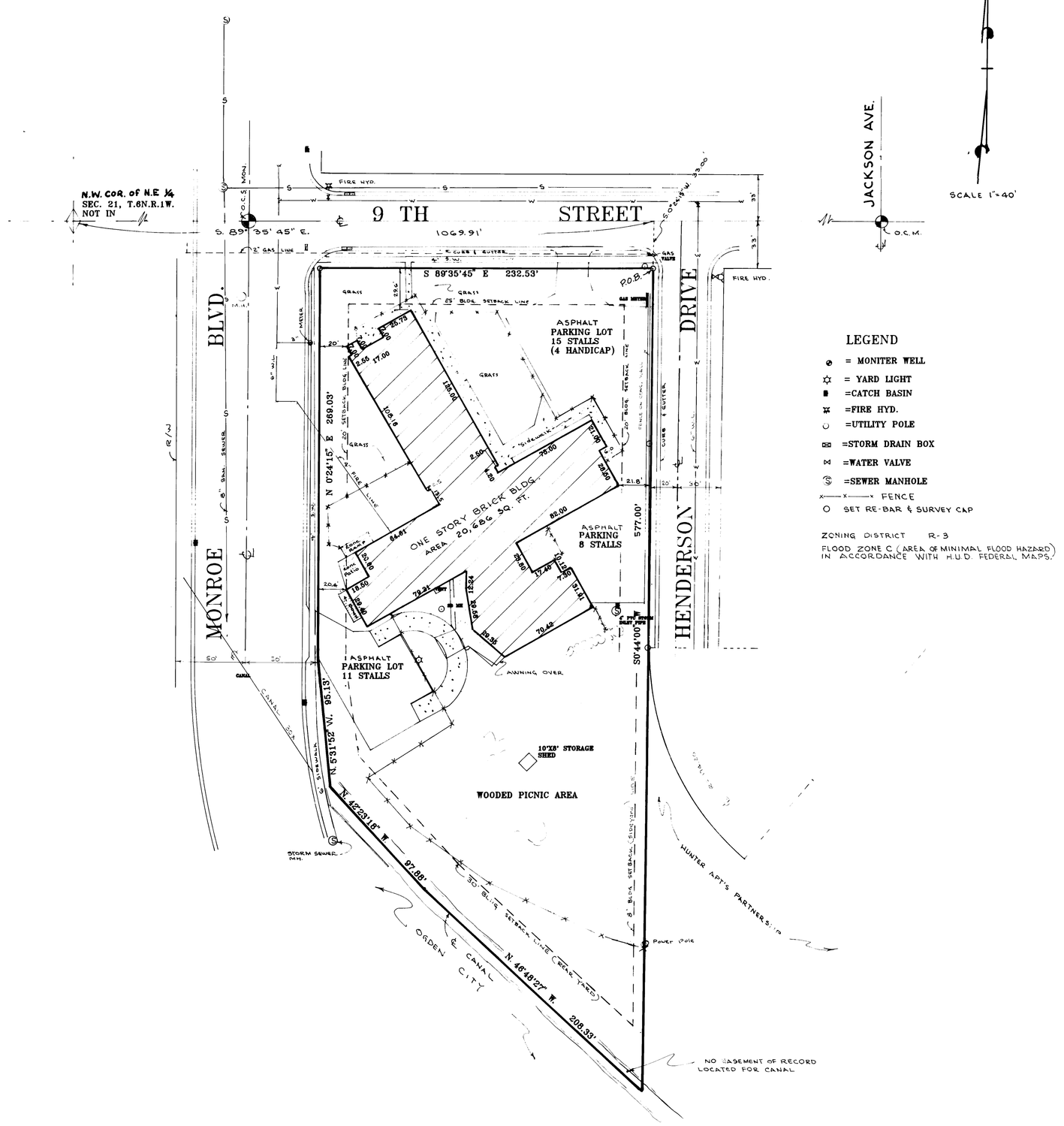

LEGEND

- = MONITER WELL
- = YARD LIGHT
- =CATCH BASIN
- =FIRE HYD.
- =UTILITY POLE
- =STORM DRAIN BOX
- =WATER VALVE
- =SEWER MANHOLE
- FENCE
- SET RE-BAR & SURVEY CAP

ZONING DISTRICT R-3

FLOOD ZONE C (AREA OF MINIMAL FLOOD HAZARD) IN ACCORDANCE WITH H.U.D. FEDERAL MAPS.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO WEBER 11 ASSOCIATES, L.P. dba. PLEASANT GROVE ASSOCIATES IV, L.P.; HUNTER HEALTH PROPERTIES PARTNERS, L.P. NATIONAL CITY BANK, AGENT, HEALTH CARE REIT, INC., AND LAWYERS TITLE INSURANCE CORPORATION THAT (1) THE SURVEY WAS PREPARED BY THE UNDERSIGNED AND WAS ACTUALLY MADE UPON THE GROUND; (2) THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; (3) THE PROPERTY IS CONTIGUOUS ALONG ITS ENTIRE COMMON BOUNDARIES AND IS ENCLOSED WITHIN THE PERIMETERS THEREOF; (4) ALL COMPONENT PARCELS OF THE LAND SHOWN ON THE SURVEY ARE CONTIGUOUS AND THERE ARE NO GAPS OR GORES; (5) THE RIGHT-OF-WAY LINES FOR 5600 SOUTH STREET AND 2700 WEST STREET ARE COMPLETELY CONTIGUOUS TO THE PERIMETER LINES OF THE PROPERTY ALONG THE ENTIRE RIGHT-OF-WAY AS SHOWN ON THE SURVEY; (6) THE DIMENSIONS, GROSS SQUARE FOOTAGE, NUMBER OF STORIES, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, AND ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY; (7) THERE ARE NO VIOLATIONS OF ANY SETBACK OR BUILDING LINE REQUIREMENTS CREATED BY APPLICABLE ZONING ORDINANCES OR RECORDED RESTRICTIVE COVENANTS; (8) ANY SUCH SETBACK OR BUILDING LINE REQUIREMENTS ARE SHOWN ON THE SURVEY; (9) THERE ARE NO EASEMENTS, ENCROACHMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; (10) ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND; (11) THE SURVEY SHOWS THE LOCATION OF ALL VISABLE STORM DRAINAGE SYSTEMS FOR COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; (12) THE BUILDINGS AND IMPROVEMENTS ARE NOT LOCATED OVER OR ON ANY EASEMENTS AFFECTING THE PROPERTY OR ANY UTILITY LINES CONSTRUCTED THEREON; (13) THE PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE DOCUMENT ENTITLED "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION'S SPECIAL FLOOD HAZARD AREA MAPS"; (14) THERE ARE 34 MARKED PARKING SPACES WITHIN THE BOUNDARY LINES OF THE PROPERTY; (15) THE STREET ADDRESS OF THE PROPERTY IS: 910 MONROE BLVD. OGDEN, UTAH 84404 (16) THE SURVEY IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1-11 OF TABLE A THEREOF, AND MEETS THE ACCURACY STANDARDS OF AN URBAN SURVEY.

SURVEYOR: DALLAS K. BUTTARS

DATED: Sept 2, 1994 BY: Dallas K. Buttars

REGISTERED LAND SURVEYOR No. 6985 Dallas K. Reg. BUTTARS STATE OF UTAH

PROPERTY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 89° 35'45" EAST 1069.91 FEET AND SOUTH 0 24'15" WEST 33.00 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE SOUTH 0°44' WEST 577.00 FEET TO THE CENTER LINE OF THE NORTH OGDEN CANAL, THENCE NORTHWESTERLY ALONG CENTERLINE OF SAID CANAL NORTH 46° 48'27" WEST 208.33 FEET AND NORTH 42°23'18" WEST 97.88 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO OGDEN CITY, RECORDED BY QUIT CLAIM DEED IN BOOK 1163, PAGE 174, WHICH IS THE EAST LINE OF MONROE BLVD., THENCE NORTHERLY ALONG THE ARC OF A 460 FOOT RADIUS CURVE TO THE RIGHT 95.30 FEET, THE LONG CHORD OF WHICH BEARS NORTH 5° 31'52" WEST 95.13 FEET, THENCE NORTH 0° 24'15" EAST 269.03 FEET TO THE SOUTH LINE OF 9TH STREET, AS CONVEYED TO OGDEN CITY, BY DEED IN BOOK 466, PAGE 18, THENCE SOUTH 89°35'45" EAST ALONG SOUTH LINE OF STREET 232.53 FEET TO THE POINT OF BEGINNING.
CONTAINS 2.48 ACRES (108,031.7 SQ. FT.)

UTILITY COMPANIES

UTAH POWER AND LIGHT COMPANY (PACIFICORP)
1438 WEST, 2550 SOUTH, OGDEN, UTAH 84401 399-2111

MOUNTAIN FUEL GAS SUPPLY
2940 WASHINGTON BLVD. OGDEN, UTAH 84401 621-3262

U.S. WEST COMMUNICATIONS (TELEPHONE)
SALT LAKE CITY, UTAH 84135

TCI CABLEVISION
3585 HARRISON BLVD. OGDEN, UTAH 84401

OGDEN CITY SEWER AND WATER
2484 WASHINGTON BLVD. OGDEN CITY, UTAH 84401 629-8980

MAR 3 0 19[illegible]

BUTTARS SURVEYING
1815 26TH ST OGDEN, UTAH 84403 392-5291 627-4014

CLIENT: QUEST RESCUE PARTNERS

N.W. 1/4 OF N.E. 1/4 SEC. 21, T.6N. R.1W. S.L.B.&M.
OGDEN CITY, WEBER COUNTY, UTAH

SURVEYED: AUGUST 25, 1994

DRAWING NUMBER 001146
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07-5341

DRAWING NUMBER 001146
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07-5341

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PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
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DRAWING NUMBER 001146
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07-5341