

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.

BOUNDARY DESCRIPTIONS:

PARCEL 1:
 Lots 13, 14 and 15, Cross Pointe Shopping Center Phase 5, a Utah Commercial Subdivision, according to the official Plat thereof recorded November 15, 2004, as Entry No. 2068036, in Book 60, Page 63 on file and of record in the office of the Weber County Recorder, State of Utah.
 Contains 5.770 Acres

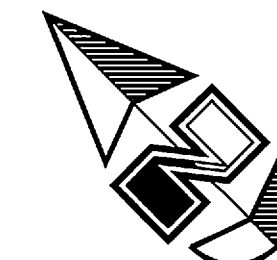
PARCEL 1A (Easement Interest)

Benefits, if any, accruing to parcel 1 pursuant to that certain Fourth Amendment to Declaration of Restrictions and Grant of Easements; Second Amendment to Common Area Maintenance Agreement; and First Amendment to Development Agreement dated April 26, 2013, by and between Associated Fresh Markets, Inc., a Utah corporation as successor in interest to Albertson's Inc., a Delaware corporation, Cross Pointe Associates Limited, a Utah limited partnership, Ernest Health, Inc., a Delaware corporation, and Cross Pointe Office Complex Owners Association, Inc., a Utah corporation, recorded April 29, 2013, as Entry No. 2632373, of Official Records, and that certain Easement Agreement dated May 15, 2013 between Cross Pointe Associates Limited and Ernest Health, Inc., which agreement was recorded on May 17, 2013, as Entry No. 2636340, Office of the County Recorder of Weber County, Utah.

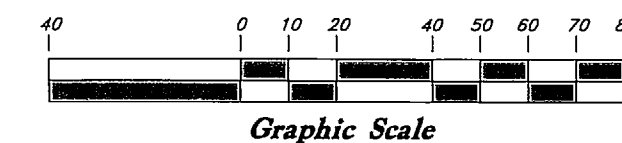
North 1/4 corner of Section 22, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument).

Flood Plain Information:

The National Flood Insurance Program Maps and has found that, in accordance with sold maps, Panel Number 49057C0437, dated December 16, 2005, no portion of the Property lies within a flood hazard area, except as depicted on the Plat.



Scale: 1" = 40'



Legend

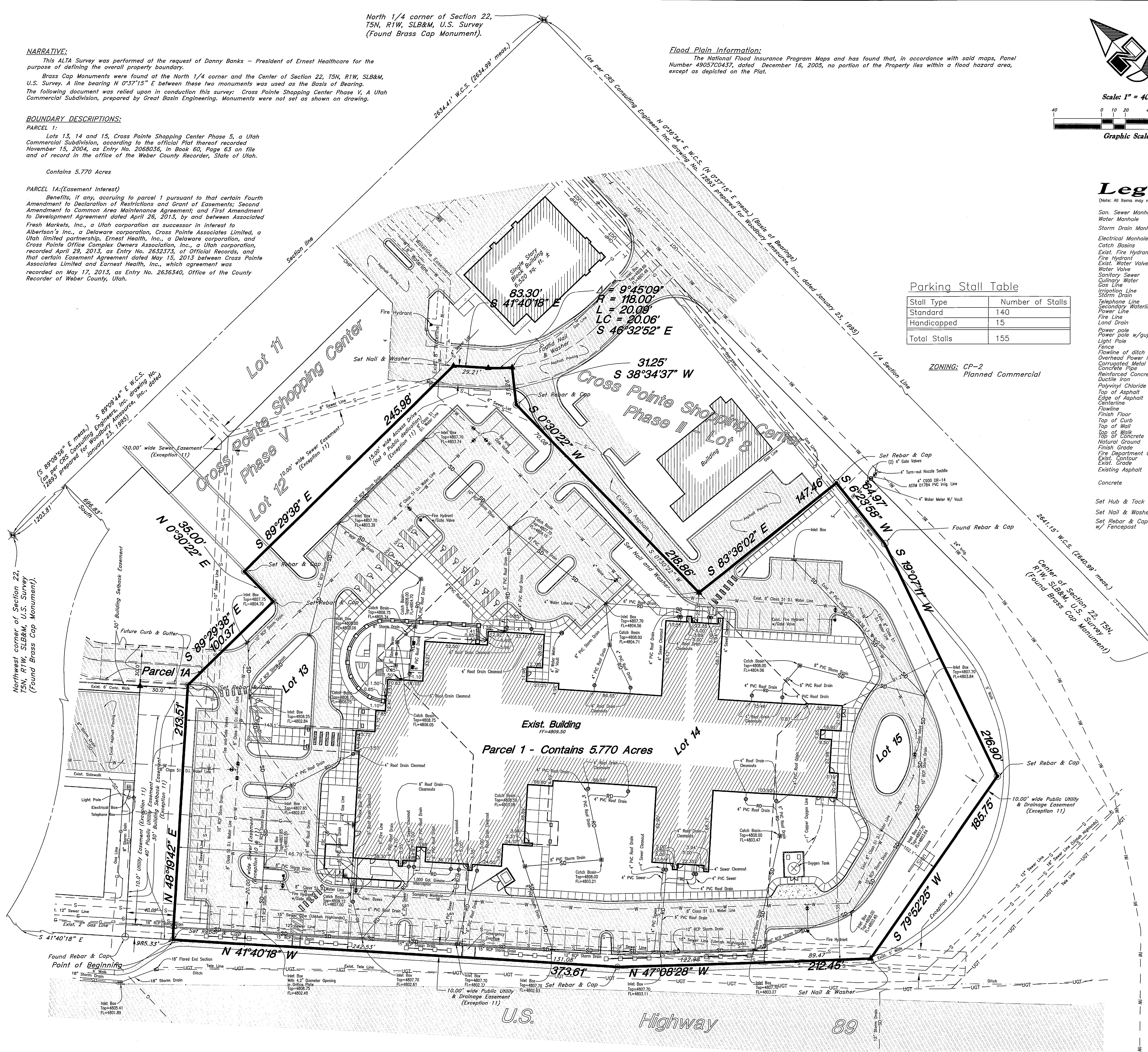
(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- Water Valve
- Sanitary Sewer
- Sanitary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- 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
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Concrete
- Natural Ground
- Finish Grade
- Fire Department Connection
- Exist. Contour
- Exist. Grade
- Existing Asphalt
- Concrete
- Set Hub & Tack
- Set Nail & Washer
- Set Rebar & Cap
- Set Rebar & Cap w/ Fencapost

Parking Stall Table

Stall Type	Number of Stalls
Standard	140
Handicapped	15
Total Stalls	155

ZONING: CP-2 Planned Commercial



TITLE REPORT:

The title report for this survey was issued by Stewart Title Guaranty Company with Order No. 168139a, with an effective date of April 14, 2014 @ 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 upon the terms and conditions therein provided, in favor of Uintah Highlands Water Sewer Improvement District, recorded July 13, 1987 as Entry No. 1019081, in Book 1521, Page 2106, of Official Records.
- Exception 11: Subject to easements, building setback lines, restrictions, dedications or offer for dedications if any, conditions of approval if any, and notes if any, all as set forth on the plat recorded November 15, 2004, as Entry No. 2068036, in Book 60, Page 63, of Official Records.
- Exception 12: Covenants, Conditions, Restrictions, Easements, and assessments, if any, recorded March 17, 1995 as Entry No. 1336950, in Book 1750, Page 487, of Official Records, but deleting restrictions, if any, based on race, color, religion or national origin. (Copies will be provided upon request, with a possible fee for voluminous copies) Re-recorded March 29, 1996, as Entry No. 1396674, in Book 1798, Page 2852, of Official Records.
- Exception 13: Covenants, Conditions, Restrictions, Easements, and assessments, if any, recorded March 17, 1995 as Entry No. 1336951, in Book 1750, Page 533, of Official Records, but deleting restrictions, if any, based on race, color, religion or national origin. (Copies will be provided upon request, with a possible fee for voluminous copies) Re-recorded March 29, 1996, as Entry No. 1396673, in Book 1798, Page 2837, of Official Records.
- Exception 14: Covenants, Conditions, Restrictions, Easements, and assessments, if any, recorded March 17, 1995 as Entry No. 1336951, in Book 1750, Page 506, of Official Records, but deleting restrictions, if any, based on race, color, religion or national origin. (Copies will be provided upon request, with a possible fee for voluminous copies) Said Covenants, Conditions and Restrictions were amended by Amendment and recorded November 15, 1995 as Entry No. 1373624, in Book 1780, Page 147, of Official Records. Said Covenants, Conditions and Restrictions were amended by Amendment and recorded November 15, 1995 as Entry No. 1373626, in Book 1780, Page 157, of Official Records. Said Covenants, Conditions and Restrictions were amended by Amendment and recorded August 3, 1999 as Entry No. 1653885, in Book 2026, Page 2553, of Official Records. Restriction Confirmation, according to the terms, conditions, and restrictions contained therein, recorded December 16, 1997, as Entry No. 1810892, in Book 1897, Page 2202, of Official Records. 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 17: Agreement upon the terms and conditions therein provided, recorded November 15, 1995, as Entry No. 1373626, in Book 1780, Page 195, of Official Records.
- Exception 18: Notice of Agreement and Conditions Contained therein, upon the terms and conditions therein provided, recorded March 17, 1995, as Entry No. 1336949, in Book 1750, Page 481, of Official Records.
- Exception 21: Matters disclosed by ALTA Survey dated March 15, 2013 by Mark E. Babbitt of Great Basin Engineering, Inc. Project No. 12N230A, which among other things include the following: A) Existing Sanitary Sewer Line and related Facilities, B) Existing Asphalt.
- Exception 22: That certain letter dated April 25, 2013 from Kristi Duncan, Vice President of Ernest Health, Inc., to John W. Hansen, President of Cross Pointe Office Complex Owner's Association, Inc., which letter was recorded on May 1, 2013, as Entry No. 2633342, Office of the County Recorder of Weber County, Utah.
- Exception 23: That certain Easement Agreement dated May 15, 2013 between Cross Pointe Associates Limited and Ernest Health, Inc., which agreement was recorded on May 17, 2013, as Entry No. 2636340, Office of the County Recorder of Weber County, Utah.

SURVEYORS CERTIFICATE:

The undersigned hereby certifies to MPT Operating Partnership, LP, Medical Properties Trust, Inc., MPT of Ogden, LLC, MPT of Ogden Hospital, LLC, Stewart 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) that the Plat is based upon a field survey made on June 2, 2014 by me or directly under my supervision in accordance with the minimum standards established by the state; (d) that the Plat is based upon 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 platting), 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 15, 17, 18, and 22(a) (to the extent possible, graphically depict an 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 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; (e) that the Plat accurately shows the location of all visible buildings, structures and other improvements on the Property; (f) that the Plat accurately shows the location of all easements, restrictions and rights-of-way described in title insurance commitment number 168139a (3rd amendment) effective as of April 14, 2014, issued by the Title Insurance Company (the "Title Commitment"); (g) that the legal description set forth in the Title Commitment is identical to the Property Description set forth on the Plat; (h) that the Plat accurately shows the location of all visible buildings, structures and other improvements on the Property, as shown on the Plat and as described in the legal description of record; (i) 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 dimensional; (j) 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 thereon 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 adjoining property; (k) that the boundary line dimensions as shown on the Plat form a mathematically closed figure within ± 0.01 foot; (l) that the visible buildings, structures and other improvements located on the Property are shown in relation to any building setback lines and do not violate any building or setback lines; (m) 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; and (n) that the undersigned has consulted the National Flood Insurance Program Maps and has found that, in accordance with sold maps, Panel Number 49057C0437, 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 shown and as stated to the best of my professional knowledge and belief.

Mark E. Babbitt
 License Number: 166484
 1-3-14

RECEIVED
 JUL 13 2016
 BY: 5506

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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

3 July, 2014
 SHEET NO. **1**
 12N230