



Project #21-025
Logan Regional Hospital Reconfiguration
Located at 500 East 1400 North

REPORT SUMMARY...

<i>Project Name:</i>	Logan Regional Hospital Reconfiguration
<i>Proponent/Owner:</i>	Dave Beardsley / IHC Health Services, Inc.
<i>Project Address:</i>	500 East 1400 North
<i>Request:</i>	Design Review Permit
<i>Current Zoning:</i>	Commercial (COM) Hospital Overlay
<i>Date of Hearing:</i>	May 13, 2021
<i>Type of Action:</i>	Quasi-Judicial
<i>Submitted By:</i>	Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review and Conditional Use Permit for Project #21-025 Logan Regional Hospital Reconfiguration at approximately 500 East 1400 North, TIN# 05-016-0028.

Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	NR-6: Residential Uses	<i>West:</i>	MR-12: Residential Uses

Project Request

The proponent is requesting to reconfigure the Logan Regional Hospital with the demolition of the two "diamond" shaped three-story towers at the northwest entrance and build a new replacement three-story patient tower on the northeast side. A small grounds maintenance building is also proposed on the east side of the 25-acre campus near the parking structure. The proposed new patient tower will have similar brick and metal materials as the newer Women's Center on the north side. The reddish and silver colors will be similar to other areas of the hospital building as well. A property line adjustment was conducted along the northeast border with the Logan Medical Center Condominium property to achieve setback compliance along this border.

Design Review & Conditional Use Permit

The Land Development Code (LDC) 17.43 requires Design Review Permit approvals for new commercial developments to ensure code compliant design, project layout and neighborhood compatibility. Within the Hospital Overlay Zone, a Conditional Use Permit is needed to exceed the base zone height of 40' up to a maximum of 80'. The Planning Commission may approve or conditionally approve the request upon substantiating findings in conformance with Title 17 of the LDC.

Lot Coverage & Building Height

The LDC 17.10.080 limits lot coverage to 60% (building(s) footprint) and building heights to 40' in the COM zone. The Hospital Overlay Zone allows heights up to 80'. The project site is approximately 25 acres in size. The demolition of the two towers and construction of one new larger patient tower is a similar footprint replacement. Overall the 25-acre campus will contain approximately 6 acres of building footprint creating a lot coverage of approximately 25%. The proposed building is approximately 67 feet tall. Both lot coverage and building heights comply with LDC requirements as proposed.

Building Design

The LDC 17.10.080 states that commercial buildings should be designed to promote high-quality developments with 30% transparency along street facing facades, wall articulations every 40 linear feet and inviting four-sided architectural design. The proposed building shows more than 30% transparency and a series of architectural elements and shapes. The building design and material distribution employs 4-sided architectural design. As proposed, the building designs comply with the LDC standards.



Figure 1 shows the new patient tower building design

Site Layout

The site layout for the Logan Regional Hospital campus is already established and this reconfiguration does not significantly alter the overall site layout. Generally, the building mass is set at a 45-degree angle near the center of the campus with surface parking around the perimeter.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the COM zone are as follows (as measured from property lines):

Front:	10'
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side & rear)	5'

The following setbacks are proposed for the building(s) (as measured from the exterior property lines of the project site):

Front: (North)	300'
Side: (Northeast)	8'
Side: (East)	430'
Rear: (South)	700'
Parking:	NA (new parking area is internal to perimeter setbacks)

As proposed, the project meets minimum setback requirements of the LDC.

Pedestrian Circulation

The LDC 17.30.160 requires pedestrian circulation within a project and connecting to adjacent public streets for better walkability. Pedestrian circulation should provide a safe, convenient and well-connected sidewalk network. The proposed campus currenting has good pedestrian

connections to both 1400 North and 400 East. The proposed project slightly alters the alignment of these connecting pedestrian sidewalk but remain relatively direct for viable pedestrian use. As proposed, the project meets the pedestrian circulation requirements in the LDC.

5

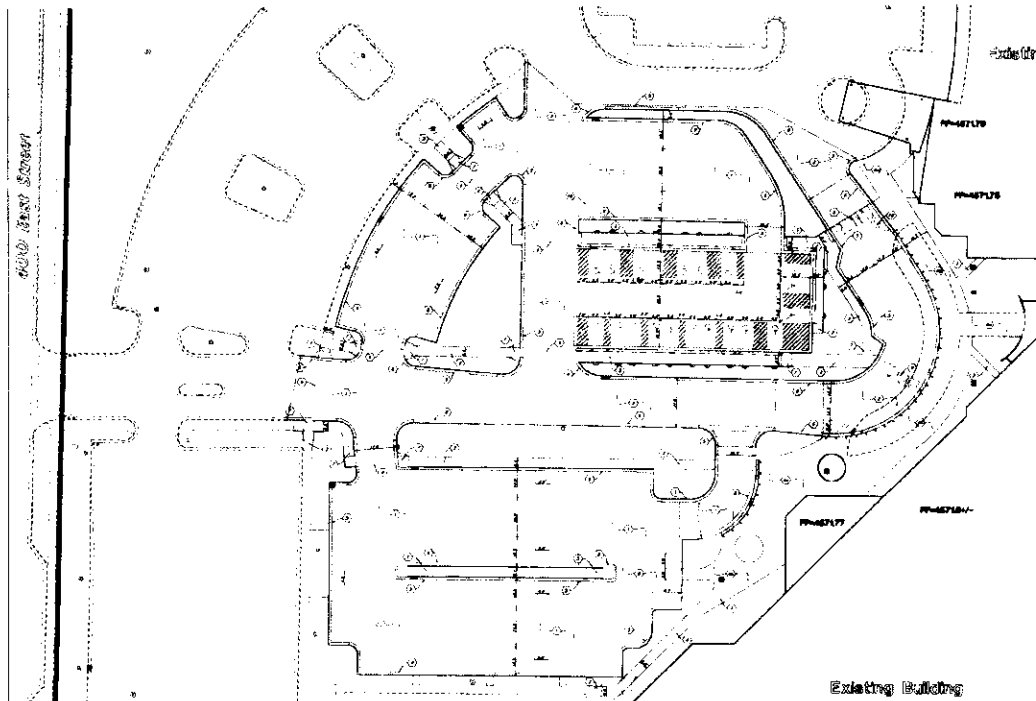


Figure 2 shows the new parking, pedestrian sidewalks and pick-up/drop off areas.

Parking Stall Requirements

The LDC 17.31.040 requires one (1) parking stall per every two hospital beds and one (1) per employee at largest shift. The proposed project will remove 129 stalls where the new patient tower is placed and create 139 new parking stalls where the two old towers are planned for demolition. The result of the proposed project is a net gain of 10 parking stalls. The entire hospital campus, including the 4-story parking structure, contains 1482 parking stalls. The Logan Regional Hospital contains 146 beds (73 parking stalls) and approximately 500 employees at the largest shift for total parking requirement 646. As proposed, the project meets the parking requirements in the LDC.

Open Space

The LDC 17.10.080 requires 10% open space and an additional 10% useable outdoor space of the project site in the COM zone. The LDC 17.28 generally describes open space as native vegetation or landscaping areas, while useable outdoor space is typically decking, patios and other similar amenities. The approximate 25-acre site would require 2.5-acres of open space and 2.5-acres of usable outdoor space for a total of 5-acres of open area. The proposal shows total landscaping and outdoor spaces at 7.5 acres of the overall campus. As proposed, the project meets the minimum open space requirements in the LDC.

Landscaping

The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the COM zone. For this project and considering all the undisturbed landscaping throughout the campus, the project limits that affect landscaping would equal approximately 4-acres. With this project limit size, 80 trees and 200 shrubs, flowers and

ornamental plants would be required as per the LDC. The proposed project shows 87 trees and 759 shrubs, grasses and ornamentals plants. As proposed, the project complies with the LDC.

Lighting

The LDC 17.30.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

Staff Summary

With the demolition of two smaller towers and the proposed larger one tower replacement, the overall net effect on the Logan Regional Campus is nominal. The newer building styles and materials will better match the newer hospital wings and a modern building will better facilitate the specialized medical procedures performed at this facility. The new patient tower is proposed on the east side of the hospital which is adjacent to other medical uses and farther away from the residential areas to the west and south of the campus. With medical technology and procedures rapidly evolving it is important that physical buildings and facilities remain functionally viable in order to give the best possible patient care. Staff finds that the proposed project is compatible with adjacent land uses and recommends that the Planning Commission approve the requested permits as conditioned.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Engineering	• Water
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PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 5/15/21, posted on the City's website and the Utah Public Meeting website on 5/20/21, and mailed to property owners within 300 feet on 5/20/21.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. The project shall provide at least 646 parking stalls overall and in accordance with the LDC parking standards.
3. The proposed building shall match the height, colors and materials proposed on the submitted plans.
4. The Conditional Use Permit allow the building height to reach 67 feet, measured in accordance with the LDC.
5. Convenient pedestrian walkways shall be provided throughout the campus and connecting to 1400 North and 400 East.
6. A performance landscaping plan, prepared in accordance with §17.32 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:

- a) Open Space and Useable Outdoor areas shall total a minimum of 20% of the project site.
 - b) A total number 80 trees per acre and 200 shrubs/perennials of the project site shall be provided.
7. All dumpsters shall be placed outside of front setbacks and visually screened or buffered from public streets by using fencing, walls and landscaping.
8. New storm-water retention/detention surface basins shall be positioned outside front setback areas or screened with dense vegetation from adjacent public street views.
9. All streets adjacent to or within the development shall be improved to current city standards and specifications.
10. Rooftop mechanical and building wall mechanical equipment shall be visually screened from adjacent streets.
11. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
12. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
13. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
14. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Water—contact 716-9627*
 - The buildings water mains need to have their own RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or possible connections.
Properly sized drain required.
 - All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. No dual source feed systems ever allowed to be connected together at any given time. Logan Cities prior approval is needed for a "swing joint system". Installation criteria is a tested RP assembly & swing joint. This must be inspected and passed by Logan City's backflow inspector. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
 - Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
 - All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction.
 - Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.
 - b. *Engineering – contact 716-9153*
 - Provide water shares or in-lieu fee for increased water demand to City system
 - Provide Storm Water detention/retention for new development per City Standards
 - No utility plans provided in review. All utilities will be addressed as part of the Building Permit Review. As a note, there is an existing 6" fire line that will be under the proposed building and possibly storm drain piping.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW AND CONDITIONAL USE PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the conditioned building design, site layout, materials, landscaping, building orientation, heights and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides off-street parking in compliance with the LDC.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. The surrounding streets provide access, utilities and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

☒ **Planning Commission** ☐ **Land Use Appeal Board** ☐ **Administrative Review**

Date Received 4/12/21	Received By	Scheduled Meeting Date MAY 13	Zone COM	Application Number PC 21-025
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME Logan Regional Hospital Reconfiguration Project				
PROJECT ADDRESS 500E 1400N, Logan, UT 84341			COUNTY PLAT TAX ID # 05-016-0028	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) HDR P.C. (Contact - Dave Beardsley, Senior Project Architect)			MAIN PHONE # 541.357.0630	
MAILING ADDRESS 2825 Cottonwood Pkwy		CITY Salt Lake City, UT 84121	STATE	ZIP
EMAIL ADDRESS Dave.Beardsley@hdrinc.com				
PROPERTY OWNER OF RECORD (Must be listed) IHC Health Services, Inc.			MAIN PHONE # 801.442.3191	
MAILING ADDRESS 36 S. State Street		CITY Salt Lake City, UT 84111	STATE	ZIP
EMAIL ADDRESS Adam.Jensen2@gmail.org				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Intermountain Healthcare is reconfiguring the Logan Regional Hospital by Removing the two 3-story towers at the main entry on the west side of the hospital, enhancing the front entries and reworking the drop-off zones and northwest parking area. They are also adding 3-story patient tower with a cafeteria and food service dock on the east side of the hospital. The patient care additions include: Nuclear Medicine, Echo/EKG Clinic, ICU, TCU, Behavioral Health, Pediatrics, Med Surg, and Administrative spaces. The Existing Central Utility plan will be slightly expanded and upgraded; an additional generator will be added. A Grounds building will also be added to the east side of the site.			Total Lot Size (acres) 25.19 acres Size of Proposed New Building (square feet) 112,600 SF Number of Proposed New Units/Lots NA	
<div style="background-color: yellow; text-align: center;">- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</div>				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.		Signature of Property Owner's Authorized Agent Beardsley, Dave <small>Digitally signed by Beardsley, Dave DN: E=Dave.Beardsley@hdrinc.com, CN="Beardsley, Dave", OU=Users, OU=OTH-UT, OU=Utah, OU=United States, OU=Offices, DC=intranet, DC=hdr Date: 2021.04.12 08:51:05-06'00'</small>		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner <small>Digitally signed by Adam Jensen Date: 2021.04.12 07:07:33-06'00'</small>		

National Flood Hazard Layer FIRMette

111°49'45"W 41°45'40"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)

Zone A, V, AE9

With BFE or Depth Zone AE, AO, AH, VE, AP

Regulatory Floodway

SPECIAL FLOOD
HAZARD AREAS

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile

Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced Flood Risk due to Levee. See Notes.

Area with Flood Risk due to Levee

OTHER AREAS OF
FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard

Effective LOMRs

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL
STRUCTURES

Cross Sections with 1% Annual Chance

Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER
FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/8/2021 at 7:22 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet 1:6,000

111°49'8"W 41°45'13"N



April 12, 2021

Logan Planning Department
Logan, Utah

RE: Logan Regional Hospital Reconfiguration Project
Preliminary Water Model

Attention : Russ Holley

Russ,

I am working with Intermountain Healthcare on the Logan Regional Hospital Reconfiguration Project. I have contacted Joseph Hawkes the Logan City Water / Wastewater Engineer, regarding the Preliminary Water Model for this project. I have sent him an exhibit highlighting the Logan Regional Hospital changes and the existing and proposed water lines and fire hydrants serving the hospital. I also sent him the fire flow needs for the new patient tower. When I spoke with Joe Hawkes today, he said that this project should be able to move forward with the application submission and if anyone had any questions about the water model, to contact him. Joe felt comfortable that the water system would cover the fire flow needs with 3 connects to the city water system and a 10-inch main in 1400 North Street and a 12-inch main running through the site just south of the hospital. He indicated that he should be able to run the water model for this site, later this week.

Please contact us if you have any questions.

Sincerely,

Mark E Babbitt, PE / PLS
Great Basin Engineering, Inc

Memo

Project: Intermountain – Logan Regional Medical Center
Subject: Logan City Planning Review Application Documents
Date: April 12, 2021

Sheet	Title
1	Application for Planning Commission Review
2	Exterior Renderings- Elevations and Materials
3	Title Report
4	Ownership Plat
5	Parcel & Zoning Map
6	Water Model Analysis Memorandum
7	National Flood Hazard Map
8	Plans
Civil	
CC100	Civil Cover Sheet
CC200	Site Data Sheet
CS100	Overall Site Plan
CS101	Site Plan A
CS102	Site Plan B
CS103	Site Plan C
CU100	Overall Utility Plan
CU101	Grading Plan A
CU102	Grading Plan B
CU103	Grading Plan C
Landscape	
LP100	Overall Landscape Plan
LP101	Landscape Plan- New Entry
LP102	Landscape Plan- New Patient Tower
LP103	Landscape Plan- CUP and Grounds Building
Architectural	
AS100	Site Plan
AE111	Core and Shell Plan- L1
AE112	Core and Shell Plan- L2
AE113	Core and Shell Plan- L3
AE114	Core and Shell Plan- Penthouse
AE200	Overall Exterior Elevations
A217	Grounds Building- Elevations

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company National Commercial Services
215 South State Street, Ste. 380, Salt Lake City, UT 84111
Phone: (801)536-3100 | Fax: (866)344-5051

First American Title Insurance Company National Commercial
Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111

April 8, 2018

Order Number: NCS-901224-SLC1

Attn: Cathy Prestwich - Alisha White

RE: Proposed Owner/Applicant:

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.


Our obligation under this commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-1.
- The Exceptions in Schedule B-2.
- The Conditions on the inside cover page.

The Commitment is not valid with out SCHEDULE A and Sections 1 and 2 of SCHEDULE B.

Underwritten by:

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

SCHEDULE A

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: Cathy Prestwich at (801)536-3100 located at 215 South State Street, Ste. 380, Salt Lake City, UT 84111.

Effective Date: April 8, 2018 at 8:00 AM.

1. Policy or (Policies) to be issued:

ALTA 2006 Standard Owner's for \$TBD	PREMIUM	\$TBD
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Proposed Insured:
TBD

Endorsements TBD	PREMIUM	\$TBD
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ALTA 2006 Standard Lender's for \$TBD	PREMIUM	\$TBD
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Proposed Insured:
TBD

Endorsements TBD	PREMIUM	\$TBD
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2. The estate or interest in the land described or referred to in this commitment and covered herein is fee simple and title thereto is at the effective date hereof vested in:

IHC HOSPITALS, INC., a Utah Non-Profit Corporation, as to Parcels 1, 2, 3, 6, 7, 8; IHC HOSPITALS, INC., a Utah Corporation, as to Parcel 4, and IHC HEALTH SERVICES, INC., as to Parcel 5

3. The land referred to in this Commitment is located in Cache County, UT and is described as:

PARCEL 1: 05-016-0001

BEGINNING 21 FEET NORTH AND SOUTH 89°44'25" WEST 474 FEET FROM THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND THENCE NORTH 234 FEET; THENCE WEST 181 FEET TO THE EAST LINE OF 400 EAST STREET; THENCE SOUTH 234 FEET ALONG STREET; THENCE NORTH 89°44'25" EAST 181 FEET, MORE OR LESS, TO BEGINNING.

PARCEL 2: 05-016-0028

BEGINNING IN THE WEST LINE OF 600 EAST STREET 932.88 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND THENCE SOUTH 526.2 FEET; THENCE WEST 660 FEET BY RECORD; THENCE SOUTH 138.11 FEET; THENCE WEST 655 FEET TO THE EAST LINE OF 400 EAST STREET; THENCE NORTH 1064.7 FEET TO THE SOUTH LINE OF 1400 NORTH STREET; THENCE EAST 654 FEET TO THE EAST LINE OF LOT 5, SAID BLOCK; THENCE EAST 73 FEET; THENCE SOUTH 0°51'15" WEST 278.6 FEET; THENCE SOUTH

39°12'17" EAST 138.69 FEET; THENCE SOUTH 88°46'17" EAST 495.21 FEET BY RECORD TO BEGINNING.

LESS: BEGINNING 453.53 FEET NORTH AND 930.52 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7, SAID BLOCK 2, AT THE SOUTH CORNER OF MEDICAL ARTS BUILDING AND THENCE NORTH 43°57'39" EAST 122.303 FEET; THENCE NORTH 46°21'39" WEST 159.932 FEET; THENCE SOUTH 29°24'25" WEST 30.967 FEET; THENCE SOUTH 0°48'52" EAST 127.2 FEET; THENCE SOUTH 44°59'19" EAST 62.166 FEET TO BEGINNING (0029).

LESS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND THENCE NORTH 0°31'13" WEST 581.95 FEET ALONG THE EAST LINE OF 400 EAST STREET; THENCE EAST 325.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 44°34'25" WEST 67.33 FEET; THENCE NORTH 46°44'35" WEST 30.24 FEET; THENCE NORTH 42°56'47" EAST 65.92 FEET; THENCE SOUTH 88°51'15" WEST 123.71 FEET; THENCE NORTH 2°10'33" WEST 25.03 FEET; THENCE NORTH 88°25'56" EAST 9.76 FEET; THENCE NORTH 1°05'37" WEST 75.23 FEET; THENCE NORTH 88°45'39" EAST 135.25 FEET; THENCE SOUTH 1°27'07" EAST 29.54 FEET; THENCE SOUTH 42°08'17" EAST 27.56 FEET TO THE NORTH CORNER OF MEDICAL ARTS; THENCE SOUTH 28°47'01" WEST 30.97 FEET; THENCE SOUTH 1°26'16" EAST 44.87 FEET TO THE TRUE POINT OF BEGINNING (0111).

LESS: LOTS 1 AND 2 IHC LOGAN REGIONAL HOSPITAL SUBDIVISION (0076 AND 0077).

LESS: BEGINNING 453.53 FEET NORTH AND 930.52 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 2, PLAT "F", LOGAN FARM SURVEY AT THE SOUTH CORNER OF MEDICAL ARTS BUILDING, AND THENCE NORTH 43°57'39" EAST 122.303 FEET AND NORTH 46°21'39" WEST 55.865 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY 29.396 FEET; THENCE NORTHWESTERLY 73.177 FEET; THENCE NORTHEASTERLY 14.292 FEET; THENCE NORTH 61.833 FEET; THENCE WEST 21.073 FEET; THENCE SOUTHWESTERLY 59.255 FEET; THENCE WEST 9.375 FEET; THENCE SOUTH 10.21 FEET; THENCE SOUTHEASTERLY 131.405 FEET TO THE TRUE POINT OF BEGINNING. (ALL COURSES ARE ALONG THE OUTER PERIMETER OF THE CONNECTOR BUILDING OF IHC (0112)).

LESS: PARCELS 05-016-0013 AND 05-016-0114 (WOMEN'S CENTER AND CANCER CENTER).

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. 856273, DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND BLOCK 2, PLAT "F", LOGAN FARM SURVEY, DESCRIBED AS FOLLOWS:

(TEN FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 279.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°13'24" WEST 10 FEET; THENCE SOUTH 88°46'17" EAST 269.57 FEET; THENCE SOUTH 1°13'43" WEST 174.72 FEET; THENCE SOUTH 46°13'02" WEST 5.86 FEET; THENCE NORTH 88°47'39" WEST 272.11 FEET; THENCE NORTH 43°47'07" WEST 66.37 FEET; THENCE SOUTH 46°12'22" WEST 10 FEET; THENCE SOUTH 43°47'07" EAST 70.51 FEET; THENCE SOUTH 88°47'39" EAST 280.39 FEET; THENCE NORTH 46°13'02" EAST 14.14 FEET; THENCE NORTH 1°13'43" EAST 188.86 FEET; THENCE NORTH 88°46'17" WEST 279.40 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

(FIVE FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND

RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 274.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°13'24" WEST 142.05 FEET; THENCE NORTH 88°47'38" WEST 43.66 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 13.49 FEET, AND A CHORD BEARING OF SOUTH 66°42'22" WEST, FOR AN ARC LENGTH OF 10.59 FEET; THENCE SOUTH 46°12'33" WEST 9.42 FEET; THENCE NORTH 43°47'07" WEST 5.00 FEET; THENCE NORTH 46°12'33" EAST 9.42 FEET; THENCE CONTINUING NORTHEASTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 18.49 FEET, AND A CHORD BEARING NORTH 66°42'22" EAST, FOR AN ARC LENGTH OF 14.52 FEET; THENCE SOUTH 88°47'38" EAST 38.75 FEET; THENCE NORTH 2°13'24" EAST 137.05 FEET; THENCE SOUTH 88°46'17" EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. 856276, DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND BLOCK 2, PLAT "F", LOGAN FARM SURVEY, DESCRIBED AS FOLLOWS:

(TEN FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 489.46 FEET; THENCE SOUTH 43°47'07" EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°12'22" EAST 10.00 FEET; THENCE NORTH 43°47'07" WEST 186.80 FEET; THENCE SOUTH 88°46'17" EAST 185.74 FEET; THENCE NORTH 2°13'24" EAST 10.00 FEET; THENCE NORTH 88°46'17" WEST 210.06 FEET; THENCE SOUTH 43°47'07" EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

(FIVE FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 489.46 FEET; THENCE SOUTH 43°47'07" EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°12'22" EAST 9.42 FEET; THENCE CONTINUING NORTHEASTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 18.49 FEET, AND A CHORD BEARING NORTH 66°42'22" EAST, FOR AN ARC LENGTH OF 14.52 FEET; THENCE SOUTH 88°47'38" EAST 38.75 FEET; THENCE NORTH 2°13'24" EAST 137.05 FEET; THENCE SOUTH 88°46'17" WEST 5.00 FEET; THENCE SOUTH 2°13'24" WEST 131.84 FEET; THENCE NORTH 88°47'38" WEST 33.84 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 23.49 FEET, AND A CHORD BEARING SOUTH 66°42'22" WEST, FOR AN ARC LENGTH OF 18.45 FEET; THENCE SOUTH 46°12'22" WEST 9.42 FEET; THENCE SOUTH 43°47'07" EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. 856277, DESCRIBED AS FOLLOWS: PART OF LOT 6, BLOCK 2, PLAT "F", LOGAN FARM SURVEY, CACHE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A UTILITY EASEMENT 10 FEET IN WIDTH UNDER, OVER AND ACROSS THAT PORTION OF THE LMCC PROPERTY LOCATED ADJACENT TO 600 EAST STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND 25.96 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 388.00 FEET; THENCE NORTH 88°46'17" WEST 10.00 FEET; THENCE NORTH 1°13'43" EAST 388 FEET; THENCE SOUTH 88°46'17" EAST 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3: 05-016-0029

BEGINNING 453.53 FEET NORTH AND 930.52 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 2, PLAT "F", LOGAN FARM SURVEY AT THE SOUTH CORNER OF MEDICAL ARTS BUILDING, AND THENCE NORTH 43°57'39" EAST 122.303 FEET; THENCE NORTH 46°21'39" WEST 159.932 FEET; THENCE SOUTH 29°24'25" WEST 30.967 FEET; THENCE SOUTH 0°48'52" EAST 127.2 FEET; THENCE SOUTH 44°59'19" EAST 62.166 FEET TO BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. [856273](#), DESCRIBED AS FOLLOWS:
PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND BLOCK 2, PLAT "F", LOGAN FARM SURVEY, DESCRIBED AS FOLLOWS:

(TEN FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 279.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°13'24" WEST 10 FEET; THENCE SOUTH 88°46'17" EAST 269.57 FEET; THENCE SOUTH 1°13'43" WEST 174.72 FEET; THENCE SOUTH 46°13'02" WEST 5.86 FEET; THENCE NORTH 88°47'39" WEST 272.11 FEET; THENCE NORTH 43°47'07" WEST 66.37 FEET; THENCE SOUTH 46°12'22" WEST 10 FEET; THENCE SOUTH 43°47'07" EAST 70.51 FEET; THENCE SOUTH 88°47'39" EAST 280.39 FEET; THENCE NORTH 46°13'02" EAST 14.14 FEET; THENCE NORTH 1°13'43" EAST 188.86 FEET; THENCE NORTH 88°46'17" WEST 279.40 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

(FIVE FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 274.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°13'24" WEST 142.05 FEET; THENCE NORTH 88°47'38" WEST 43.66 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 13.49 FEET, AND A CHORD BEARING OF SOUTH 66°42'22" WEST, FOR AN ARC LENGTH OF 10.59 FEET; THENCE SOUTH 46°12'33" WEST 9.42 FEET; THENCE NORTH 43°47'07" WEST 5.00 FEET; THENCE NORTH 46°12'33" EAST 9.42 FEET; THENCE CONTINUING NORTHEASTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 18.49 FEET, AND A CHORD BEARING NORTH 66°42'22" EAST, FOR AN ARC LENGTH OF 14.52 FEET; THENCE SOUTH 88°47'38" EAST 38.75 FEET; THENCE NORTH 2°13'24" EAST 137.05 FEET; THENCE SOUTH 88°46'17" EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. [856276](#), DESCRIBED AS FOLLOWS:
PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND BLOCK 2, PLAT "F", LOGAN FARM SURVEY, DESCRIBED AS FOLLOWS:

(TEN FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 489.46 FEET; THENCE SOUTH 43°47'07" EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°12'22" EAST 10.00 FEET; THENCE NORTH 43°47'07" WEST 186.80 FEET; THENCE SOUTH 88°46'17" EAST 185.74 FEET; THENCE NORTH 2°13'24" EAST 10.00 FEET; THENCE NORTH 88°46'17" WEST 210.06 FEET; THENCE SOUTH 43°47'07" EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

(FIVE FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 489.46 FEET; THENCE SOUTH 43°47'07" EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°12'22" EAST 9.42 FEET; THENCE CONTINUING NORTHEASTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 18.49 FEET, AND A CHORD BEARING NORTH 66°42'22" EAST, FOR AN ARC LENGTH OF 14.52 FEET; THENCE SOUTH 88°47'38" EAST 38.75 FEET; THENCE NORTH 2°13'24" EAST 137.05 FEET; THENCE SOUTH 88°46'17" WEST 5.00 FEET; THENCE SOUTH 2°13'24" WEST 131.84 FEET; THENCE NORTH 88°47'38" WEST 33.84 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 23.49 FEET, AND A CHORD BEARING SOUTH 66°42'22" WEST, FOR AN ARC LENGTH OF 18.45 FEET; THENCE SOUTH 46°12'22" WEST 9.42 FEET; THENCE SOUTH 43°47'07" EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. 856277, DESCRIBED AS FOLLOWS: PART OF LOT 6, BLOCK 2, PLAT "F", LOGAN FARM SURVEY, CACHE COUNTY, UTAH, MORE PARTICULARLY DESCRIBES AS FOLLOWS: A UTILITY EASEMENT 10 FEET IN WIDTH UNDER, OVER AND ACROSS THAT PORTION OF THE LMCC PROPERTY LOCATED ADJACENT TO 600 EAST STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND 25.96 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 388.00 FEET; THENCE NORTH 88°46'17" WEST 10.00 FEET; THENCE NORTH 1°13'43" EAST 388 FEET; THENCE SOUTH 88°46'17" EAST 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4: 05-016-0043

BEGINNING IN THE NORTH LINE OF FAIRVIEW SUBDIVISION SOUTH 89°44'25" WEST 372.5 FEET FROM THE SOUTHEAST CORNER OF LOT 7, BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND THENCE NORTH 0°18'34" WEST 21 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°44'25" WEST 294.28 FEET; THENCE NORTH 0°40'45" WEST 372.11 FEET; THENCE NORTH 89°55'13" EAST 287.49 FEET; THENCE SOUTH 0°18'35" EAST 371.17 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5: 05-016-0111

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND THENCE NORTH 0°31'13" WEST 581.95 FEET ALONG THE EAST LINE OF 400 EAST STREET; THENCE EAST 325.04 FEET; THENCE SOUTH 44°34'25" WEST 67.33 FEET; THENCE NORTH 46°44'35" WEST 30.24 FEET; THENCE NORTH 42°56'47" EAST 65.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°51'15" WEST 123.71 FEET; THENCE NORTH 2°10'33" WEST 25.03 FEET; THENCE NORTH 88°25'56" EAST 9.76 FEET; THENCE NORTH 1°05'37" WEST 75.23 FEET; THENCE NORTH 88°45'39" EAST 135.25 FEET; THENCE SOUTH 1°27'07" EAST 29.54 FEET; THENCE SOUTH 42°08'17" EAST 27.56 FEET TO THE NORTH CORNER OF MEDICAL ARTS; THENCE SOUTH 28°47'01" WEST 30.97 FEET; THENCE SOUTH 1°26'16" EAST 23.37 FEET, MORE OR LESS; THENCE SOUTH 88°51'15" WEST 24 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO: BEGINNING 21 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND THENCE NORTH 234 FEET; THENCE WEST 474 FEET; THENCE SOUTH 234 FEET; THENCE NORTH 89°44'25" EAST 474 FEET, MORE OR LESS, TO BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. 856273, DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND BLOCK 2, PLAT "F", LOGAN FARM SURVEY, DESCRIBED AS FOLLOWS:

(TEN FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH $1^{\circ}13'43''$ WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH $88^{\circ}46'17''$ WEST 279.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $2^{\circ}13'24''$ WEST 10 FEET; THENCE SOUTH $88^{\circ}46'17''$ EAST 269.57 FEET; THENCE SOUTH $1^{\circ}13'43''$ WEST 174.72 FEET; THENCE SOUTH $46^{\circ}13'02''$ WEST 5.86 FEET; THENCE NORTH $88^{\circ}47'39''$ WEST 272.11 FEET; THENCE NORTH $43^{\circ}47'07''$ WEST 66.37 FEET; THENCE SOUTH $46^{\circ}12'22''$ WEST 10 FEET; THENCE SOUTH $43^{\circ}47'07''$ EAST 70.51 FEET; THENCE SOUTH $88^{\circ}47'39''$ EAST 280.39 FEET; THENCE NORTH $46^{\circ}13'02''$ EAST 14.14 FEET; THENCE NORTH $1^{\circ}13'43''$ EAST 188.86 FEET; THENCE NORTH $88^{\circ}46'17''$ WEST 279.40 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

(FIVE FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH $1^{\circ}13'43''$ WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH $88^{\circ}46'17''$ WEST 274.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH $2^{\circ}13'24''$ WEST 142.05 FEET; THENCE NORTH $88^{\circ}47'38''$ WEST 43.66 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 13.49 FEET, AND A CHORD BEARING OF SOUTH $66^{\circ}42'22''$ WEST, FOR AN ARC LENGTH OF 10.59 FEET; THENCE SOUTH $46^{\circ}12'33''$ WEST 9.42 FEET; THENCE NORTH $43^{\circ}47'07''$ WEST 5.00 FEET; THENCE NORTH $46^{\circ}12'33''$ EAST 9.42 FEET; THENCE CONTINUING NORTHEASTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 18.49 FEET, AND A CHORD BEARING NORTH $66^{\circ}42'22''$ EAST, FOR AN ARC LENGTH OF 14.52 FEET; THENCE SOUTH $88^{\circ}47'38''$ EAST 38.75 FEET; THENCE NORTH $2^{\circ}13'24''$ EAST 137.05 FEET; THENCE SOUTH $88^{\circ}46'17''$ EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. 856276, DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND BLOCK 2, PLAT "F", LOGAN FARM SURVEY, DESCRIBED AS FOLLOWS:

(TEN FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH $1^{\circ}13'43''$ WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH $88^{\circ}46'17''$ WEST 489.46 FEET; THENCE SOUTH $43^{\circ}47'07''$ EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH $46^{\circ}12'22''$ EAST 10.00 FEET; THENCE NORTH $43^{\circ}47'07''$ WEST 186.80 FEET; THENCE SOUTH $88^{\circ}46'17''$ EAST 185.74 FEET; THENCE NORTH $2^{\circ}13'24''$ EAST 10.00 FEET; THENCE NORTH $88^{\circ}46'17''$ WEST 210.06 FEET; THENCE SOUTH $43^{\circ}47'07''$ EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

(FIVE FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH $1^{\circ}13'43''$ WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH $88^{\circ}46'17''$ WEST 489.46 FEET; THENCE SOUTH $43^{\circ}47'07''$ EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH $46^{\circ}12'22''$ EAST 9.42 FEET;

THENCE CONTINUING NORTHEASTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 18.49 FEET, AND A CHORD BEARING NORTH 66°42'22" EAST, FOR AN ARC LENGTH OF 14.52 FEET; THENCE SOUTH 88°47'38" EAST 38.75 FEET; THENCE NORTH 2°13'24" EAST 137.05 FEET; THENCE SOUTH 88°46'17" WEST 5.00 FEET; THENCE SOUTH 2°13'24" WEST 131.84 FEET; THENCE NORTH 88°47'38" WEST 33.84 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 23.49 FEET, AND A CHORD BEARING SOUTH 66°42'22" WEST, FOR AN ARC LENGTH OF 18.45 FEET; THENCE SOUTH 46°12'22" WEST 9.42 FEET; THENCE SOUTH 43°47'07" EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. [856277](#), DESCRIBED AS FOLLOWS: PART OF LOT 6, BLOCK 2, PLAT "F", LOGAN FARM SURVEY, CACHE COUNTY, UTAH, MORE PARTICULARLY DESCRIBES AS FOLLOWS: A UTILITY EASEMENT 10 FEET IN WIDTH UNDER, OVER AND ACROSS THAT PORTION OF THE LMCC PROPERTY LOCATED ADJACENT TO 600 EAST STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND 25.96 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 388.00 FEET; THENCE NORTH 88°46'17" WEST 10.00 FEET; THENCE NORTH 1°13'43" EAST 388 FEET; THENCE SOUTH 88°46'17" EAST 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 6: 05-016-0112

BEGINNING 453.53 FEET NORTH AND 930.52 FEET WEST OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 2, PLAT "F", LOGAN FARM SURVEY AT THE SOUTH CORNER OF MEDICAL ARTS BUILDING, AND THENCE NORTH 43°57'39" EAST 122.303 FEET AND NORTH 46°21'39" WEST 55.865 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY 29.396 FEET; THENCE NORTHWESTERLY 73.177 FEET; THENCE NORTHEASTERLY 14.292 FEET; THENCE NORTH 61.833 FEET; THENCE WEST 21.073 FEET; THENCE SOUTHWESTERLY 59.255 FEET; THENCE WEST 9.375 FEET; THENCE SOUTH 10.21 FEET; THENCE SOUTHEASTERLY 131.405 FEET TO THE TRUE POINT OF BEGINNING. (ALL COURSES ARE ALONG THE OUTER PERIMETER OF THE CONNECTOR BUILDING OF IHC.)

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. [856273](#), DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND BLOCK 2, PLAT "F", LOGAN FARM SURVEY, DESCRIBED AS FOLLOWS:

(TEN FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 279.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°13'24" WEST 10 FEET; THENCE SOUTH 88°46'17" EAST 269.57 FEET; THENCE SOUTH 1°13'43" WEST 174.72 FEET; THENCE SOUTH 46°13'02" WEST 5.86 FEET; THENCE NORTH 88°47'39" WEST 272.11 FEET; THENCE NORTH 43°47'07" WEST 66.37 FEET; THENCE SOUTH 46°12'22" WEST 10 FEET; THENCE SOUTH 43°47'07" EAST 70.51 FEET; THENCE SOUTH 88°47'39" EAST 280.39 FEET; THENCE NORTH 46°13'02" EAST 14.14 FEET; THENCE NORTH 1°13'43" EAST 188.86 FEET; THENCE NORTH 88°46'17" WEST 279.40 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

(FIVE FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND

RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 274.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°13'24" WEST 142.05 FEET; THENCE NORTH 88°47'38" WEST 43.66 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 13.49 FEET, AND A CHORD BEARING OF SOUTH 66°42'22" WEST, FOR AN ARC LENGTH OF 10.59 FEET; THENCE SOUTH 46°12'33" WEST 9.42 FEET; THENCE NORTH 43°47'07" WEST 5.00 FEET; THENCE NORTH 46°12'33" EAST 9.42 FEET; THENCE CONTINUING NORTHEASTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 18.49 FEET, AND A CHORD BEARING NORTH 66°42'22" EAST, FOR AN ARC LENGTH OF 14.52 FEET; THENCE SOUTH 88°47'38" EAST 38.75 FEET; THENCE NORTH 2°13'24" EAST 137.05 FEET; THENCE SOUTH 88°46'17" EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. 856276, DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND BLOCK 2, PLAT "F", LOGAN FARM SURVEY, DESCRIBED AS FOLLOWS:

(TEN FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 489.46 FEET; THENCE SOUTH 43°47'07" EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°12'22" EAST 10.00 FEET; THENCE NORTH 43°47'07" WEST 186.80 FEET; THENCE SOUTH 88°46'17" EAST 185.74 FEET; THENCE NORTH 2°13'24" EAST 10.00 FEET; THENCE NORTH 88°46'17" WEST 210.06 FEET; THENCE SOUTH 43°47'07" EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

(FIVE FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 489.46 FEET; THENCE SOUTH 43°47'07" EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°12'22" EAST 9.42 FEET; THENCE CONTINUING NORTHEASTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 18.49 FEET, AND A CHORD BEARING NORTH 66°42'22" EAST, FOR AN ARC LENGTH OF 14.52 FEET; THENCE SOUTH 88°47'38" EAST 38.75 FEET; THENCE NORTH 2°13'24" EAST 137.05 FEET; THENCE SOUTH 88°46'17" WEST 5.00 FEET; THENCE SOUTH 2°13'24" WEST 131.84 FEET; THENCE NORTH 88°47'38" WEST 33.84 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 23.49 FEET, AND A CHORD BEARING SOUTH 66°42'22" WEST, FOR AN ARC LENGTH OF 18.45 FEET; THENCE SOUTH 46°12'22" WEST 9.42 FEET; THENCE SOUTH 43°47'07" EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. 856277, DESCRIBED AS FOLLOWS: PART OF LOT 6, BLOCK 2, PLAT "F", LOGAN FARM SURVEY, CACHE COUNTY, UTAH, MORE PARTICULARLY DESCRIBES AS FOLLOWS: A UTILITY EASEMENT 10 FEET IN WIDTH UNDER, OVER AND ACROSS THAT PORTION OF THE LMCC PROPERTY LOCATED ADJACENT TO 600 EAST STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND 25.96 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 388.00 FEET; THENCE NORTH 88°46'17" WEST 10.00 FEET; THENCE NORTH 1°13'43" EAST 388 FEET; THENCE SOUTH 88°46'17" EAST 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 7: 05-016-0113

BEGINNING AT THE NORTHWEST CORNER OF LOGAN MEDICAL CENTER CONDOMINIUMS IN BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND THENCE SOUTH 89°35'25" WEST 395.23 FEET; THENCE SOUTH 0°25'28" EAST 210.76 FEET; THENCE NORTH 89°34'32" EAST 157.14 FEET; THENCE SOUTH 0°25'28" EAST 88.35 FEET; THENCE NORTH 88°54'19" EAST 55.04 FEET; THENCE SOUTH 1°05'41" EAST 20.85 FEET; THENCE NORTH 88°54'19" EAST 19.84 FEET; THENCE SOUTH 1°05'41" EAST 52.46 FEET; THENCE NORTH 88°54'19" EAST 89.25 FEET; THENCE NORTH 43°54'19" EAST 116.42 FEET; THENCE NORTH 46°05'41" WEST 12.72 FEET; THENCE NORTH 0°14'54" WEST 277.39 FEET TO BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. [856273](#), DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND BLOCK 2, PLAT "F", LOGAN FARM SURVEY, DESCRIBED AS FOLLOWS:

(TEN FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 279.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°13'24" WEST 10 FEET; THENCE SOUTH 88°46'17" EAST 269.57 FEET; THENCE SOUTH 1°13'43" WEST 174.72 FEET; THENCE SOUTH 46°13'02" WEST 5.86 FEET; THENCE NORTH 88°47'39" WEST 272.11 FEET; THENCE NORTH 43°47'07" WEST 66.37 FEET; THENCE SOUTH 46°12'22" WEST 10 FEET; THENCE SOUTH 43°47'07" EAST 70.51 FEET; THENCE SOUTH 88°47'39" EAST 280.39 FEET; THENCE NORTH 46°13'02" EAST 14.14 FEET; THENCE NORTH 1°13'43" EAST 188.86 FEET; THENCE NORTH 88°46'17" WEST 279.40 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

(FIVE FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 274.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°13'24" WEST 142.05 FEET; THENCE NORTH 88°47'38" WEST 43.66 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 13.49 FEET, AND A CHORD BEARING OF SOUTH 66°42'22" WEST, FOR AN ARC LENGTH OF 10.59 FEET; THENCE SOUTH 46°12'33" WEST 9.42 FEET; THENCE NORTH 43°47'07" WEST 5.00 FEET; THENCE NORTH 46°12'33" EAST 9.42 FEET; THENCE CONTINUING NORTHEASTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 18.49 FEET, AND A CHORD BEARING NORTH 66°42'22" EAST, FOR AN ARC LENGTH OF 14.52 FEET; THENCE SOUTH 88°47'38" EAST 38.75 FEET; THENCE NORTH 2°13'24" EAST 137.05 FEET; THENCE SOUTH 88°46'17" EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. [856276](#), DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND BLOCK 2, PLAT "F", LOGAN FARM SURVEY, DESCRIBED AS FOLLOWS:

(TEN FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 489.46 FEET; THENCE SOUTH 43°47'07" EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°12'22" EAST 10.00 FEET;

THENCE NORTH 43°47'07" WEST 186.80 FEET; THENCE SOUTH 88°46'17" EAST 185.74 FEET;
 THENCE NORTH 2°13'24" EAST 10.00 FEET; THENCE NORTH 88°46'17" WEST 210.06 FEET;
 THENCE SOUTH 43°47'07" EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

(FIVE FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 489.46 FEET; THENCE SOUTH 43°47'07" EAST 210.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 46°12'22" EAST 9.42 FEET; THENCE CONTINUING NORTHEASTERLY LONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 18.49 FEET, AND A CHORD BEARING NORTH 66°42'22" EAST, FOR AN ARC LENGTH OF 14.52 FEET; THENCE SOUTH 88°47'38" EAST 38.75 FEET; THENCE NORTH 2°13'24" EAST 137.05 FEET; THENCE SOUTH 88°46'17" WEST 5.00 FEET; THENCE SOUTH 2°13'24" WEST 131.84 FEET; THENCE NORTH 88°47'38" WEST 33.84 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 23.49 FEET, AND A CHORD BEARING SOUTH 66°42'22" WEST, FOR AN ARC LENGTH OF 18.45 FEET; THENCE SOUTH 46°12'22" WEST 9.42 FEET; THENCE SOUTH 43°47'07" EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. 856277, DESCRIBED AS FOLLOWS: PART OF LOT 6, BLOCK 2, PLAT "F", LOGAN FARM SURVEY, CACHE COUNTY, UTAH, MORE PARTICULARLY DESCRIBES AS FOLLOWS: A UTILITY EASEMENT 10 FEET IN WIDTH UNDER, OVER AND ACROSS THAT PORTION OF THE LMCC PROPERTY LOCATED ADJACENT TO 600 EAST STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND 25.96 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 388.00 FEET; THENCE NORTH 88°46'17" WEST 10.00 FEET; THENCE NORTH 1°13'43" EAST 388 FEET; THENCE SOUTH 88°46'17" EAST 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8: 05-016-0114

BEGINNING IN THE WEST LINE OF 600 EAST STREET 932.88 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 7, BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND THENCE SOUTH 526.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 318.6 FEET; THENCE WEST 240.38 FEET; THENCE SOUTH 237.8 FEET; THENCE WEST 105.25 FEET; THENCE SOUTH 80.83 FEET; THENCE EAST 345.63 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. 856273, DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND BLOCK 2, PLAT "F", LOGAN FARM SURVEY, DESCRIBED AS FOLLOWS:

(TEN FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 279.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°13'24" WEST 10 FEET; THENCE SOUTH 88°46'17" EAST 269.57 FEET; THENCE SOUTH 1°13'43" WEST 174.72 FEET; THENCE SOUTH 46°13'02" WEST 5.86 FEET; THENCE NORTH 88°47'39" WEST 272.11 FEET; THENCE NORTH 43°47'07" WEST 66.37 FEET; THENCE SOUTH 46°12'22" WEST 10 FEET; THENCE SOUTH 43°47'07" EAST 70.51 FEET; THENCE SOUTH 88°47'39" EAST 280.39 FEET; THENCE NORTH 46°13'02" EAST 14.14 FEET; THENCE NORTH 1°13'43" EAST 188.86 FEET; THENCE NORTH 88°46'17" WEST 279.40 FEET TO

THE TRUE POINT OF BEGINNING.

TOGETHER WITH:

(FIVE FEET PORTION): BEGINNING AT THE NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND SOUTH 25.96 FEET OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH 1°13'43" WEST ALONG THE WEST LINE OF 600 EAST STREET 380.38 FEET; THENCE NORTH 88°46'17" WEST 274.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°13'24" WEST 142.05 FEET; THENCE NORTH 88°47'38" WEST 43.66 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 13.49 FEET, AND A CHORD BEARING OF SOUTH 66°42'22" WEST, FOR AN ARC LENGTH OF 10.59 FEET; THENCE SOUTH 46°12'33" WEST 9.42 FEET; THENCE NORTH 43°47'07" WEST 5.00 FEET; THENCE NORTH 46°12'33" EAST 9.42 FEET; THENCE CONTINUING NORTHEASTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 18.49 FEET, AND A CHORD BEARING NORTH 66°42'22" EAST, FOR AN ARC LENGTH OF 14.52 FEET; THENCE SOUTH 88°47'38" EAST 38.75 FEET; THENCE NORTH 2°13'24" EAST 137.05 FEET; THENCE SOUTH 88°46'17" EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING.

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TOGETHER WITH: AN EASEMENT FILED AS ENTRY NO. [856277](#), DESCRIBED AS FOLLOWS: PART OF LOT 6, BLOCK 2, PLAT "F", LOGAN FARM SURVEY, CACHE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A UTILITY EASEMENT 10 FEET IN WIDTH UNDER, OVER AND ACROSS THAT PORTION OF THE LMCC PROPERTY LOCATED ADJACENT TO 600 EAST STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE

NORTHEAST CORNER OF THE LOGAN MEDICAL CENTER CONDOMINIUMS WHICH POINT LIES IN THE WEST LINE OF 600 EAST AND 25.96 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 2, PLAT "F", LOGAN FARM SURVEY, AND RUNNING THENCE SOUTH $1^{\circ}13'43''$ WEST ALONG THE WEST LINE OF 600 EAST STREET 388.00 FEET; THENCE NORTH $88^{\circ}46'17''$ WEST 10.00 FEET; THENCE NORTH $1^{\circ}13'43''$ EAST 388 FEET; THENCE SOUTH $88^{\circ}46'17''$ EAST 10.00 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:
Logan Hospital Campus
Logan, UT

**SCHEDULE B - Section 1
Requirements**

The following are the requirements to be complied with:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amounts for interest in the land and/or the mortgage or deed of trust to be insured.
3. Pay us the premiums, fees and charges for the policy. In the event the transaction for which this commitment is furnished cancels, a cancellation fee will be imposed.
4. Provide us with releases, reconveyances or other instruments, acceptable to us, including payment of any amounts due, removing the encumbrances shown in Schedule B-2 that are objectionable to the proposed insured.
5. Provide us with copies of appropriate agreements, resolutions, certificates, or other evidence needed to identify the parties authorized to execute the documents creating the interest to be insured.
6. The documents creating the interest to be insured must be signed, delivered and recorded.
7. You must tell us, in writing, the name of anyone not referred to in this Commitment who will receive an interest in, or who will make a loan secured by a deed of trust or mortgage secured by, the land described in this Commitment.
8. After we have received the information requested in these requirements, together with any other information about the transaction, we will have the right to add requirements to this Schedule B-1 or special exceptions to Schedule B-2.
9. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
10. Provide us with any information regarding personal property taxes which may have been assessed or are due and payable which could become a lien on the real property.

SCHEDULE B - Section 2
Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

8. All assessments and taxes for the year 2018 and thereafter. Taxes for the year 2017 have been fully exempted. (Serial No. 05-016-0001) PARCEL 1

All assessments and taxes for the year 2018 and thereafter. Taxes for the year 2017 have been fully exempted. (Serial No. 05-016-0028) PARCEL 2

All assessments and taxes for the year 2018 and thereafter. Taxes for the year 2017 had a partial payment in the amount of \$20,939.22, with the remainder being exempt. (Serial No. 05-016-0029) PARCEL 3

All assessments and taxes for the year 2018 and thereafter. Taxes for the year 2017 have been fully exempted. (Serial No. 05-016-0043) PARCEL 4

All assessments and taxes for the year 2018 and thereafter. Taxes for the year 2017 have been paid in the amount of \$124,431.47. (Serial No. 05-016-0111) PARCEL 5

All assessments and taxes for the year 2018 and thereafter. Taxes for the year 2017 had a partial payment in the amount of \$20,752.78, with the remainder being exempt. (Serial No. 05-016-0112) PARCEL 6

All assessments and taxes for the year 2018 and thereafter. Taxes for the year 2017 had a partial payment in the amount of \$69,345.17, with the remainder being exempt. (Serial No. 05-016-0113) PARCEL 7

All assessments and taxes for the year 2018 and thereafter. Taxes for the year 2017 had a partial payment in the amount of \$15,770.34, with the remainder being exempt. (Serial No. 05-016-0114) PARCEL 8

All assessments and taxes for the year 2018 and thereafter. Taxes for the year 2017 had a partial payment in the amount of \$352,007.79, with the remainder being exempt. (Serial No. 05-016-0115) PARCEL 9 (CREATED FOR TAXING PURPOSES ONLY - NEW BUDGE CLINIC BUILDING)
9. Property is located within CACHE County and is subject to the charges and assessments levied thereunder.
10. Right of Way Easement, dated May 6, 1980, in favor of THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, its successors, assigns, lessees, licensees and agents, a right of way easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, upon, over and across the subject property.

Said easement recorded June 3, 1980, as Entry No. 433453, in [Book 268, at Page 875](#), CACHE County Recorder's Office. PARCEL 7
11. Easements for Drain Line, dated May 29, 1981, executed by INTERMOUNTAIN HEALTH CARE, INC., a Utah Nonprofit Corporation, recorded as Entry No. 443838, in [Book 286, at Page 726](#), CACHE County Recorder's Office. PARCELS 2 AND 7
12. Right of Way Easement, dated February 2, 1987, in favor of THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, a Colorado corporation, its successors, assigns, lessees, licensees and agents, a right of way easement and the right to construct, operate, maintain and remove such communication and other facilities, from time to time, upon, over and across the subject property.

Said easement recorded April 24, 1987, as Entry No. 501449, in [Book 402, at Page 795](#), CACHE County Recorder's Office. PARCEL 2

13. Certificate of Decision, executed by the CITY OF LOGAN, recorded October 6, 1999, as Entry No. 725536, in [Book 913, at Page 84](#), CACHE County Recorder's Office. PARCELS 2, 5, 7 AND 8
14. Certificate of Decision, dated January 5, 2004, executed by the CITY OF LOGAN, recorded January 14, 2004, as Entry No. 852025, in [Book 1279, at Page 1919](#), CACHE County Recorder's Office. PARCELS 2, 7 AND 8
15. Certificate of Decision, dated January 5, 2004, executed by the CITY OF LOGAN, recorded January 14, 2004, as Entry No. 852025, in [Book 1279, at Page 1919](#), CACHE County Recorder's Office. PARCELS 2, 7 AND 8
16. Declaration and Grant of Access Easement, dated February 19, 2004, by and between IHC HEALTH SERVICES, INC., a Utah Nonprofit Corporation, formerly known as IHC HOSPITALS, INC., Grantor, and PITOCIN, LLC, a Utah Limited Liability Company, Grantee, recorded March 10, 2004, as Entry No. 856272, in [Book 1287, at Page 665](#), CACHE County Recorder's Office. PARCELS 2 AND 8
17. Certificate of Decision, dated June 22, 2004, executed by the CITY OF LOGAN, recorded June 28, 2004, as Entry No. 865484, in [Book 1305, at Page 1351](#), CACHE County Recorder's Office. PARCEL 3
18. Traffic Signal Easement, dated April 20, 2000, in favor of the UTAH DEPARTMENT OF TRANSPORTATION, a Political Subdivision of the State of Utah, recorded September 9, 2005, as Entry No. 899296, in [Book 1371, at Page 1445](#), CACHE County Recorder's Office. PARCEL 2
19. Certificate of Decision, dated March 9, 2006, executed by the CITY OF LOGAN, recorded March 9, 2006, as Entry No. 911831, in [Book 1396, at Page 524](#), CACHE County Recorder's Office. PARCELS 2, 5, 7 AND 8
20. Certificate of Decision, dated June 28, 2007, executed by the CITY OF LOGAN, recorded July 3, 2007, as Entry No. 948360, in [Book 1471, at Page 655](#), CACHE County Recorder's Office. PARCELS 2, 7 AND 8
21. Design Review Permit, executed by LOGAN CITY, recorded June 8, 2012, as Entry No. 1065747, in [Book 1716, at Page 1137](#), CACHE County Recorder's Office. PARCELS 4 AND 5
22. Design Review Permit, executed by LOGAN CITY, recorded August 16, 2012, as Entry No. 1069854, in [Book 1726, at Page 1378](#), CACHE County Recorder's Office. PARCELS 4 AND 5
23. Design Review and Conditional Use Permit, executed by LOGAN CITY, recorded September 16, 2013, as Entry No. 1094992, in [Book 1784, at Page 1808](#), CACHE County Recorder's Office. PARCEL 2
24. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

The name(s) IHC HOSPITALS, INC., a Utah Corporation; IHC HOSPITALS, INC., a Utah non-profit corporation; IHC HEALTH SERVICES, INC., has/have been checked for judgments, State and Federal tax liens, and bankruptcies and if any were found, are disclosed herein .

Title inquiries should be directed to Steve Nielsen @ (801) 578-8826.

NOTE: The policy(ies) to be issued as a result of this Commitment contain an Arbitration Clause set forth in the Conditions/Conditions and Stipulations Section. The following is included for the information of the proposed Insured(s):

Any matter in dispute between you and the company may be subject to arbitration as an alternative to court action pursuant to the rules of the American Arbitration Association or other recognized arbitrator, a copy of which is available on request from the company. Any decision reached by arbitration shall be binding upon both you and the company. The arbitration award may include attorney's fees if allowed by state law and may be entered as a judgment in any court of proper jurisdiction.

In the event the transaction for which this commitment was ordered "cancels", please refer to Paragraph B under Schedule B, Section 1 for required cancellation fee.

CONDITIONS

1. DEFINITIONS

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.
- (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying this Commitment when you acted in good faith to:

comply with the Requirements

or

eliminate with our written consent any Exceptions shown in Schedule B

We shall not be liable for more than the Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claims, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms



PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

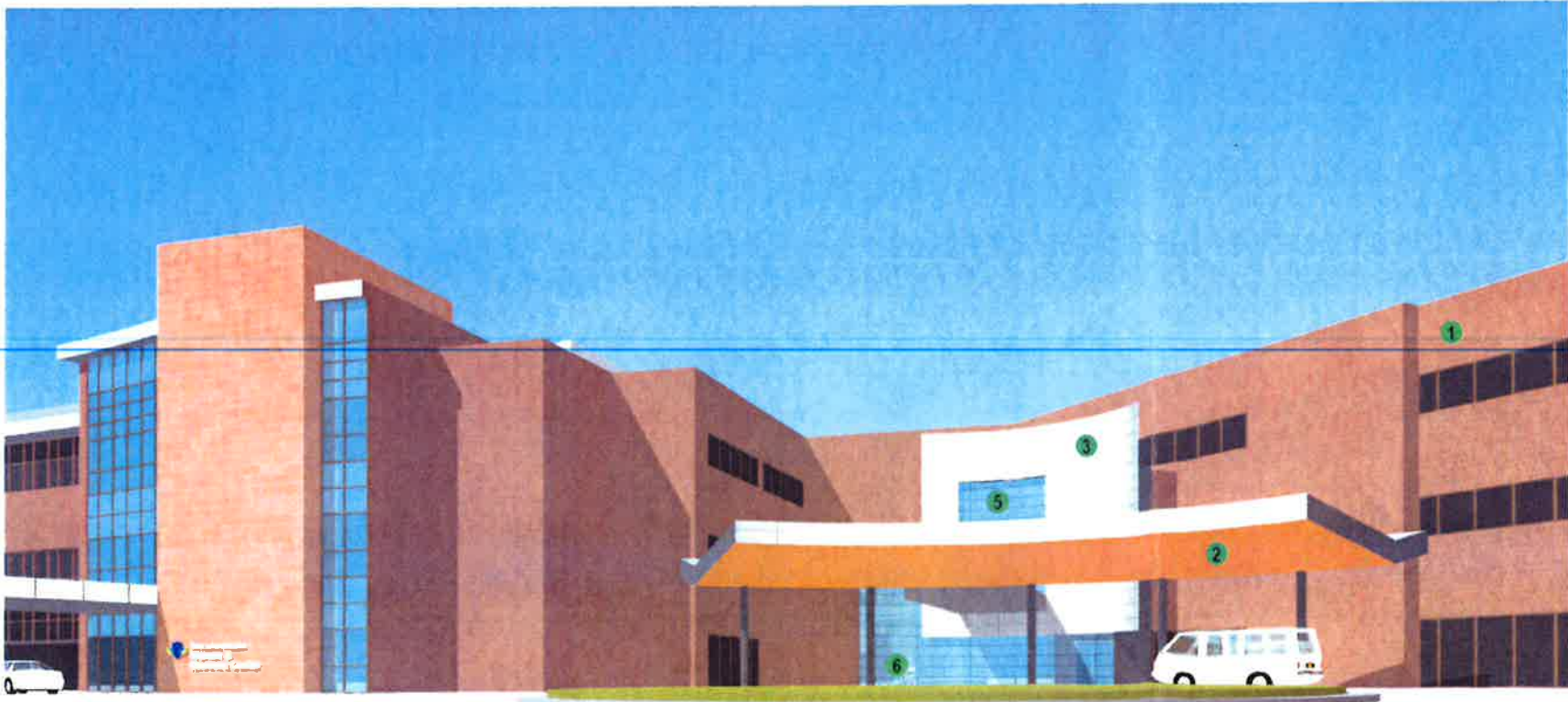
We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

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EXTERIOR MATERIALS



RENDERING VIEW OF NEW EXPANSION



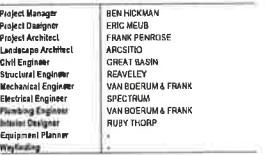
RENDERING VIEW OF NEW ENTRY



- LEGEND
- 1. BRICK - EX1 (match existing)
 - 2. WOOD FINISH METAL SOFFIT
 - 3. MODULAR METAL PANEL - EX2 (Silver)
 - 4. CORRUGATED METAL PANEL - EX3 (Grey)
 - 5. CURTAINWALL (match existing Women's Center)
 - 6. STOREFRONT / WINDOW (match existing Women's Center)
 - 7. ARCHITECTURAL CONCRETE



500E 1400N
Logan, UT 84341



Project Number	10173823
Original Issue	04/12/2021



Sheet Number

Project Status
PLANNING COMMISSION DESIGN REVIEW



500E 1400N
Logan, UT 84341



Project Manager	BEN HICKMAN
Project Designer	ERIC MEUB
Project Architect	FRANK PENROSE
Landscape Architect	ARCISITO
Civil Engineer	GREAT BASIN
Structural Engineer	REAVELEY
Mechanical Engineer	VAN BOERUM & FRANK
Electrical Engineer	SPECTRUM
Plumbing Engineer	VAN BOERUM & FRANK
Interior Designer	RUBY THORP
Equipment Planner	
Welding	

Sheet Reviewer		Author	
MARK	DATE	DESCRIPTION	

[illegible]

Project Number	10173823
Original Issue	04/19/2019



Wheat Name

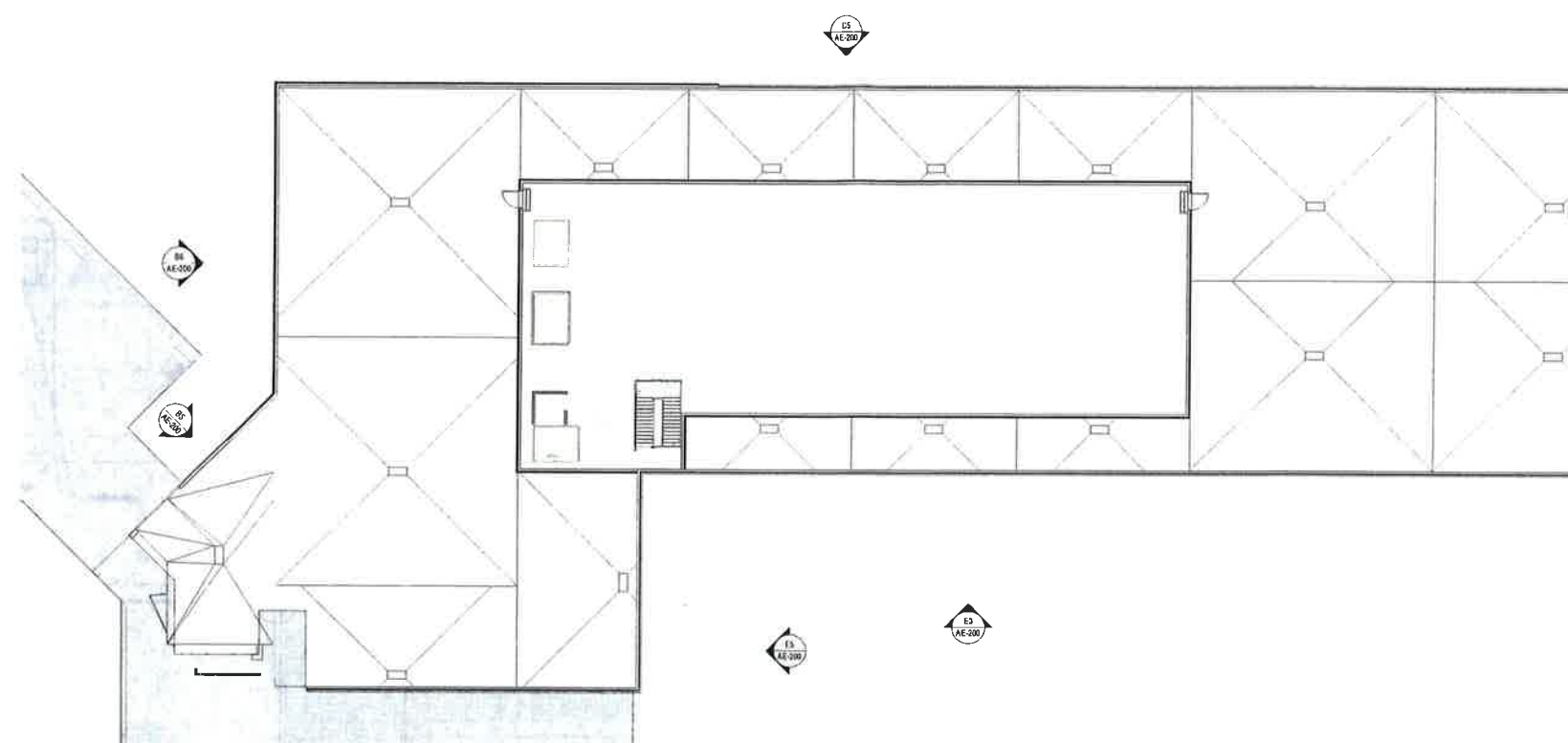
CORE & SHELL OVERALL
PLAN - PENTHOUSE

Scale: 1/16" = 1'-0"

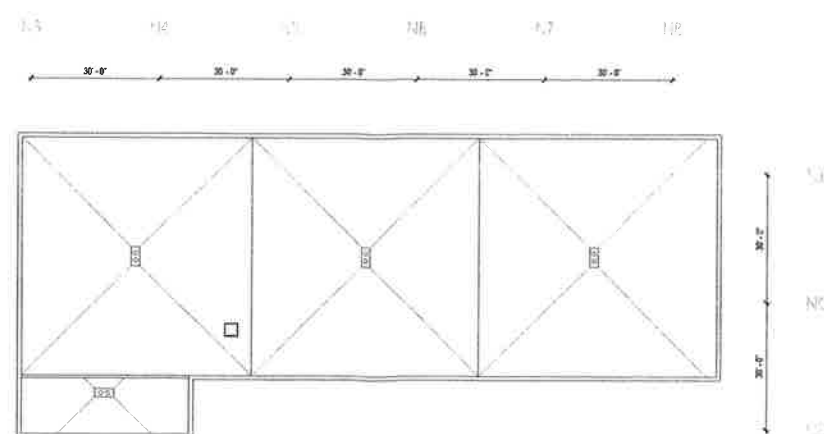
AE-114

Project Status

PLANNING COMMISSION DESIGN REVIEW



(B1) CORE & SHELL OVERALL PLAN - PENTHOUSE
1/8" = 1'-0"



(A1) CORE & SHELL OVERALL PLAN ROOF
1/8" = 1'-0"





500E 1400N
Logan, UT 84341



Project Manager	BEN HICKMAN
Project Designer	ERIC MEUB
Project Architect	FRANK PENROSE
Landscape Architect	ARCSITTO
Civil Engineer	GREAT BASIN
Structural Engineer	REAVELLEY
Mechanical Engineer	VAN BOERUM & FRANK
Electrical Engineer	SPECTRUM
Plumbing Engineer	VAN BOERUM & FRANK
Interior Designer	RUBY THORP
Equipment Planner	-
Verification	-

Sheet Reviewer	Author
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MARK	DATE	DESCRIPTION
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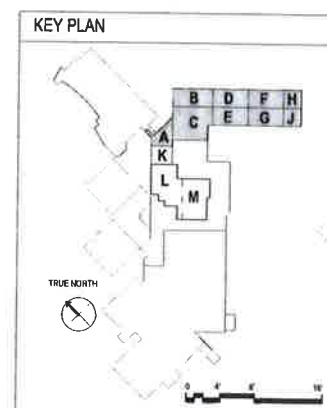
Project Number	10173823
Original Issue	04/12/2021

Scale
1/16" = 1'-0"

Sheet Number

10

AE-111

Project Status
PLANNING COMMISSION DESIGN REVIEW



500E 1400N
Logan, UT 84341



Project Manager	BEN HICKMAN
Project Designer	ERIC MEUB
Project Architect	FRANK PENROISE
Landscape Architect	ARCSITO
Civil Engineer	GREAT BASIN
Structural Engineer	REAVELEY
Mechanical Engineer	VAN BOERUM & FRANK
Electrical Engineer	SPECTRUM
Plumbing Engineer	VAN BOERUM & FRANK
Schedule Designer	RUBY THORP
Equipment Planner	
Wayfinding	

Sheet Reviser	Author	
MARK	DATE	DESCRIPTION

[The page contains faint horizontal lines, suggesting it was part of a notebook or a form.]

Project Number	10173823
Original Issue	04/12/2021



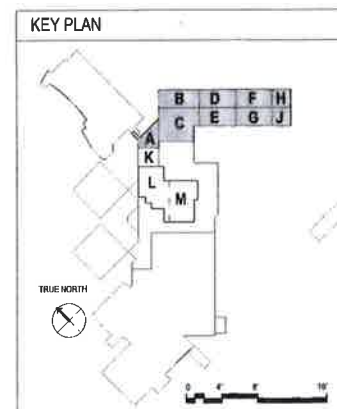
Sheet Name

CORE & SHELL PLAN -
LEVEL 3

Scale
1/16" = 1'-0"

Sheet Number

AE-113

Project Status
PLANNING COMMISSION DESIGN REVIEW

11/19/2021 8:31:25 AM RJM 360x10173823_JHD-Logon10173923-NEW-A-Central-Int



500E 1400N
Logan, UT 84341



Project Manager	BEN HICKMAN
Project Designer	ERIC MEUB
Project Architect	FRANK PEWROSE
Landscape Architect	ARCISITO
Civil Engineer	GREAT BASIN
Structural Engineer	REAVELEY
Mechanical Engineer	VAN BOERUM & FRANK
Electrical Engineer	SPECTRUM
Plumbing Engineer	VAN BOERUM & FRANK
Interior Designer	RUBY THORP
Equipment Planner	"
Woodworker	"

Shani Reviewer	Author	
MARK	DATE	DESCRIPTION

[illegible]

Project Number	10173823
Original Issue	04/12/00



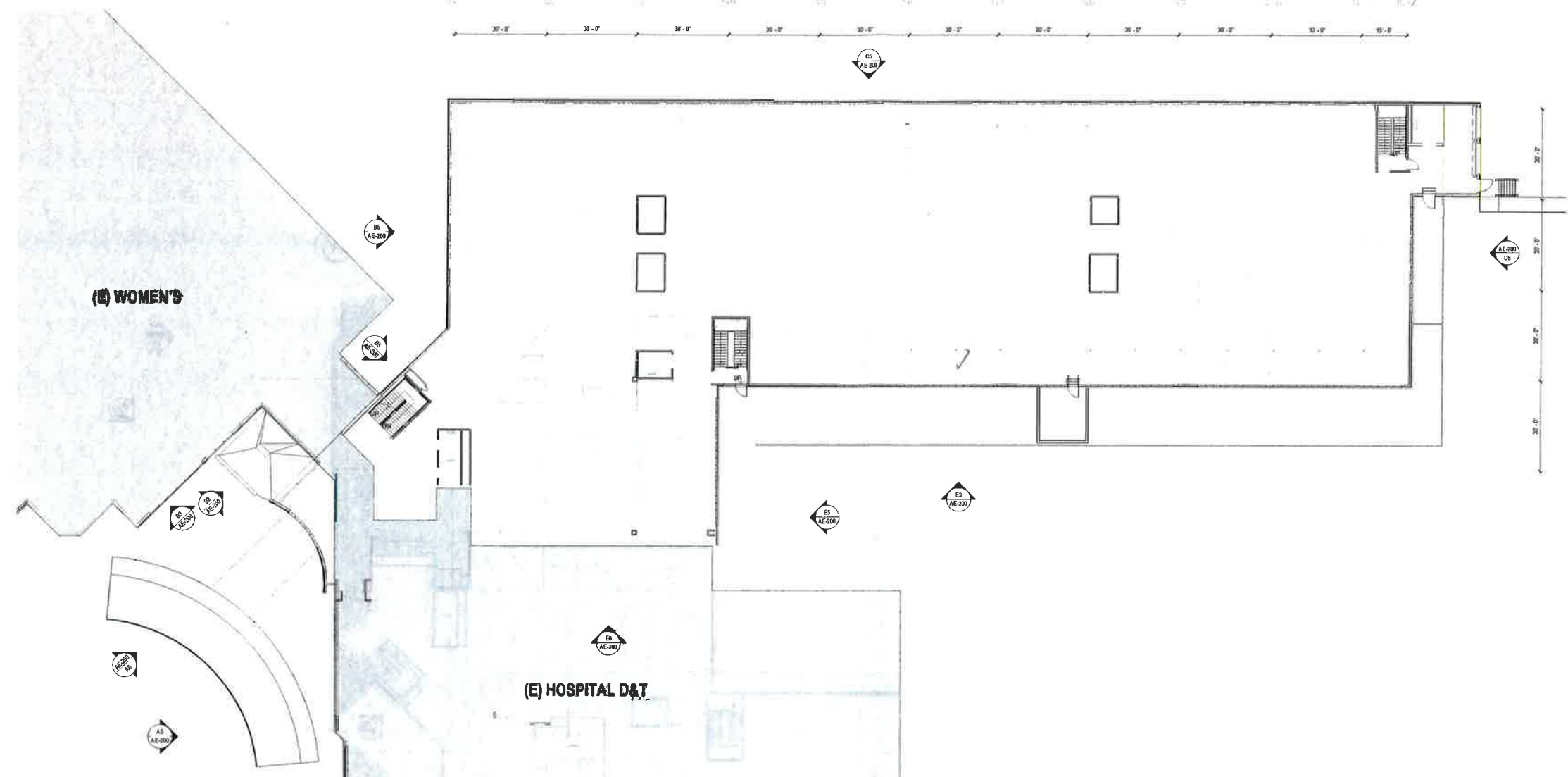
**CORE & SHELL PLAN -
LEVEL 2**

Gears

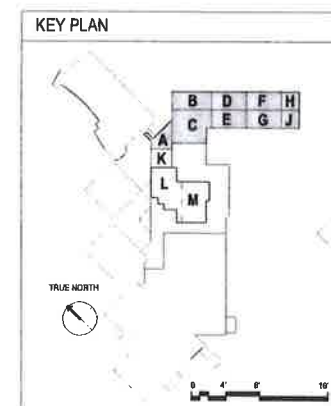
Sheet Number

A

AE-112

Project Status
PLANNING COMMISSION DESIGN REVIEW

A1 NEW TOWER C/S PLAN - LEVEL 2
1/8" = 1'-0"





500E 1400N
Logan, UT 84341



Chief Designer	Author
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MARK	DATE	DESCRIPTION
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[illegible]

Project Number	10173873
Criminal Issues	04/13/2008

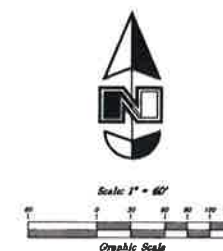
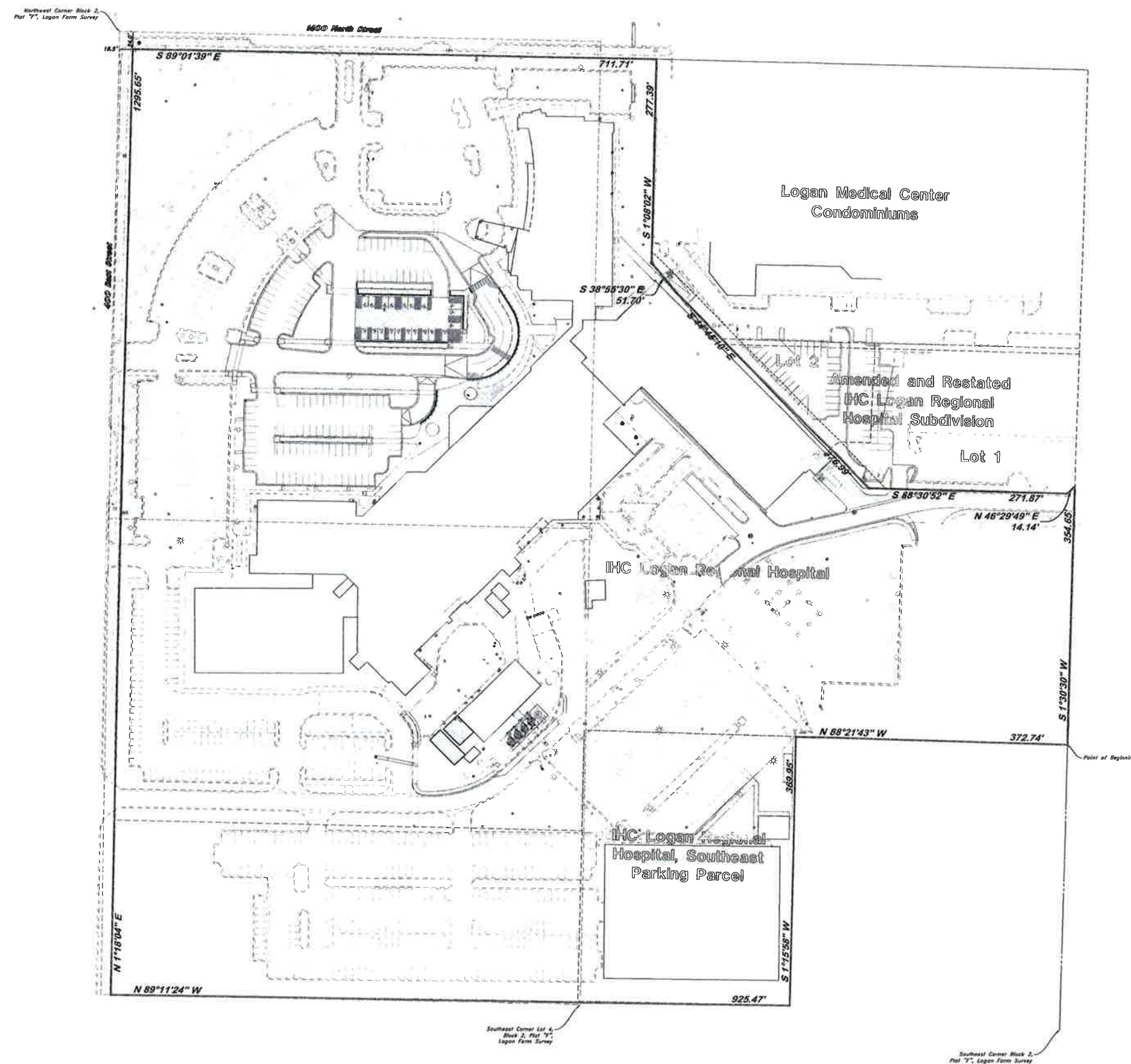


Sheet Name
COVER SHEET

Study

Shell Number

CC100

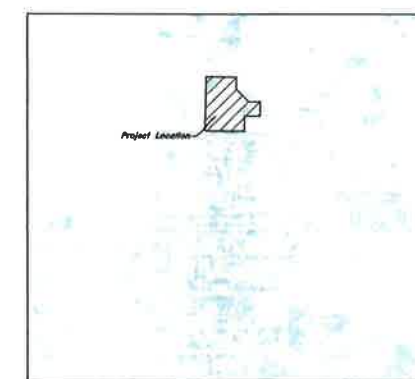
Project Status
PLANNING COMMISSION DESIGN REVIEW

Legend

(Note: All names may not appear on drawing.)

Sen. Sewer Manhole	
Water Manhole	
Storm Drain Manhole	
Classroom	
Electric Manhole	
Catch Basin	
Exit, Fire Hydrant	
Fire Department Connection	
Water Valve	
Leaf, Water Valve	
Sanitary Sewer	
Culvert Line	
Gas Line	
Storm Drain	
Telephone Line	
Secondary Wasteline	
Power Line	
Fire Line	
Line and Valve	
Power pole	
Power w/ w/ug	
Light Pole	
Twining of	
Twining of	
Corrugated Metal Pipe	
Concrete Manhole	
Concrete Manhole	
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Tree To Remain in Place



Vicinity Map

Sheet Index

CC100	COVER SHEET
CC200	SITE DATA SHEET
CS100	OVERALL SITE PLAN
CS101	SITE PLAN 'A'
CS102	SITE PLAN 'B'
CS103	SITE PLAN 'C'
CU100	OVERALL UTILITY PLAN
CU101	UTILITY PLAN 'A'
CU102	UTILITY PLAN 'B'
CU103	UTILITY PLAN 'C'

100 EAST

LP102

LP103

REFERENCE	C
SCHEDULE NOTES	

HDR P.C.
SUITE 1500
201 CALIFORNIA ST.
SAN FRANCISCO, CA
94111

Arc Sitio
Design, Inc
Landscape Architecture &
Architectural Site Design

1058 East 2100 South
Salt Lake City, Utah 84106
office 801.487.4923
fax 801.466.3046
www.arcsitedesign.com

LOGAN REGIONAL
HOSPITAL
RECONFIGURATION
PROJECT

500E 1400N
Logan, UT 84341

MARK	DATE	DESCRIPTION
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WILEY-INTERSCIENCE

Project Number	10172642
Original Issue	04/12/2021



04/12/2021 PRELIMINARY NOT FOR CONSIDERATION

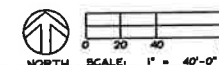


Sheet Name
OVERALL

LANDSCAPE PLANScale
A5 indicatedSheet Number
LD100

LP100

Project Status
PLANNING COMMISSION DESIGN REVIEW





Arc S i t i o
Design, Inc
Landscape Architecture &
Architectural Site Design

1058 East 2100 South
Salt Lake City, Utah 84106
office 801.487.4923
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LOGAN REGIONAL
HOSPITAL
RECONFIGURATION
PROJECT

500E 1400N
Logan, UT 84341

Project Manager	BEN HICKMAN
Project Designer	ERIC MEUB
Project Architect	FRANK PENROSE
Landscape Architect	ARCITO
Civil Engineer	GREAT BASIN
Structural Engineer	REAVELEY
Mechanical Engineer	VAN BOERUM & FRANK
Electrical Engineer	SPECTRUM
Plumbing Engineer	VAN BOERUM & FRANK
Interior Designer	RUFFY THORP
Equipment Planner	"
Wardrobe	"

[illegible]

Project Number	10175023
Original Issue	04/12/202



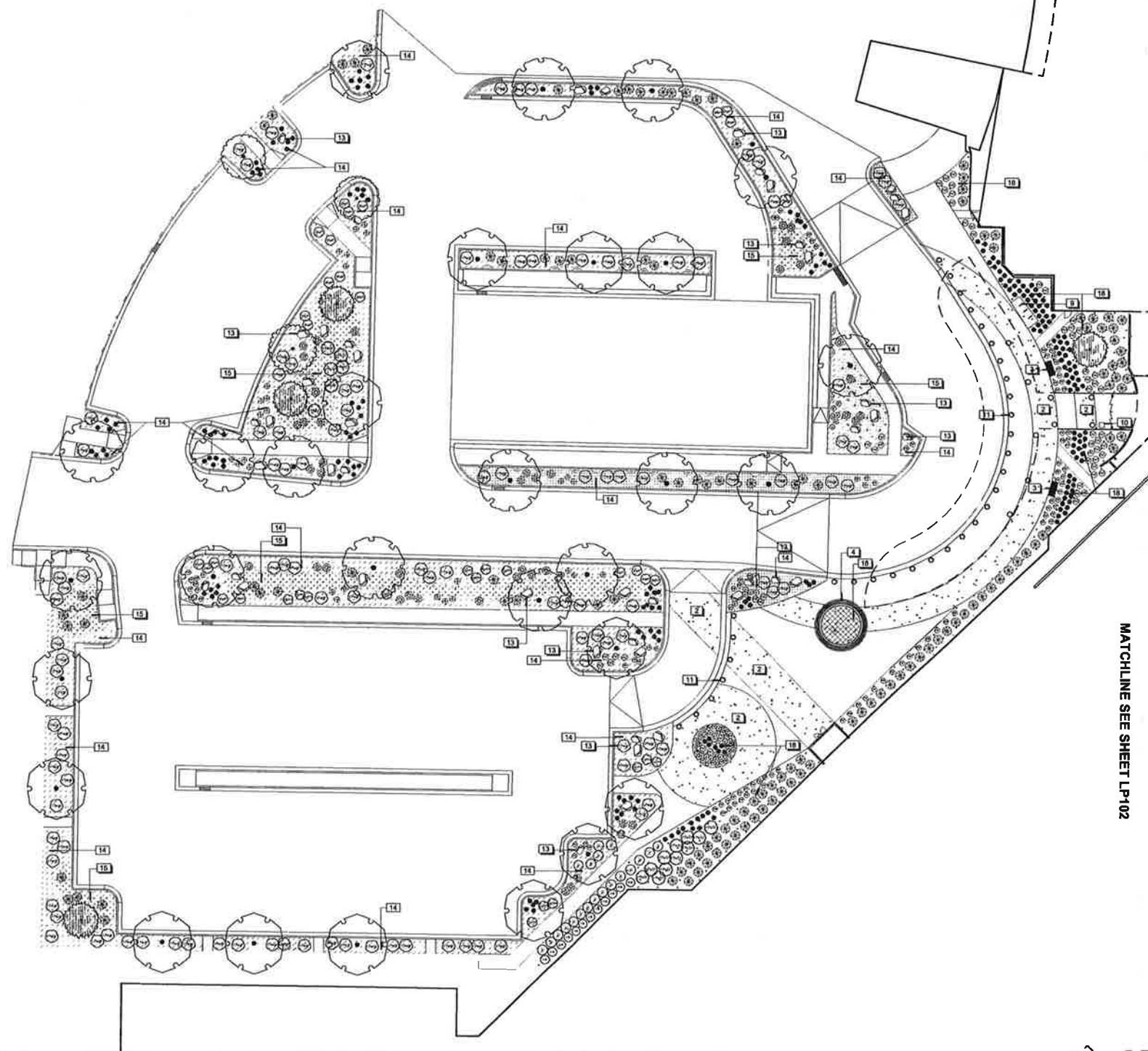
Elisabet Murray

LANDSCAPE PLAN

Basic
As indicated

Sheet Number

LP101

Project Status
PLANNING COMMISSION DESIGN REVIEW

PLANT SCHEDULE

(SEE DTL A SHT LSN FOR PLANT SCHEDULE)

PLANTING NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SUFFICIENT FAMILIARITY WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES

CONTRACTOR SHALL TAKE SUE RESPONSIBILITY FOR ANY COLLISIONS THAT MAY DAMAGE EXISTING UTILITIES

CONTRACTOR SHALL NOT WALK OR PROCEED WITH CONSTRUCTION DESIGNED WITH IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRAD DIFFERENCES EXIST THAT NOT HAVE BEEN KNOWN DURING DESIGN

CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ATTENTION OF THE OWNER'S REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO NOTICATE

CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE WORK

ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO ANY AND ALL PROPOSED SUBSTITUTIONS OF PLANT SPECIES

SOIL SHALL BE MADE WITH PLANT MATERIAL TO MEET THE NEEDS OF EACH PLANT, FLOWER, LEAF, COLOR, FRUIT AND GRAFTING UPON APPROVED BY THE OWNER'S REPRESENTATIVE

CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITY SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS

DISCREPANCIES AREAS BETWEEN ALL PLANTING AREA SITES IN PLANTING AREAS SHALL BE THE PLANT CONTRACTOR SHALL CONTAIN THE OWNER'S REPRESENTATIVE FOR RESOLUTION

FAILURES TO MEET CONTRACTOR'S NEEDS WILL RESULT IN CONTRACTOR'S LIABILITY FOR DELAY AND ELONGATION

FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE

TREES SHALL NOT BE PLANTED LESS THAN 5'-0" FROM CURBS OR HARD SURFACE

CONTRACTOR SHALL PROTECT ALL EXISTING AND ADJACENT SOIL AS RECOMMENDED

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE 4 INCHES OF GRASS IN TURF 500 AREAS (3 INCHES OF TPOPSOL AN 1 INCHES OF GRASS) AND 6 INCHES IN SHRUB BED AREAS (3 INCHES OF TPOPSOL AND 3 INCHES OF GRASS)

SHRUB BEDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLANT ATTENDED TOPSIDE

THE PLANTING ISLANDS IN THE PARKING LOTS SHALL BE ALL BOUND BY THE DRIVEWAYS

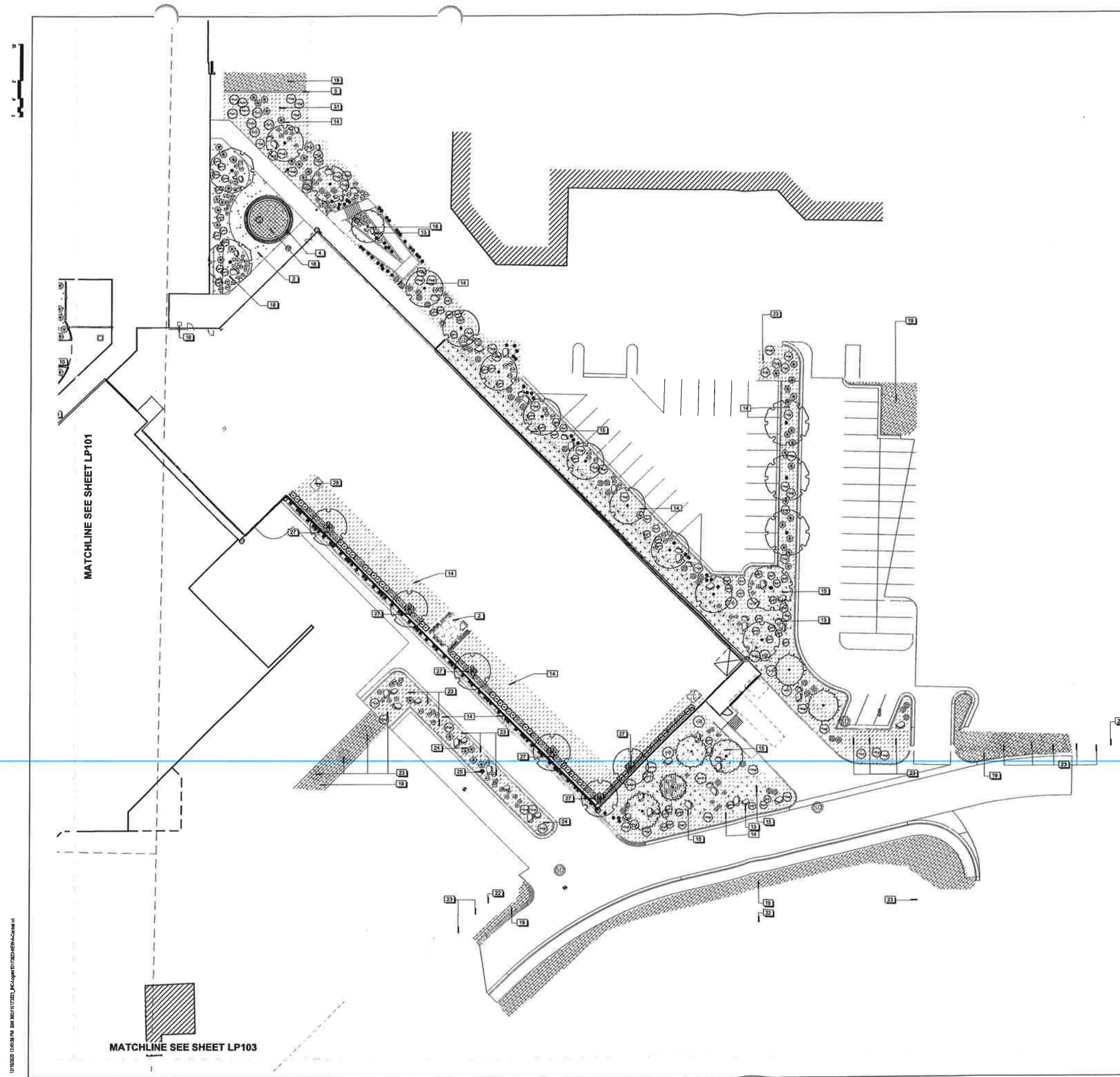
CONTRACTOR SHALL PROVIDE A REFERENCE TO THE PLANTING SCHEDULE TO REFER TO GRADING PLAN FOR FRESH GRASS AND DRAINAGE TRENCHES OVERHANGING ACCESSIBLE ROADS MUST PROVIDE A PLANTING REFERENCE TO THE PLANTING SCHEDULE

PROVIDE A CLEARANCE HEIGHT OF 8'-0" MINIMUM

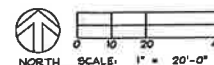
REFERENCE SCHEDULE NOTES		
SYMBOL	DESCRIPTION	QTY
2	CHARCOAL GRAY CONCRETE WITH MEDIUM ACID ETCH FINISH, TYP.	5552
3	BACKED BENCH TYP. - SEE SHEET L5102 DTL. A	2
4	CONCRETE RAISED PLANTER WALL/BENCH, TYP. - SEE SHEET L5101 DTL. N	
5	CONCRETE MON. CURB, TYP. - SEE SHEET L5101 DTL. O	
8	BIKE RACK, TYP. - SEE SHEET L5101 DTL. K	3
10	TRASH RECEPTACLE, TYP. - SEE SHEET L5101 DTL. N	
11	CONCRETE BOLLARD, TYP. - SEE SHEET L5101 DTL. L	3
13	LANDSCAPE BOULDER, TYP. - SEE SHEET L5101 DTL. H	126
14	3/4 TO 1" DIA. ROCK MULCH - INSTALL AND MATCH PER INSTALLATION AT CLINIC, COORDINATE WITH CIVIL PLANS, TYP. 3" DEEP OVER FABRIC, TYPICAL IN ALL PLANTING BEDS, SEE SHEET L5101 DETAIL. J	48,861
15	3" TO 6" DIA. ROCK MULCH - INSTALL AND MATCH PER INSTALLATION AT CLINIC, COORDINATE WITH CIVIL PLANS, TYP. 3" DEEP OVER FABRIC, TYPICAL IN ALL PLANTING BEDS, SEE SHEET L5101 DETAIL. J	10,544
18	3" DEEP BARK MULCH, TYP. - SEE SHEET L5101 DTL. J	7,605
19	CONTRACTOR TO REPAIR ALL LANDSCAPE BACK TO CONDITIONS PRIOR TO CONSTRUCTION MATCH ADJACENT EXISTING LANDSCAPE	5548
22	CONTRACTOR TO REPAIR ANY LANDSCAPE DAMAGED DURING CONSTRUCTION	
23	PROTECT EXISTING TREE, TYP. - SEE SHEET L5101 DTL. B	
24	EXISTING LIGHT, TYP.	
25	FIRE HYDRANT, TYP.	
26	PLANTER WITH SCREEN WALL, TYP. - SEE SHEET L5102 DTL. B	5
27	TREE PLANTER, TYP. - SEE SHEET L5102 DTL. D	6
28	5'-5" CONCRETE STEPPING PAD, TYP.	
29	PLANTER, TYP. - SEE SHEET L5102 DTL. C	4
31	EXISTING TRANSFORMER	

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.





PLANT SCHEDULE			A
MEET DTL. A BUT LOOK FOR PLANT SCHEDULE			
PLANTING NOTES			B
<p>CONTRACTOR SHALL BE RESPONSIBLE FOR HYVING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES.</p> <p>CONTRACTOR SHALL TAKE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.</p> <p>CONTRACTOR SHALL NOT UNLAWFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS DETERMINED THAT OBSTRUCTIONS AND/OR GAUGE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN AROUND DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. REF. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.</p> <p>CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.</p> <p>ALL PLANT MATERIALS SHALL BE PROVIDED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH THE OWNER'S OVERALL FORTH. HIGH BRANCHING BUSH, FLUENT, LOW, COOL, FRUIT AND CULTURE NOT AS APPROVED BY THE OWNER'S REPRESENTATIVE.</p> <p>THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SCHEDULE IN QUANTITIES. IF DISCREPANCIES ARISE BETWEEN ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS REJECTION.</p> <p>FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 5' OF ROOT CIRCLES OR HARD SURFACE.</p> <p>CONTRACTOR SHALL PROVIDE PROPER DRAINAGE AND APPROPRIATE SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 4 INCHES OF GRADE IN TURF SOO AREAS (3 INCHES OF TOPSOIL AND 1 INCH FOR SOO) AND 1 INCH OF GRADE IN SUBGRADE AREAS (3 INCHES OF MULCH AND 1 OF AMENDED TOPSOIL). IF NECESSARY SOO SUBGRADE IN BARBED BIRDS AND TURF AREAS DOWN AS SPECIFIED BEFORE PLACING APPENDED TOPSOIL. THE PLANTING SCHEDULE IN THE PARKING LOTS SHALL HAVE ALL ROAD BARS REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REGARDING GRADE PLANT FOR FRESH GRADE AND DRAINAGE TRENCHES OVERHANGING ACCESSIBLE ROOTS MUST PROVIDE A MINIMUM HEAD CLEARANCE OF 8' AND ACCESSIBLE PARKING SPACES MUST PROVIDE A CLEARANCE HEIGHT OF 8' MINIMUM.</p>			
REFERENCE SCHEDULE NOTES			C
SYMBOL	DESCRIPTION		QTY
	CHARCOAL, GRAY CONCRETE WITH MEDIUM ACID ETCH FINISH, TYP.		5,582 sf
3	BACKED BENCH, TYP. - SEE SHEET L5102 DTL. A		2
4	CONCRETE RAISED PLANTER WALL/BENCH, TYP. - SEE SHEET L5101 DTL. N		
5	CONCRETE MON CURB, TYP. - SEE SHEET L5101 DTL. O		
6	BIKE RACK, TYP. - SEE SHEET L5101 DTL. K		3
10	TRASH RECEPTACLE, TYP. - SEE SHEET L5101 DTL. N		2
11	CONCRETE BOLLARD, TYP. - SEE SHEET L5101 DTL. L		31
13	LANDSCAPE BOLLARD, TYP. - SEE SHEET L5101 DTL. H		126
14	3/4" TO 1" DIA. ROCK MULCH - INSTALL AND MATCH PER INSTALLATION AT CLINIC. COORDINATE WITH CIVIL PLANS, TYP. 3" DEEP OVER FABRIC, TYPICAL IN ALL PLANTING BEDS. SEE SHEET L5101 DETAIL J.		48,861 sf
16	3" TO 6" DIA. ROCK MULCH - INSTALL AND MATCH PER INSTALLATION AT CLINIC. COORDINATE WITH CIVIL PLANS, TYP. 3" DEEP OVER FABRIC, TYPICAL IN ALL PLANTING BEDS. SEE SHEET L5101 DETAIL J.		10,544 sf
18	3" DEEP DARK MULCH, TYP. - SEE SHEET L5101 DTL. J		7,605 sf
19	CONTRACTOR TO REPAIR ALL LANDSCAPE BACK TO CONDITIONS PRIOR TO CONSTRUCTION MATCH ADJACENT EXISTING LANDSCAPE		5,548 sf
22	CONTRACTOR TO REPAIR ANY LANDSCAPE DAMAGED DURING CONSTRUCTION		
23	PROTECT EXISTING TREE, TYP. - SEE SHEET L5101 DTL. B		
24	EXISTING LIGHT, TYP.		
25	FIRE HYDRANT, TYP.		
26	PLANTER WITH SCREEN WALL, TYP. - SEE SHEET L5102 DTL.		5
27	TREE PLANTER - SEE SHEET L5102 DTL. D		6
28	5/8" CONCRETE STEPPING PAD, TYP.		
29	PLANT, TYP. - SEE SHEET L5102 DTL. C		41
31	EXISTING TRANSFORMER		



HDR

HDR P.C.
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LOGAN REGIONAL
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RECONFIGURATION
PROJECT

500E 1400N
Logan, UT 84341

Project Manager	BEN HICKMAN
Project Designer	ERIC MEUB
Project Architect	FRANK PETEROSE
Landscape Architect	ARCISITO
Civil Engineer	GREAT BASIN
Structural Engineer	REAVELEY
Mechanical Engineer	VAN BOERUM & FRANK
Electrical Engineer	SPECTRUM
Plumbing Engineer	VAN BOERUM & FRANK
Interior Designer	RUBY THORP
Equipment Planner	
Architectural	

[illegible]

Project Number	10173823
Original Issue	04/12/2002



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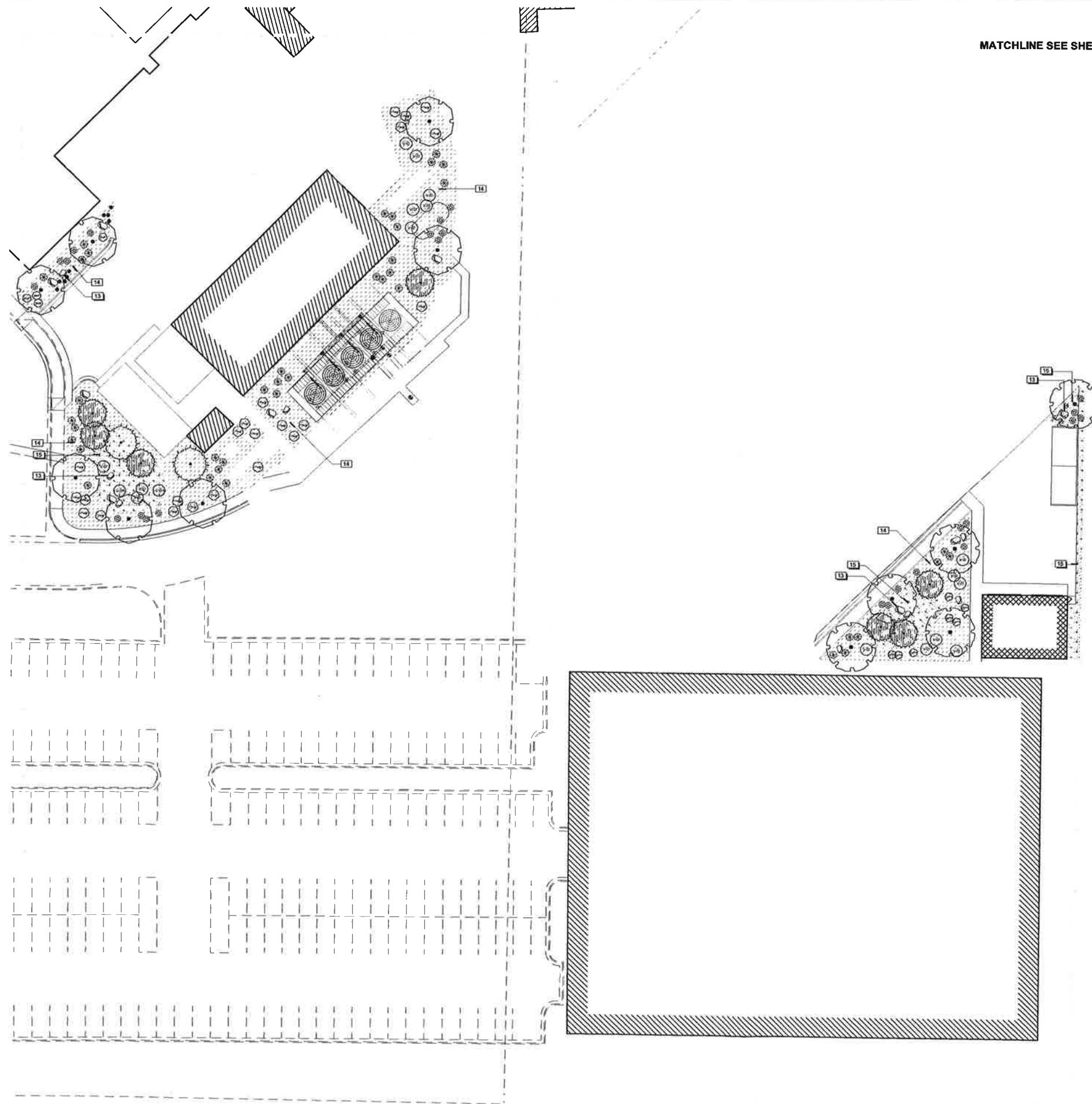
Steel Name

LANDSCAPE PLAN

Scale
As Indicated
(Item Number)

LP102

Project Status
PLANNING COMMISSION DESIGN REVIEW



PLANT SCHEDULE		A
(SEE DTL A SHOT LOG FOR PLANT SCHEDULE)		
PLANTING NOTES		B
<p>CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SUE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.</p> <p>CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR LARGE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REP. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.</p> <p>CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT.</p> <p>ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, AND PRIOR TO INSTALLATION. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FLOWER AND CULTURE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.</p> <p>THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARISE BETWEEN THE ACTUAL PLANTING AREA SIZES IN THE FIELD AND THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO DO SO DUE TO SUCH CONFLICTS KNOWINGLY RESULT IN CONTRACTOR'S LIABILITY FOR MATERIALS RELOCATION.</p> <p>FINAL LOCATIONS OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL OF THE OWNER'S REPRESENTATIVE. TREES SHALL NOT BE PLANTED LESS THAN 9'-0" FROM CURBS OR HARD SURFACE.</p> <p>CONTRACTOR SHALL PROVIDE SOIL ANALYSIS AND APPEND SOIL AS RECOMMENDED. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAST 4 INCHES OF GRADE IN TYPICAL 500 AREAS (3 INCHES OF TOPSOIL AND 1 INCH FOR SOO) AND 18 INCHES IN SHARP BED AREAS (3 INCHES OF MULCH AND 15" OF AMENDED TOPSOIL). IF NECESSARY DIG SUBGRADE IN SHARP BEDS AND TIEB AREAS DOWN AS SPECIFIED BEFORE PLACING AMENDED TOPSOIL. THE PLANTING ISLANDS IN THE PARKING LOTS SHALL HAVE ALL ROAD BASE REMOVED PRIOR TO PLACEMENT OF TOPSOIL. REFER TO GRADING PLAN FOR FINISH GRADE AND DRAINAGE. TREES OVERHANGING ACCESSIBLE ROUTES MUST PROVIDE A MINIMUM FREE CLEARANCE OF 8'-0" AND ACCESSIBLE PARKING SPACES MUST PROVIDE A CLEARANCE HEIGHT OF 8'-0" MINIMUM.</p>		
REFERENCE SCHEDULE NOTES		C
SYMBOL	DESCRIPTION	QTY
2	CHARCOAL GRAY CONCRETE WITH MEDIUM AGG. ETCH FINISH TYP.	5,952 sf
3	BACKED BENCH TYP. - SEE SHEET L5102 DTL. A	2
4	CONCRETE RAISED PLANTER WALL/BENCH TYP. - SEE SHEET L5101 DTL. A	
5	CONCRETE MOM CURB, TYP. - SEE SHEET L5101 DTL. O	
6	BIKE RACK TYP. - SEE SHEET L5101 DTL. K	3
10	TRASH RECEPTACLE TYP. - SEE SHEET L5101 DTL. N	2
11	CONCRETE BOLLARD, TYP. - SEE SHEET L5101 DTL. L	31
15	LANDSCAPE BOULDER, TYP. - SEE SHEET L5101 DTL. J	126
14	3/4" TO 1" DIA. ROCK MULCH - SEATTLE AND MATCH PER INSTALLATION AT CLINIC, COORDINATE WITH CIVIL PLANS, TYP. 3" DEEP OVER FABRIC, TYPICAL IN ALL PLANTING BEDS, SEE SHEET L5101 DETAIL J	40,861 sf
15	3" TO 6" DIA. ROCK MULCH - SEATTLE AND MATCH PER INSTALLATION AT CLINIC, COORDINATE WITH CIVIL PLANS, TYP. 3" DEEP OVER FABRIC, TYPICAL IN ALL PLANTING BEDS, SEE SHEET L5101 DETAIL J	10,549 sf
16	3" DEEP BARK MULCH TYP. - SEE SHEET L5101 DTL. J	7,605 sf
19	CONTRACTOR TO REPAIR ALL LANDSCAPE BACK TO CONDITIONS PRIOR TO CONSTRUCTION. MATCH ADJACENT EXISTING LANDSCAPE.	5,549 sf
22	CONTRACTOR TO REPAIR ANY LANDSCAPE DAMAGED DURING CONSTRUCTION.	
23	PROTECT EXISTING TREE TYP. - SEE SHEET L5101 DTL. B	
24	EXISTING LIGHT, TYP.	
25	FIRE HYDRANT, TYP.	
26	PLANTER WITH SCREEN WALL, TYP. - SEE SHEET L5102 DTL. B	5
27	TREE PLANTER, TYP. - SEE SHEET L5102 DTL. O	6
28	5x5' CONCRETE STEPPING PAD, TYP.	
29	PLANTER TYP. - SEE SHEET L5102 DTL. C	41
31	EXISTING TRANSFORMER	

* QUANTITY INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE TO VERIFY ALL QUANTITIES.

NORTH SCALE: 1" = 20'-0"



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LOGAN REGIONAL
HOSPITAL
RECONFIGURATION
PROJECT

500E 1400N
Logan, UT 84341

Project Manager	BEN HICKMAN
Project Designer	ERIC MEYER
Project Architect	FRANK PENNINO
Landscape Architect	ARCADIS
Civil Engineer	GRANT BASH
Structural Engineer	REVELLEY
Mechanical Engineer	VAN BOERUM & FRANK
Electrical Engineer	SPECTRUM
Plumbing Engineer	VAN BOERUM & FRANK
Interior Designer	RUBY THORP
Equipment Planner	+
Wayfinding	+

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Project Number	90173823
Original Issue	04/12/2002



LANDSCAPE PLAN

Scale
As indicated

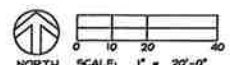
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LP103

Project Status
PLANNING COMMISSION DESIGN REVIEW

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LOGAN REGIONAL
HOSPITAL
RECONFIGURATION
PROJECT

500E 1400N
Logan, UT 84341

Project Manager	BEN HICKMAN
Project Designer	ERIC MEIER
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Landscape Architect	AUSTRO
Civil Engineer	GRANT BASIN
Structural Engineer	NEAVELEY
Mechanical Engineer	VAN BOERUM & FRANK
Electrical Engineer	SPECTRUM
Plumbing Engineer	VAN BOERUM & FRANK
Interior Designer	RUBY THORP
Equipment Planner	"
Wayfinders	"

[illegible]

Project Number	10173823
Original Issue	04/12/2021



PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Name

LANDSCAPE
DETAILS

As Indicated

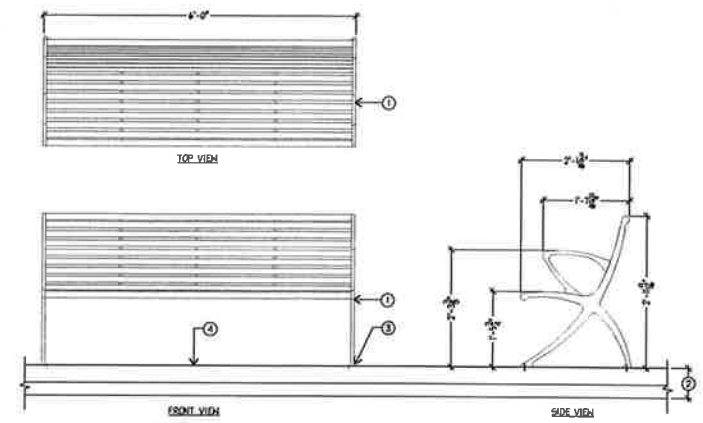
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LS102

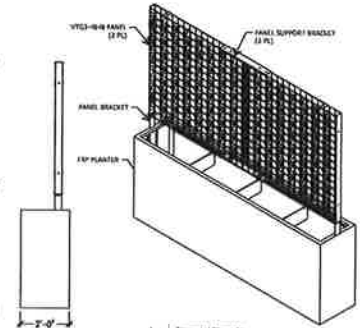
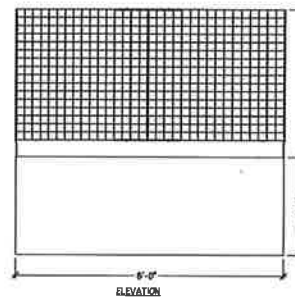
Project Status

PLANNING COMMISSION DESIGN REVIEW



- ① BENCH, LANDSCAPE FORMS 'PARC VUE' BACKED BENCH, SURFACE MOUNT, SILVER METALLIC FINISH, SEE SPECS.
- ② CONCRETE FLATWORK - REFER TO PLANS
- ③ INSTALLATION TO BE SURFACE MOUNTED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, TYP.
- ④ FINISH GRADE

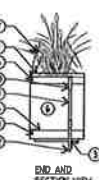
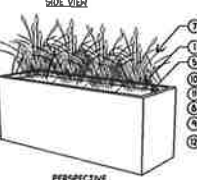
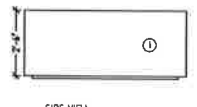
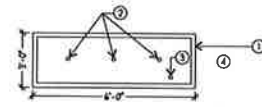
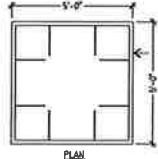
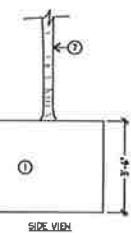
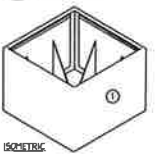
BACKED BENCH
SCALE: NTS



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NOTE:
1. CONTRACTOR TO PER
MANUFACTURERS
RECOMMENDATIONS.

(B) PLANTER WITH SCREEN
SCALE: NTS



- ① PLANTER, MANUFACTURER: TOURNEsol
MODEL#MCR-128630-FRP
COLOR: PIDDLE GRAY
REMARKS: METAL LITTERIE
ROOF GARDEN SOL MEX TYP.
- ② DRAINAGE HOLES, PER
MANUFACTURER
- ③ IRRIGATION SLEEVE, PER
MANUFACTURER
- ④ 3/4" ROCK MULCH COMPACTED
3" DEEP OVER COMPACTED
SUBGRADE LEVEL FOR
FORMATION
- ⑤ 3" DEEP PEP SOIL
- ⑥ PLANTER SOIL PER SPECS.,
HOLD DOWN 5" FROM TOP OF
PLANTER TO ACCOMMODATE FOR
PEP SOIL AND RIM.
- ⑦ TREE, SEE PLANTING PLAN
- ⑧ FILTER FABRIC

- ① PLANTER,
MANUFACTURER: TORMESOL,
MODEL: 460/HCR-7230-3-FRP
COLOR: PURPLE GRAY
REMARKS: INSTALL UTILITY
ROOF GARDEN SOIL MIX TYP.
- ② DRAINAGE HOLES, PER
MANUFACTURER
- ③ IRRIGATION SLEEVE, PER
MANUFACTURER
- ④ 3/4" ROCK PUNCH COMPACTED
3" DEEP OVER COMPACTED
SUBGRADE LEVEL FOR
FOUNDATION
- ⑤ 3" DEEP PEI SOL

6. PLANTER SOIL MIX PER SPEC., HOLD DOWN 5" FROM TOP OF PLANTER TO ACCOMMODATE FOR PEP SOIL AND RM.
7. PLANT MATERIAL, PLANT ANNUALS, PRESENT ANNUAL OPTIONS TO OWNER FOR TIME OF YEAR TO APPROVE BEFORE INSTALL.

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

④ TREE PLANTER
SCALE: 1" = 1'-0"

© PLANTER
SCALE: 1" = 8'-0"