Ditch
Land Drain line	LD	Toe of Slope	TOE	Toe of Slope
Irrigation Waterline	IW	Top of Slope	TOP	Top of Slope
Fence	X X X	Cleanout	CO	Cleanout
Power Pole	NG	Fire Natural	FC	Fire Natural
Post Manhole	SMH	Spot Elevation	LP	Spot Elevation
Water Meter	WM	Contour	CON	Contour
Gas Meter	GM	Asphalt	ASP	Asphalt
Telephone Box	TB	Concrete	CON	Concrete
Sewer Manhole	SMH	Building	BLD	Building
Drain Manhole	DMH	Deciduous Tree	DT	Deciduous Tree
Water Manhole	WMH	Coniferous Tree	CT	Coniferous Tree
Cleanout Box	CB	Bush	B	Bush

SURVEYORS CERTIFICATION

To: IHC Health Services, Inc., First American Title Insurance Company, LLENAC Investments, LLC, and Mountain View Title & Escrow, Inc.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 2, 3, 4, 5, 6, 7(a), 8, 9, 10, 11(a), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Utah, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Registration No. 6242920

BOUNDARY DESCRIPTION

Parcel 1:
Beginning at a point which is North 89°25' West 23.75 feet and North 89°25' West 182.50 feet from the Northeast corner of said Section 9; running thence North 0°58' East 139.60 feet; thence North 89°25' West 69.50 feet; thence South 0°58' East 139.60 feet; thence South 89°25' East 69.50 feet to the point of beginning.

Parcel 2:
Part of the Northeast Quarter of Section 9, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the West line of Harrison Boulevard which is North 89°25' West 23.75 feet and South 0°58' West 182.50 feet from the Northeast corner of said Section 9; running thence South 0°58' West 183.0 feet along the West line of Harrison Boulevard; thence North 89°25' West 182.50 feet; thence North 0°58' East 139.60 feet along an existing fence; thence North 89°25' West 69.50 feet along an existing fence; thence North 0°58' East 43.40 feet; thence South 89°25' East 252.00 feet to the point of beginning.

Parcel 3:
Part of the Northeast Quarter of Section 9, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the West line of Harrison Boulevard and the Section line which is North 89°25' West 23.75 feet from the Northeast corner of said Section 9, running thence South 0°58' West 147.00 feet along said West line, thence North 89°25' West 252.00 feet; thence North 0°58' East 147.00 feet to the Section line, thence South 89°25' East 252.00 feet to the point of beginning.

Less and excepting the following: Parcel of land in fee for the installation of traffic signal pole appurtenances incident for the reconstruction and resigning of the existing highway state route 284 known as highway project No. S7P-0203(153), being part of an entire tract of property, situate in the Northeast 1/4 of Section 9, Township 5 North, Range 1 West, Salt Lake Base & Meridian, the boundaries of said parcel of land are described as follows: Beginning at a point on the West right of way line of Harrison Boulevard which point is North 89°25' West 23.75 feet and South 0°58' West 47.93 feet from the Northeast corner of said Section 9 and running thence South 0°58' West 12.00 feet along said West right of way line of Harrison Boulevard, thence North 89°25' West 8.00 feet, thence North 0°58' East 12.00 feet, thence South 89°25' East 8.00 feet to the point of beginning. The above described parcel of land contains 96 square feet in area of 0.002 Acres more or less. (E# 2379621)

OVERALL BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 9, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the West right of way line of Harrison Boulevard, said point being 23.75 feet North 89°25' West along the Section line from the Northeast Corner of said Section 9; running thence North 89°25' West 250.93 feet to the extension of a building face; thence South 0°49'56" West 330.00 feet along said building face extended and building face to the North line of Block 4, Country Hills Addition No. 2, Ogden City, Weber County, Utah; thence South 89°25' East 250.16 feet along said North line to the West right of way line of Harrison Boulevard; thence North 0°58'00" East 270.07 feet along said West right of way line; thence North 89°25'00" West 8.00 feet to said West right of way line; thence North 0°58'00" East 12.00 feet; thence South 89°25'00" East 8.00 feet; thence North 0°58'00" East 47.93 feet along said West right of way line to the point of beginning.

Contains 82,582 sq. ft.
Or 1.886 Acres

The following Overall Boundary Description was prepared using an executed but yet unrecorded Boundary Line Agreement between LLENAC Investments, LLC, signed Oct. 5, 2010, & Blain & Angela Housley signed Nov. 1, 2010. Document provided by Michael Christopherson of Steel River L.L.P. on Nov. 9, 2010.

EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a title report by First American Title Insurance Company, with Order No. 104157, with an effective date of June 11, 2010.

EXCEPTION 9
Subject to all existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipe lines, power, telephone, sewer, gas or water lines, and right of way and easements thereon.

EXCEPTION 10 (Affects the Eastern Portion of Parcels 2 & 3) (Exact Location Undisclosed)
Right of the State Road Commission of Utah to relocate and reconstruct any irrigation ditches existing within said limits of above described right of way, as granted in right of way deed, Recorded November 12, 1937, as Entry Number 30787 in Book 129 Page 657.

EXCEPTION 11 (Exact Location Not Disclosed)
Rights of way easements, as disclosed by warranty deed, Recorded April 16, 1944, in Book 141 Page 154.
Note: The above easement purports to affect the subject property, but the exact location cannot be determined.

EXCEPTION 12 (Does Not Affect Parcel)
Grant of Easement Between Winn L. Richards and Joyce W. Richards, Husband and Wife, Lynn B. Robinson and Joanne S. Robinson, Husband and Wife, and Robert S. Bradstein and Geraldine Bradstein, Husband and Wife. Recorded November 26, 1974 as Entry Number 627639, Book 1071 Page 288.

EXCEPTION 13 (Affects Parcel 1, 2, 3)
Right of Way Easement in Favor of the Mountain States Telephone and Telegraph Company, a Colorado Corporation, its Successors, Assigns, Lessees, Licensees and Agents. Recorded November 21, 1972 as Entry Number 591890, Book 1010 Page 81.

EXCEPTION 14 (Affects Parcel 3)
Right of Way Easement in Favor of the Mountain States Telephone and Telegraph Company, a Colorado Corporation, its Successors, Assigns, Lessees, Licensees and Agents. Recorded April 24, 1973 as Entry Number 591890, Book 1022 Page 354.

EXCEPTION 15 (Affects Parcel 3)
Grant of Easement Between Winn L. Richards and Joyce W. Richards, Husband and Wife, Lynn B. Robinson and Joanne S. Robinson, Husband and Wife, and Robert S. Bradstein and Geraldine Bradstein, Husband and Wife. Recorded November 26, 1974 as Entry Number 627639, Book 1071 Page 288.

EXCEPTION 16 (Affects Parcel 3)
Right of Way for Ingress and Egress in Favor of the Apartments, as Disclosed by Warranty Deed. Recorded December 31, 1974 as Entry Number 629467, Book 1074 Page 260.

EXCEPTION 17
PARCEL 1 DESCRIBED HEREON DOES NOT FRONT A DEDICATED ROAD AND/OR STREET.

EXCEPTION 21
NOTICE TO APPLICANT: THE LAND HEREON MAY BE SERVICED BY CITIES, IMPROVEMENT DISTRICTS, OR UTILITY COMPANIES THAT PROVIDED MUNICIPAL TYPE SERVICES FOR WATER, SEWER, ELECTRICITY OR OTHER SERVICES THAT DO NOT RESULT IN A LIEN, BUT FOR WHICH SERVICES MAY BE TERMINATED IN THE EVENT OF NON-PAYMENT OF SERVICE CHARGES TO DATE OR TRANSFER FEES. ALTHOUGH THE COMPANY ASSUMES NO LIABILITY THEREFORE, YOU ARE URGED TO MAKE INVESTIGATION INTO SUCH MATTERS.

NARRATIVE

This Survey was performed at the request of Tom Uriona of IHC Health Services, Inc., in connection with a proposed purchase of the surveyed property. Brass Cap Monuments were found at the Southeast corner of Section 4, T5N, R1W, and the Southeast corner of Section 9, T5N, R1W, SLB&M, U.S. Survey. A line bearing North 0°29'44" East between these two Section corners was used as the basis of bearings.

Overall boundary corners were monumented as depicted on this drawing.

FLOOD PLAIN

This Property is in Zone X of The Flood Insurance Rate Map, Community Panel No. 49057C0429E, which bears an effective date of December 16, 2005 and is Not in a Special Flood Hazard Area, by contact dated July 28, 2010 To The National Flood Insurance Program <http://www.fema.gov>. 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.

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84404
MAIN (801) 944-4515, FAX (801) 944-7504
WWW.GREATBASINENGINEERING.COM

ALTA/ACSM Land Title Survey

Rocky Mountain Plaza
3955 Harrison Boulevard, Ogden City, Weber County, Utah
A part of the NE 1/4 of Section 9, T5N, R1W, SLB&M, U.S. Survey

2 Dec, 2010

SHEET NO. **1**

10M602-ALTA