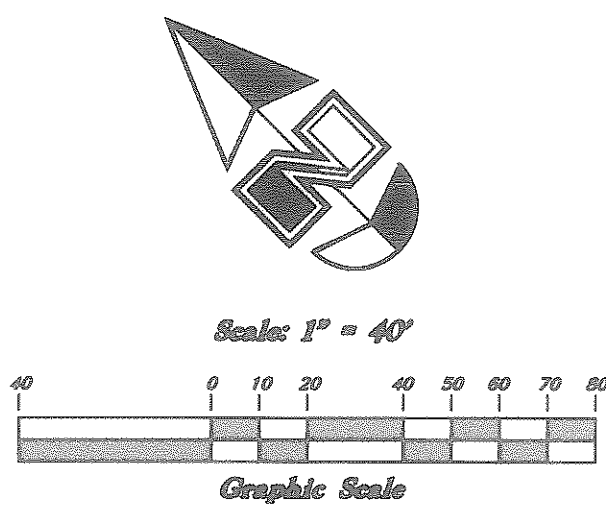


Legend

- (Note: All items may not appear on drawing)
- San. Sewer Manhole
 - Water Manhole
 - Storm Drain Manhole
 - Electrical Manhole
 - Catch Basins
 - Exist. Fire Hydrant
 - Fire Hydrant
 - Exist. Water Valve
 - Water Valve
 - Sanitary Sewer
 - Culinary Water
 - Gas Line
 - Irrigation Line
 - Storm Drain
 - Telephone Line
 - Secondary Waterline
 - Power Line
 - Fire Line
 - Land Drain
 - Power pole
 - Power pole w/guy
 - Light Pole
 - Fence
 - Flowline of ditch
 - Overhead Power line
 - Corrugated Metal Pipe
 - Concrete Pipe
 - Reinforced Concrete Pipe
 - Ductile Iron
 - PVC
 - Polyvinyl Chloride
 - Top of Asphalt
 - Edge of Asphalt
 - Centerline
 - Flowline
 - Finish Floor
 - Top of Curb
 - Top of Wall
 - Top of Walk
 - Edge of Concrete
 - Natural Ground
 - Finish Grade
 - Fire Department Connection
 - Exist. Contour
 - Exist. Grade
 - Existing Asphalt
 - Concrete
 - Set Nail & Washer
 - Set Rebar & Cap w/ Encasement
 - Set Hub & Tack
 - Monument to be set

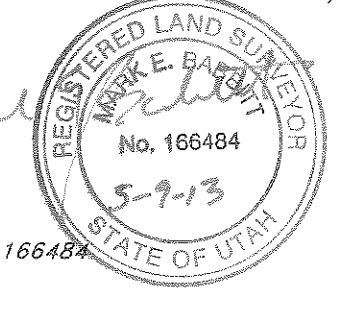


North 1/4 corner of Section 22,
T5N, R1W, SLB&M, U.S. Survey
(Found Brass Cap Monument).

SURVEYORS CERTIFICATE:

The undersigned hereby certifies to MPT Operating Partnership, LP, Medical Properties Trust, Inc., MPT of Ogdan, LLC, MPT of Ogdan Hospital, LLC, Bonneville Superior Title Company, Inc., a Steward Title Guaranty Company National Title Services (the "Title Insurance Company") and Baker, Donelson, Bearman, Caldwell & Berkowitz, PC (a) that he is a duly registered land surveyor in the State of Utah; (b) that the plat to which this certificate is affixed (the "Plat") is a true, complete and accurate survey of the property described therein (the "Property") being approximately 5,770 acres as further described by the Property Description on the Plat; (c) the Plat is based upon a field survey made on September 15, 2012 by me or directly under my supervision in accordance with the minimum standards established by the state of Utah for surveyors and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2011, and includes items 1 (except for states that require record monument plotting), 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, and 22(a) (to the extent possible, graphically depict on survey drawing the zoning setback lines), of Table A thereof). Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the 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; (d) that the Plat accurately shows the location of all visible buildings, structures and other improvements on the Property; (e) that the Plat accurately shows the location of all easements, restrictions and rights-of-way described in title insurance commitment number 168139 (4th amendment) effective as of April 23, 2013, issued by the Title Insurance Company (the "Title Commitment"); (f) that the legal description set forth in the Title Commitment is identical to the Property Description set forth on the Plat; (g) except as shown on the Plat there are no discrepancies between the boundary lines of the Property as shown on the Plat and as described in the legal description of record; (h) that the Plat indicates existing visible surface and transmission lines or utilities, such as natural gas, telephone, telegraph, TV cable, water, sewage and electrical power, including pipeline type and sizes with all utility pole locations with overhead wires indicated and the nearest available services clearly shown and dimensioned; (i) that, except as shown on the Plat, there are (1) no visible easements or rights-of-way on the Property or any other easements or rights-of-way hereon of which the undersigned has knowledge, (2) no visible party walls on the Property, (3) no visible encroachments from the Property over adjoining premises, streets or roads by any buildings, structures or other improvements located on the Property, and (4) no visible encroachments on the Property by any buildings, structures or other improvements located on an adjoining property; (j) that the boundary line dimensions as shown on the Plat form a mathematically closed figure within ± 0.01 feet; (k) that the visible buildings, structures and other improvements located on the Property are shown in relation with any building or setback lines and do not violate any building or set back lines; (l) that ingress to and egress from the Property is provided by Driveway through Cross Pointe Shopping Center Phase V to Harrison Boulevard, the same being paved, dedicated public rights-of-way maintained by Cross Pointe Associates (name of maintaining authority); and (m) that the undersigned has consulted the National Flood Insurance Program Maps and has found that in accordance with said maps Panel Number 4905700437, dated December 16, 2005, no portion of the Property lies within a flood hazard area, except as depicted on the Plat.

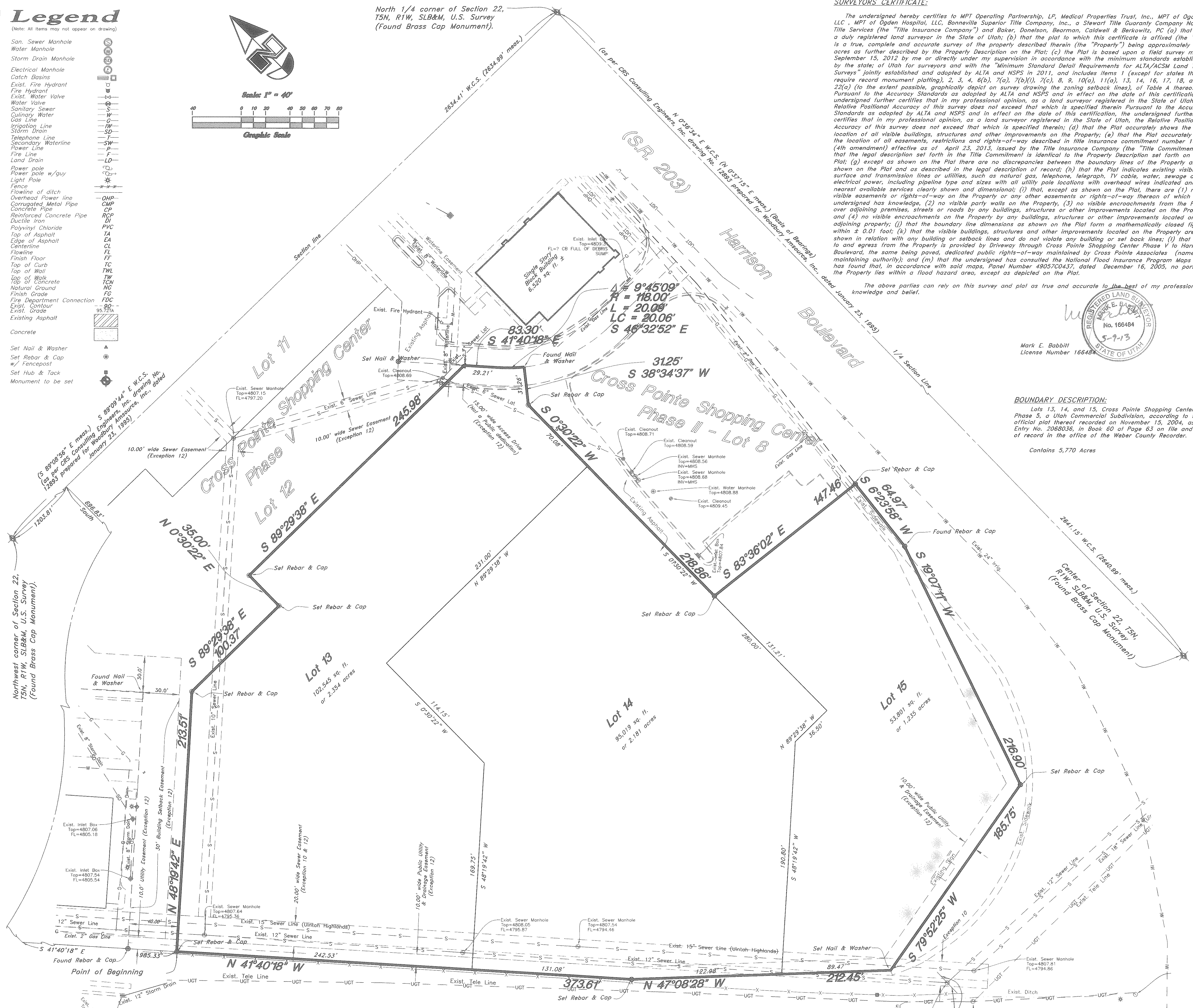
The above parties can rely on this survey and plat as true and accurate to the best of my professional knowledge and belief.



BOUNDARY DESCRIPTION:

Lots 13, 14, and 15, Cross Pointe Shopping Center Phase 5, a Utah Commercial Subdivision, according to the official plat thereof recorded on November 15, 2004, as Entry No. 2068036, in Book 60 at Page 63 on file and of record in the office of the Weber County Recorder.

Contains 5,770 Acres



NARRATIVE:
This ALTA Survey was performed at the request of Danny Banks - President of Ernest Healthcare for the purpose of defining the overall property boundary.
Brass Cap Monuments were found at the North 1/4 corner and the Center of Section 22, T5N, R1W, SLB&M, U.S. Survey. A line bearing N 0°37'15" E between these two monuments was used as the Basis of Bearing.
The following document was relied upon in conducting this survey:
Cross Pointe Shopping Center Phase V, A Utah Commercial Subdivision, prepared by Great Basin Engineering. Monuments were not set as shown on drawing.

TITLE REPORT:

The title report for this survey was issued by Bonneville Superior Title Company, Inc., a Steward Title Guaranty Company with Order No. 168139, (4th Amendment) with an effective date of April 23, 2013 @ 8:00 A.M.

EXCEPTIONS:

- Exception 9:
Said property is located within the boundaries of Weber Basin Water Conservancy District, Central Weber Sewer Improvement District (731-3011), and South Ogden City (399-4413), and is subject to the charges and assessments levied thereunder.
- Exception 10:
EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: Utah Highlands Water Sewer Improvement District. Recorded: July 13, 1987. Entry No.: 1018081. Book/Page: 1521/2106
- Exception 11: (DOES NOT AFFECT PARCELS)
EASEMENT AND CONDITIONS CONTAINED THEREIN:
Grantee: Cross Pointe Associates Limited. Recorded: January 4, 2000. Entry No.: 1682695. Book/Page: 2051/2995
- Exception 12:
Easement for installation and maintenance of utilities and drainage facilities, and incidental purposes are reserved, as shown on the recorded plat of said Subdivision recorded November 15, 2004, as Entry No. 2068036, in Book 60 at Page 63 on file and of record in the office of the Weber County Recorder.
- Exception 13: (BLANKET EASEMENT)
Covenants, Conditions, Restrictions and/or Easements, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (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 contained in instrument.
- Executed by: R.H.H. Development, Inc., a Utah corporation and Cross Pointe Associates Limited, a Utah limited partnership
Dated: March 15, 1995. Recorded: March 17, 1995. Entry No.: 1336950. Book/Page: 1750/487
Said Declaration was re-recorded March 29, 1996 as Entry No. 1396674 in Book 1798 at Page 2852, Official Records.
- Exception 14: (BLANKET EASEMENT)
Covenants, Conditions, Restrictions and/or Easements, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (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 contained in instrument.
- Executed by: Robert H. Hinckley, Inc., a Utah corporation and Cross Pointe Associates Limited, a Utah limited partnership
Dated: March 15, 1995. Recorded: March 17, 1995. Entry No.: 1336954. Book/Page: 1750/506
Said Declaration was re-recorded March 29, 1996 as Entry No. 1396673 in Book 1798 at Page 2837, Official Records.
- Exception 15: (BLANKET EASEMENT)
Covenants, Conditions, Restrictions and/or Easements, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (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 contained in instrument.
- Dated: March 15, 1995. Recorded: March 17, 1995. Entry No.: 1336961. Book/Page: 1750/533
Amendment to said Covenants:
Dated: October 12, 1995. Recorded: November 15, 1995. Entry No.: 1373624. Book/Page: 1780/147
Amendment to said Covenants:
Dated: October 12, 1995. Recorded: November 15, 1995. Entry No.: 1373626. Book/Page: 1780/157
Amendment to said Covenants:
Dated: June 23, 1999. Recorded: August 3, 1999. Entry No.: 1653885. Book/Page: 2026/2553

RESTRICTION CONFIRMATION:
Executed by: Cross Pointe Associates Limited, a Utah limited partnership and Albertson's, Inc., a Delaware corporation
Dated: December 9, 1997. Recorded: December 18, 1997. Entry No.: 1510892. Book/Page: 1897/2202

Said Covenants, Conditions and Restrictions were amended by Fourth Amendment to Declaration of Restrictions and Grant of Easements recorded April 29, 2013, as Entry No. 2632373, of Official Records.

Exception 16:
COMMON AREA MAINTENANCE AGREEMENT:
Executed by: Cross Pointe Associates Limited, a Utah limited partnership and Albertson's, Inc., a Delaware corporation
Dated: March 15, 1995. Recorded: March 17, 1995. Entry No.: 1336962. Book/Page: 1750/584

FIRST AMENDMENT TO COMMON AREA MAINTENANCE AGREEMENT:
Dated: October 12, 1995. Recorded: November 15, 1995. Entry No.: 1373627. Book/Page: 1780/186

RESTRICTION CONFIRMATION:
Recorded: December 18, 1997. Entry No.: 1510892. Book/Page: 1897/2202

Said Common Area Maintenance Agreement was amended by Second Amendment to Common Area Maintenance Agreement recorded April 29, 2013, as Entry No. 2632373, of Official Records.

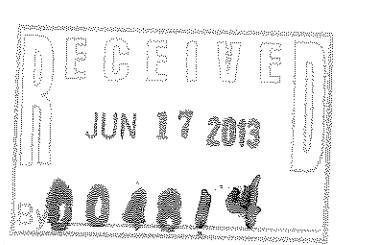
Exception 17:
DEVELOPMENT AGREEMENT:
Executed by: Cross Pointe Associates Limited, a Utah limited partnership and Albertson's, Inc., a Delaware corporation
Dated: March 15, 1995. Recorded: March 17, 1995. Entry No.: 1336963. Book/Page: 1750/620

Restriction Confirmation, upon the terms and conditions therein provided, recorded December 18, 1997, as Entry No. 1510892 in Book 1897, Page 2202, of Official Records.

Said Development Agreement was amended by First Amendment to Development Agreement recorded April 29, 2013, as entry No. 2632373, of official records.

Exception 18:
AGREEMENT:
Executed by and between: Cross Pointe Associates Limited, a Utah Limited Partnership and Golden Arch Limited Partnership, a Delaware Limited Partnership
Dated: October 12, 1995. Recorded: November 15, 1995. Entry No.: 1373628. Book/Page: 1780/195

Exception 19:
NOTICE OF AGREEMENT AND CONDITIONS CONTAINED THEREIN:
Grantor: RHH Development, Inc.
Grantee: Cross Pointe Associates Limited
Recorded: March 17, 1995. Entry No.: 1336949. Book/Page: 1750/481



004814

GREAT BASIN ENGINEERING
574 S. SOUTHWEST 1475 EAST OGDEN, UTAH 84403
MAIN (801) 294-4515 SALES (801) 521-0222 FAX (801) 392-7543
WWW.GREATBASINENGINEERING.COM

ALTA/ACSM Land Title Survey
Ernest Health, Inc.
5800 South Harrison Blvd
South Ogden City, Weber County, Utah
A part of Section 22, T5N, R1W, SLB&M, U.S. Survey

9 May, 2013
SHEET NO. **1**
12N230A2