PROPERTY DESCRIPTION - PARCEL II

A TRACT OF LAND IN THE CITY OF IDAHO FALLS. BEING A PORTION OF, LOT 1 BLOCK 1, IDAHO FALLS REGIONAL MEDICAL CENTER, AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO, A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN. RECORDED UNDER INSTRUMENT NO. 680306, IN PLAT BOOK 1 ON PAGE 7, OFFICE OF RECORDER, BONNEVILLE COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS NORTH 00° 11' 26" WEST, 905.00 FEET ALONG THE CENTERLINE OF SECTION 28 AND NORTH 89° 48' 34" EAST, 66.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN;

THENCE; NORTH 89° 48' 34" EAST, 111.00 FEET TO AN EXISTING IRON ROD;

THENCE; SOUTH 00° 11' 26" EAST, 100.00 FEET TO AN EXISTING IRON ROD;

THENCE; NORTH 89° 48' 34" EAST, 130.00 FEET TO AN EXISTING IRON ROD;

THENCE; NORTH 00° 11' 26" WEST, 140.00 FEET TO AN EXISTING IRON ROD;

THENCE; NORTH 89° 48' 34" EAST, 100.00 FEET TO AN EXISTING IRON ROD;

THENCE; NORTH 00° 11' 26" WEST, 130.00 FEET TO AN EXISTING IRON ROD;

THENCE; NORTH 89° 48' 34" WEST, 5.00 FEET TO AN EXISTING IRON ROD;

THENCE; NORTH 00° 11' 26" WEST, 370.00 FEET TO AN EXISTING IRON ROD;

THENCE; SOUTH 89° 48' 34" WEST, 210.00 FEET TO AN EXISTING IRON ROD;

THENCE; SOUTH 44° 48' 34" WEST, 28.28 FEET TO AN EXISTING IRON ROD;

THENCE; SOUTH 00° 11' 26" EAST, 200.00 FEET TO AN EXISTING IRON ROD;

THENCE; SOUTH 89° 48' 34" WEST, 15.00 FEET TO AN EXISTING IRON ROD;

THENCE; SOUTH 00° 11' 26 EAST, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.282 ACRES.

TOGETHER WITH THREE ROADWAY AND UTILITY EASEMENTS, THE CENTERLINES DESCRIBED AS FOLLOWS:

A ROADWAY AND UTILITY EASEMENT 30 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 89° 27' 50" EAST, 66.00 FEET ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN; RUNNING THENCE NORTH 00° 11' 26" WEST, 1202.00 FEET TO A POINT OF CURVE WITH A RADIUS OF 125.00 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 196.35 FEET; THENCE NORTH 89° 48' 34" EAST, 730.00 FEET.

A ROADWAY AND UTILITY EASEMENT 40 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

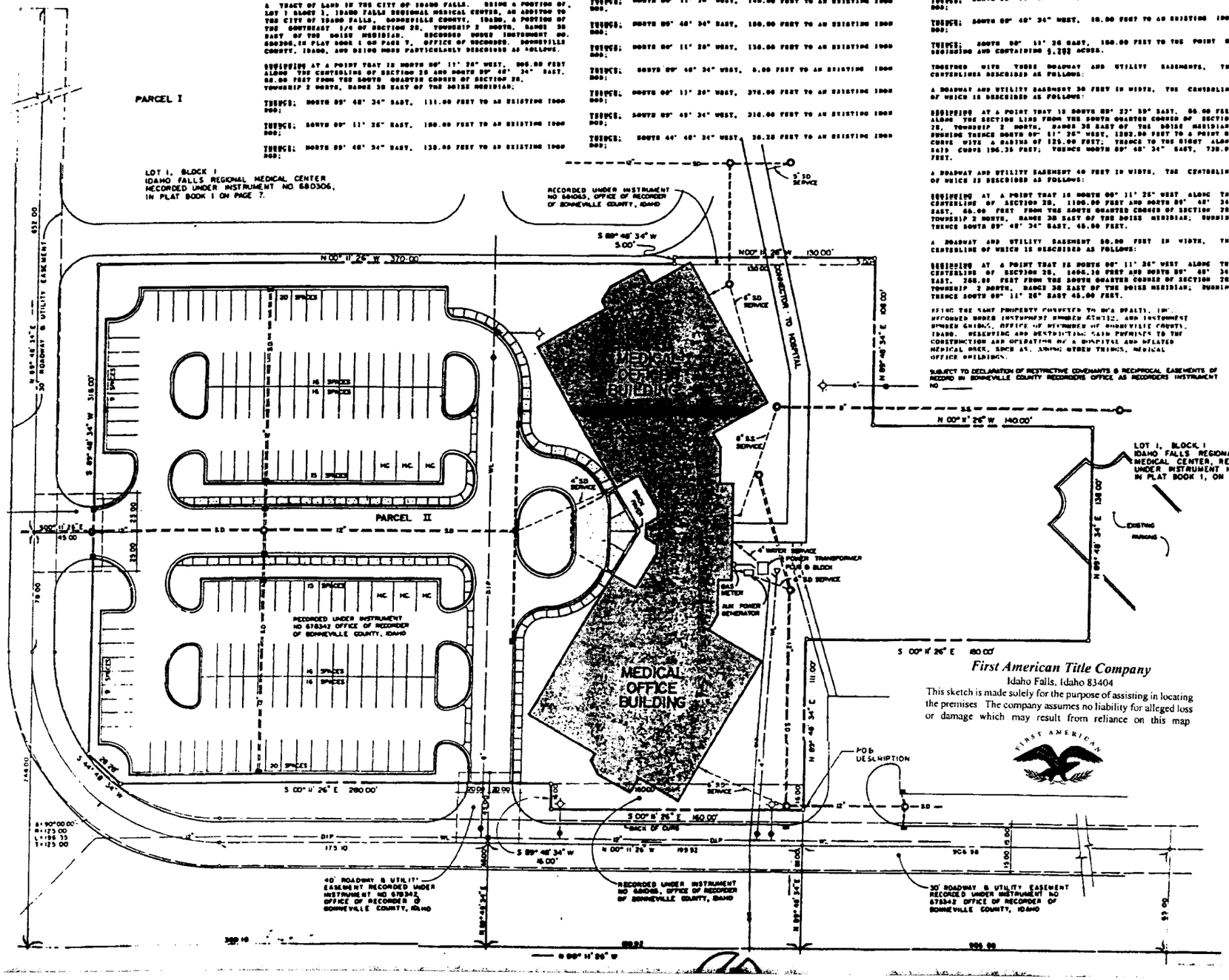
BEGINNING AT A POINT THAT IS NORTH 00° 11' 26" WEST ALONG THE CENTERLINE OF SECTION 28, 1196.00 FEET AND NORTH 89° 48' 34" EAST, 66.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN; RUNNING THENCE SOUTH 89° 48' 34" EAST, 45.00 FEET.

A ROADWAY AND UTILITY EASEMENT 50.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 00° 11' 26" WEST ALONG THE CENTERLINE OF SECTION 28, 1406.10 FEET AND NORTH 89° 48' 34" EAST, 268.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN; RUNNING THENCE SOUTH 00° 11' 26" EAST 45.00 FEET.

BEING THE SAME PROPERTY CONVEYED TO HCA REALTY, INC. RECORDED UNDER INSTRUMENT NUMBER 678332, AND INSTRUMENT NUMBER 678343, OFFICE OF RECORDER OF BONNEVILLE COUNTY, IDAHO. RESERVING AND RESTRICTING SAID PREMISES TO THE CONSTRUCTION AND OPERATION OF A HOSPITAL AND RELATED MEDICAL PARK, SUCH AS, AMONG OTHER THINGS, MEDICAL OFFICE BUILDINGS.

SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS & RECIPROCAL EASEMENTS OF RECORD IN BONNEVILLE COUNTY RECORDERS OFFICE AS RECORDERS INSTRUMENT NO ____



First American Title Company

Idaho Falls, Idaho 83404

This sketch is made solely for the purpose of assisting in locating the premises. The company assumes no liability for alleged loss or damage which may result from reliance on this map