

EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a title report by Mountain View Title & Escrow Company, with Order No. 105521, with an effective date of September 3, 2010.

EXCEPTION 9 (Affects Parcel - Not Platable)

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 thereof.

EXCEPTION 10 (Plotted - Affects Parcel)

An easement in favor of South Ogden Conservation District for access over, across or through the land for a pipeline and incidental purposes, Recorded September 10, 1940, as Entry Number 55040 in Book 136 Page 301.

EXCEPTION 11 (Plotted - Affects Parcel)

An easement in favor of South Ogden Conservation District for access over, across or through the land for a pipeline and incidental purposes, Recorded September 10, 1940, as Entry Number 55041 in Book 136 Page 302.

EXCEPTION 12 (Plotted - Does Not Affect Parcel)

An easement in favor of South Ogden Conservation District for access over, across or through the land for a pipeline and incidental purposes, Recorded September 10, 1940, as Entry Number 55042 in Book 136 Page 303.

EXCEPTION 13 (Plotted - Affects Parcel)

An easement in favor of Mountain Fuel Supply Company for access over, across or through the land for gas pipelines and incidental purposes, Recorded July 12, 1941, as Entry Number 62159 in Book 147 Page 192.

EXCEPTION 14 (Plotted - Affects Parcel)

An easement in favor of Ogden City for access over, across or through the land for water pipelines and incidental purposes, Recorded August 2, 1956, as Entry Number 260117 in Book 521 Page 124.

EXCEPTION 15 (Plotted - Affects Parcel)

An easement in favor of Ogden City for access over, across or through the land for street proposals and incidental purposes, Recorded May 15, 1961, as Entry Number 356909 in Book 678 Page 217. SAID EASEMENT HAS BEEN ASSIGNED IT'S OWN TAX ID NUMBER AS 05-067-0025.

EXCEPTION 16 (Plotted - Affects Parcel)

An easement in favor of The Mountain States Telephone and Telegraph Company for access over, across or through the land for communication lines and incidental purposes, Recorded March 6, 1968, as Entry Number 501389 in Book 884 Page 43.

EXCEPTION 17 (Plotted - Affects Parcel)

An easement in favor of Utah Power & Light Company for access over, across or through the land for underground duct line and incidental purposes, Recorded March 28, 1969, as Entry Number 518286 in Book 913 Page 169.

EXCEPTION 18 (Plotted - Affects Parcel)

An easement in favor of The Mountain States Telephone and Telegraph Company for access over, across or through the land for communication lines and incidental purposes, Recorded January 16, 1978, as Entry Number 725098 in Book 1220 Page 286.

EXCEPTION 19 (Plotted - Affects Parcel)

An easement in favor of Ogden City for access over, across or through the land for a water pipeline and incidental purposes, Recorded October 3, 1984, as Entry Number 920389 in Book 1455 Page 343.

EXCEPTION 20 (Plotted - Affects Parcel)

Agreement of maintenance and reciprocal easements in favor of IHC Hospitals, Inc., a Utah non-profit corporation and Boyer McKay-Dee Associates, and Utah Limited Partnership, Recorded December 31, 1984, as Entry Number 927018 in Book 1460 Page 115.

EXCEPTION 21 (Plotted - Affects Parcel)

An easement in favor of US West Communications, Inc., A Colorado Corporation, for access over, across or through the land for telecommunications facilities and incidental purposes, Recorded August 11, 1993, as Entry Number 1241093 in Book 1675 Page 2027.

EXCEPTION 22 (Not Platable - Affects Parcel)

An easement in favor of US West Communications, Inc., A Colorado Corporation, for access over, across or through the land for telecommunication facilities and incidental purposes, Recorded February 13, 1995, as Entry Number 1332351 in Book 1746 Page 1673.

EXCEPTION 23 (Plotted - Affects Parcel)

A declaration and grant of easement between IHC Health Services, Inc., a Utah nonprofit corporation and Rocky Mountain Power, a Division of PacifiCorp, for access over, across or through the land for a pipeline and incidental purposes, Recorded May 20, 2010, as Entry Number 2473336.

NOTICE OF MORTGAGE

Dated: July 9, 2010
Recorded: July 13, 2010
Entry Number: 2481551

EXCEPTION 24 (Plotted - Affects Parcel)

A walkway granted to Ogden City over and across said property as disclosed in Book 926 at Page 283 of Weber County Records.

EXCEPTION 26 (Plotted - Affects Parcel)

The interest of Utah Department of Transportation, to construct, install and maintain a single traffic signal pole over a portion of the property lying in the Southeast corner as disclosed in that Special Warranty Deed recorded as Entry Number 2390861 of Weber County Records.

EXCEPTION 27 (Plotted - Affects Parcel)

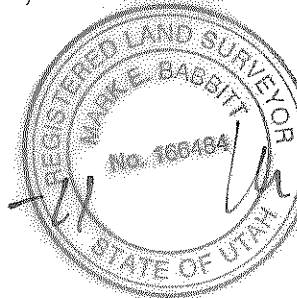
A declaration of easements, Recorded June 17, 1993, as Entry Number 1231907 in Book 1668 Page 665.

But omitting and covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

SURVEYORS CERTIFICATION

To: IHC Health Services, Inc., Mountain View Title & Escrow Company, LLENNAC Investments, LLC, and Mountain View Title & Escrow, Inc.:

This is to certify that this map or plat 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 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10 and 11 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.



Date 3-7-11 Mark E. Babbit, Professional Land Surveyor Utah - No. 166484

BOUNDARY DESCRIPTION OF RECORD

Part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey:

Beginning on the West line of Harrison Boulevard, 24 feet West from the Southeast corner of said Quarter Section thence North 2'44'14.4" West 309.68 feet, thence North 0'58' East 400.0 feet, thence North 6'24'42.5" East 209.55 feet to the Southeast corner of Lot 21, Golden View Subdivision, thence North 89'52'22" West 148.37 feet, thence North 89'14' West 435.63 feet thence South 0'58' West 7 feet, thence North 89'14' West 95 feet, thence North 0'58' East 7.43 feet, thence North 89'14' West 60 feet, thence South 0'58' West 8.23 feet, thence North 89'14' West 147.25 feet, thence North 0'58' East 10.2 feet, thence West 408.93 feet, thence South 917.83 feet more or less to the South line of said Quarter Section, thence East 1296 feet to beginning. Subject to 25 year street easement as granted to Ogden City in Book 678 at Page 217, except 0.13 acre of land conveyed to Ogden City (926-283). Utah Department of Transportation (Claims PT) E# 2390861

AS SURVEYED BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey:

Beginning on the West line of Harrison Boulevard, 24 feet West from the Southeast corner of said Quarter Section thence North 2'44'14" West 309.68 feet, thence North 0'58'00" East 400.0 feet, thence North 6'24'43" East 209.55 feet to the Southeast corner of Lot 21, Golden View Subdivision, thence North 89'52'22" West 148.37 feet, thence North 89'14'00" West 435.63 feet thence South 0'58'00" West 7.00 feet, thence North 89'14'00" West 95.00 feet, thence North 0'58'00" East 7.43 feet, thence North 89'14'00" West 60.00 feet, thence South 0'58'00" West 8.23 feet, thence North 89'14'00" West 147.25 feet, thence North 0'58'00" East 10.20 feet, thence West 408.93 feet, thence South 89'02'00" East 261.44 feet to the North line of a 25 year street easement as granted to Ogden City in Book 678 at Page 217, thence along said North line of said easement South 89'02'00" East 59.23 feet, thence South 0'58'00" West 652.47 feet to the South line of Section 4, Township 5 North, Range 1 West, Salt Lake Base & Meridian, thence South 89'17'21" East 1236.00 feet along said South line to the point of beginning.

Contains 1,172,231 sq. ft. Or 26,911 Acres

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.

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.

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings received from Questar Gas Company & Rock Mountain Power Company. 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.

NOTE:

The distances & bearings shown in parenthesis along the property boundary are distances as measured by Great Basin Engineering.

Parking Stalls: ADA Only Stalls=20± Total Parking Stalls=985

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

ZONING

This Property is located in Zone: PI (Professional/Institutional) (Information Provided by the Ogden City Engineering Department at http://www.Ogdencity.com)

Lot Area:

Minimum - 1 Acre Developed as 1 Lot (except properties zoned or combined with properties zoned PI 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:

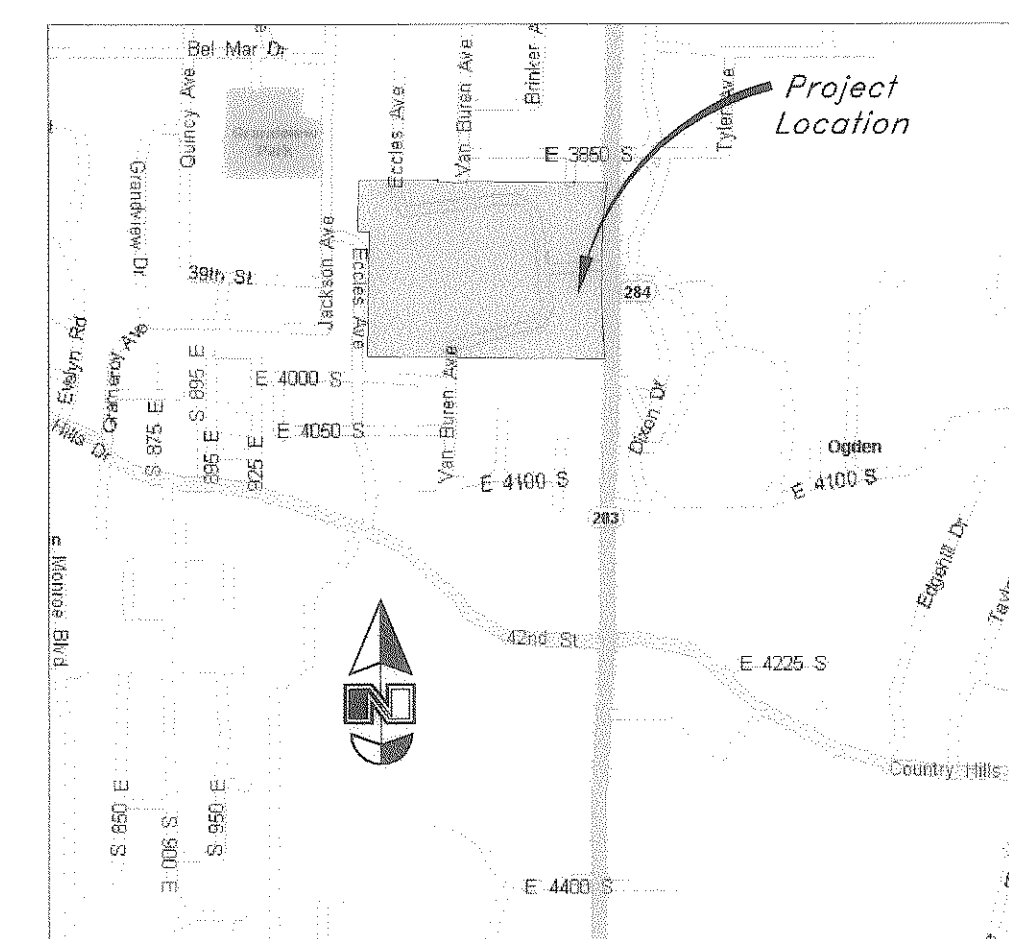
- a. Lots less than 10 acres: Maximum 35 feet or 3 stories for main building or structure.

Maximum Lot Coverage:

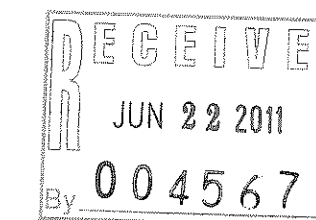
The aggregate area of all enclosed buildings shall not exceed 50 percent of the entire lot.

Open Area:

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



Vicinity Map Not to Scale



ALTA/ACSM Land Title Survey

Old McKay Dee Hospital

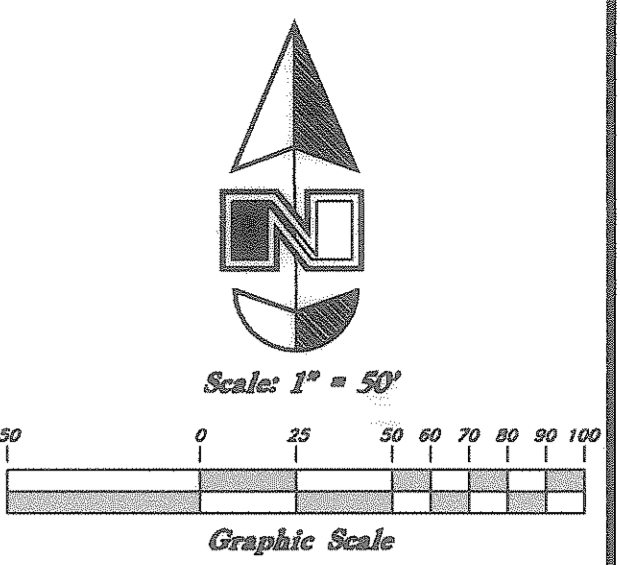
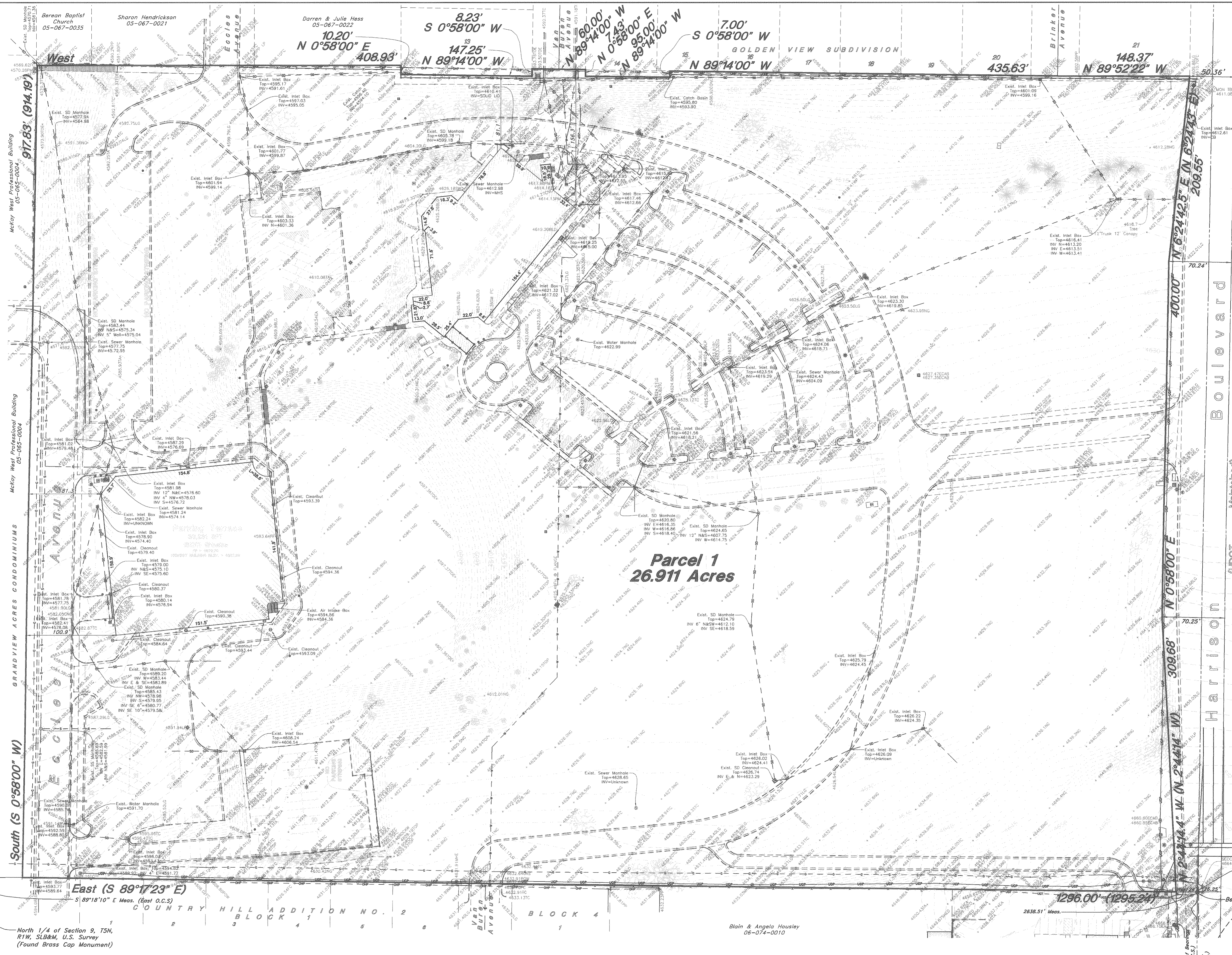
3955 Harrison Boulevard, Ogden City, Weber County, Utah A part of the SE 1/4 of Section 4, T5N, R1W, SLB&M, U.S. Survey

5 Jan, 2011

SHEET NO.

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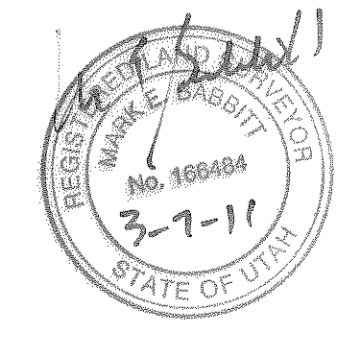
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LEGEND

- C- Centerline
- UGT- Buried Telephone line
- OHT- Overhead Telephone line
- OHP- Overhead Power line
- UGP- Power line
- S- Sanitary Sewer line
- W- Culinary Water line
- G- Gas line
- SD- Storm Drain line
- SW- Secondary Waterline
- LD- Land Drain line
- IW- Irrigation Waterline
- X-X- Fence
- Post
- Water Meter
- Power Meter
- Gas Meter
- Telephone Box
- Sewer Manhole
- Drain Manhole
- Water Manhole
- Cleanout Box
- VCP
- WV
- Gas
- Gas line Marker
- Fire Hydrant
- Water Valve
- Light Pole
- Power Pole w/guy
- Deciduous Tree
- Coniferous Tree
- Contour
- Asphalt
- Concrete
- Building
- Catch Basin
- Bare Hole

RECEIVED
JUN 22 2011
004567



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

Benchmark Location

Southeast Corner of Section 9, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)

North 1/4 of Section 9, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)

Blain & Angela Housley
06-074-0010

See Sheet 2 for Exceptions & Building Information

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7540
WWW.GREATBASINENGINEERING.COM

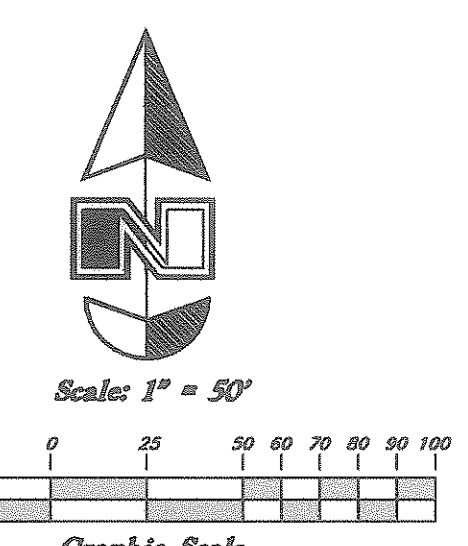
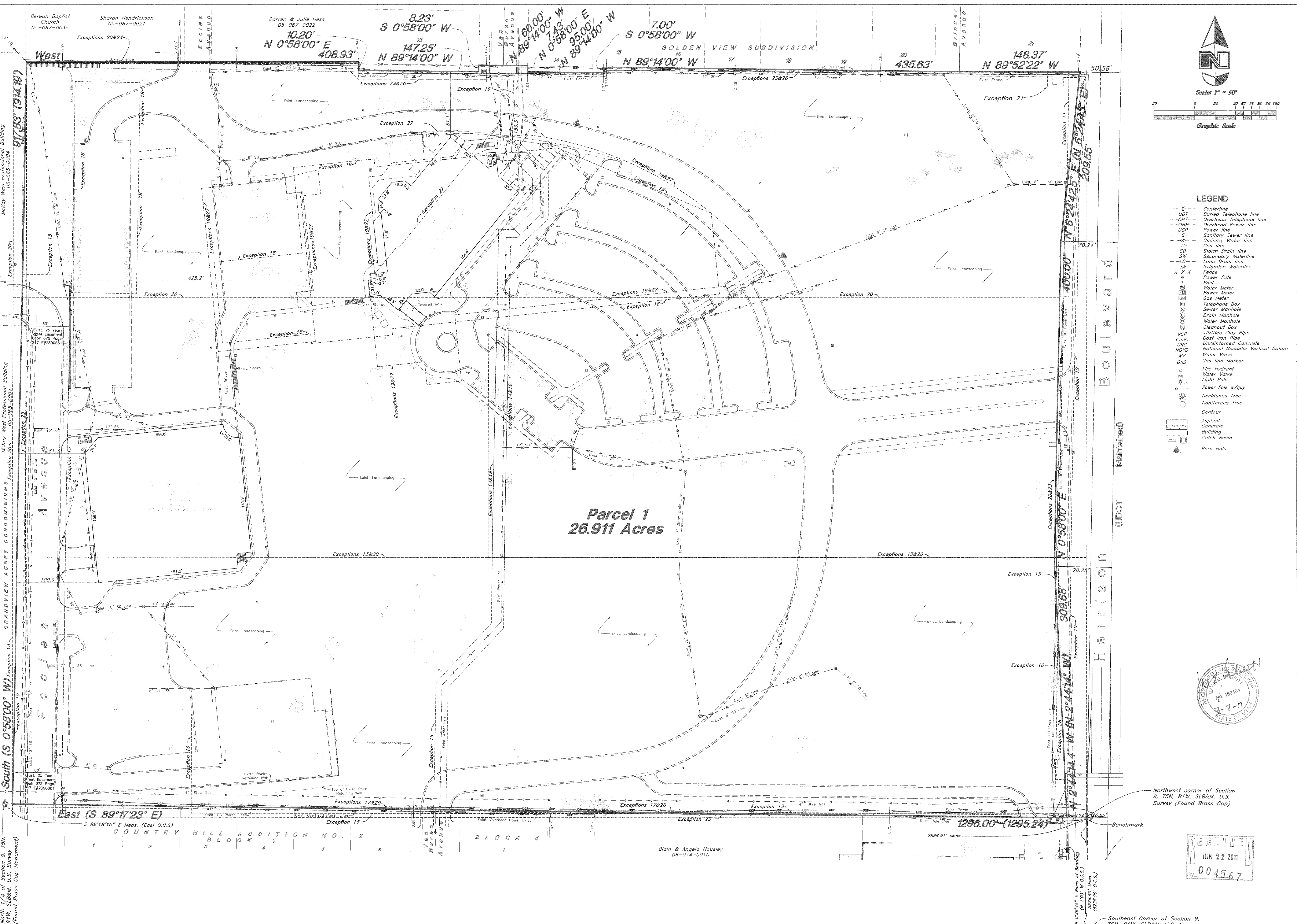
ALTA/ACSM Land Title Survey
Old McKay Dee Hospital
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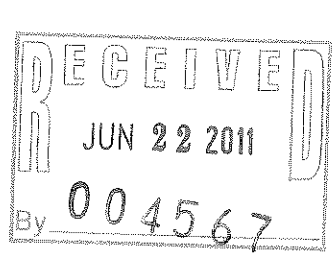
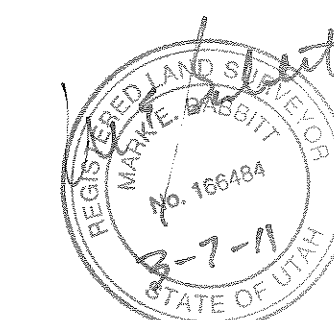
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- LEGEND**
- Centerline
 - - - Buried Telephone line
 - - - Overhead Telephone line
 - - - Overhead Power line
 - - - Power line
 - - - Sanitary Sewer line
 - - - Culinary Water line
 - - - Gas line
 - - - Storm Drain line
 - - - Secondary Waterline
 - - - Land Drain line
 - - - Irrigation Waterline
 - - - Fence
 - Power Pole
 - Post
 - Water Meter
 - Power Meter
 - Gas Meter
 - Telephone Box
 - Sewer Manhole
 - Drain Manhole
 - Water Manhole
 - Cleanout Box
 - Vitrified Clay Pipe
 - Cast Iron Pipe
 - URC
 - Unreinforced Concrete
 - National Geodetic Vertical Datum
 - Water Valve
 - GAS
 - Gas line Marker
 - Fire Hydrant
 - Water Valve
 - Light Pole
 - Power Pole w/guy
 - Deciduous Tree
 - Coniferous Tree
 - Contour
 - Asphalt
 - Concrete
 - Building
 - Catch Basin
 - Bare Hole

**Parcel 1
26.911 Acres**



ALTA/ACSM Land Title Survey

Old McKay Dee Hospital
3955 Harrison Boulevard, Ogden City, Weber County, Utah
A part of the SE 1/4 of Section 4, T5N, R1W, SLB&M, U.S. Survey

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5 Jan, 2011

SHEET NO. **3**

10N237A