

To: Syracuse Arts Academy, a Utah non-profit corporation, Founders Title Company, Stewart Title Guaranty Company, Prime Alliance Bank it's successors and assigns, Utah Charter School Finance Authority, together with it's successors and/or assigns, The U.S. Bank, National Association, together with it's successors and/or assigns, The United States of America acting through Rural Development, United States Department of Agriculture and their respective successors and assigns, as their interests may appear.

I, Kim Wayne Lundeberg, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

TITLE COMMITMENT, FOUNDERS TITLE COMPANY, ORDER NO. F-053219 WITH EFFECTIVE DATE OF SEPTEMBER 14, 2016.
 LEGAL DESCRIPTION:
 PARCEL 1:
 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, SYRACUSE CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT WHICH IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 1700 SOUTH AND 3000 WEST STREETS, SAID POINT ALSO BEING LOCATED S.89°49'43"E. ALONG SECTION LINE 33.01 FEET AND S.00°10'17"W. 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE: S.89°49'43"E. ALONG THE SOUTH LINE OF SAID 1700 SOUTH STREET 789.90 FEET; THENCE S.0°10'17"W. 272.00 FEET; THENCE N.89°49'43"W. 51.95 FEET; THENCE S.0°09'23"W. 177.91 FEET; THENCE N.89°49'43"W. 381.88 FEET; THENCE N.0°09'23"E. 177.91 FEET; THENCE N.89°49'43"W. 356.01 FEET TO THE EAST LINE OF 3000 WEST STREET; THENCE N.00°09'07"E. 272.00 FEET ALONG THE EAST LINE OF 3000 WEST STREET TO THE POINT OF BEGINNING.
 CONTAINING 282,788 SQ FT OR 6.49 ACRES OF LAND.

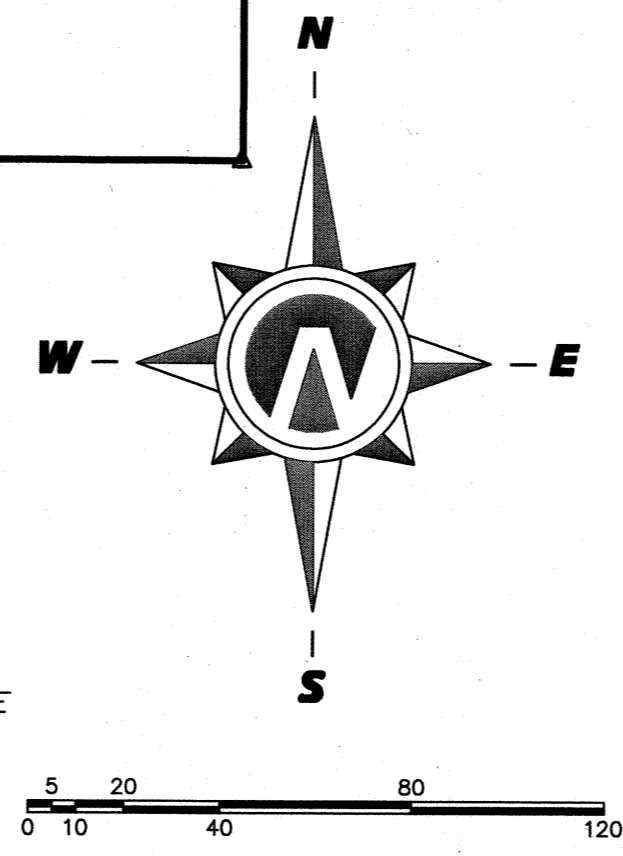
LESS THE FOLLOWING DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION IN BOOK 6348, PAGE 349:
 A PARCEL OF LAND IN FEE FOR A STATE ROUTE TRAFFIC SIGNAL KNOWN AS PROJECT NO. S-0127(4)1, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NW1/4 NW1/4 OF SECTION 16, T.4N., R. 2W., S.L.B.&M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF SR-127 AND THE EAST RIGHT OF WAY LINE OF 3000 WEST, WHICH POINT IS 33.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID PROJECT AT ENGINEER STATION 52+45.63, WHICH POINT ALSO BEING 33.00 FEET (33.01 FEET BY RECORD) S.89°49'43"E. ALONG THE NORTH SECTION LINE OF SAID SECTION 16, AND 33.00 FEET S.00°10'17"W. FROM THE NORTHWEST CORNER OF SAID SECTION 16 AND RUNNING THENCE S.89°49'43"E. 29.55 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SR-127 TO A POINT BEING 63.43 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID PROJECT AT APPROXIMATE ENGINEER STATION 52+45.63 THENCE S.45°05'47"W. 41.84 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID 3000 WEST AND TO A POINT BEING 33.88 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CONTROL LINE OF SAID PROJECT AT APPROXIMATE ENGINEER STATION 52+16.03; THENCE N.00°09'32"E. 29.62 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT ESTATE) EASEMENT FOR INGRESS AND EGRESS AND THE RIGHTS TO USE PARKING LOT FACILITIES LOCATED WITHIN THE FOLLOWING DESCRIBED PROPERTY.
 BEGINNING AT A POINT WHICH LIES 305.30 FEET S.00°09'33"W. ALONG THE WEST SECTION LINE OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND 33.00 FEET S. 89°50'42" E. FROM THE NORTHWEST CORNER OF SAID SECTION 16; THENCE S. 89°50'42" E. 355.98 FEET; THENCE S. 00°09'41" W. 387.05 FEET; THENCE N. 89°47'06" W. 355.96 FEET; THENCE N. 00°09'33" E. 386.67 FEET; TO THE POINT OF BEGINNING. ADDRESS OF PROPERTY 2865 WEST 1700 SOUTH SYRACUSE, UTAH 84075

PURPOSE
 THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA LOAN POLICY. THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

TITLE DOCUMENTS
 COMMITMENT FOR TITLE INSURANCE ISSUED BY:
 FOUNDERS TITLE COMPANY
 ORDER NO.: F-053219
 EFFECTIVE DATE: SEPTEMBER 14, 2016 @ 8:00 A.M.

SURVEY CERTIFICATION
 TO SYRACUSE ARTS ACADEMY, A UTAH NON-PROFIT CORPORATION, FOR STEWART TITLE COMPANY, FOR PRIME ALLIANCE BANK IT'S SUCCESSORS AND ASSIGNS, FOR UTAH CHARTER SCHOOL FINANCE AUTHORITY, TOGETHER WITH IT'S SUCCESSORS AND/OR ASSIGNS. THE U.S. BANK, NATIONAL ASSOCIATION, TOGETHER WITH IT'S SUCCESSORS AND/OR ASSIGNS.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND ITEMS 1, 2, 3, 4, 6, 7(c), (b), (c), 8, 9, 10 AND 11 OF TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON JANUARY 6, 2017.

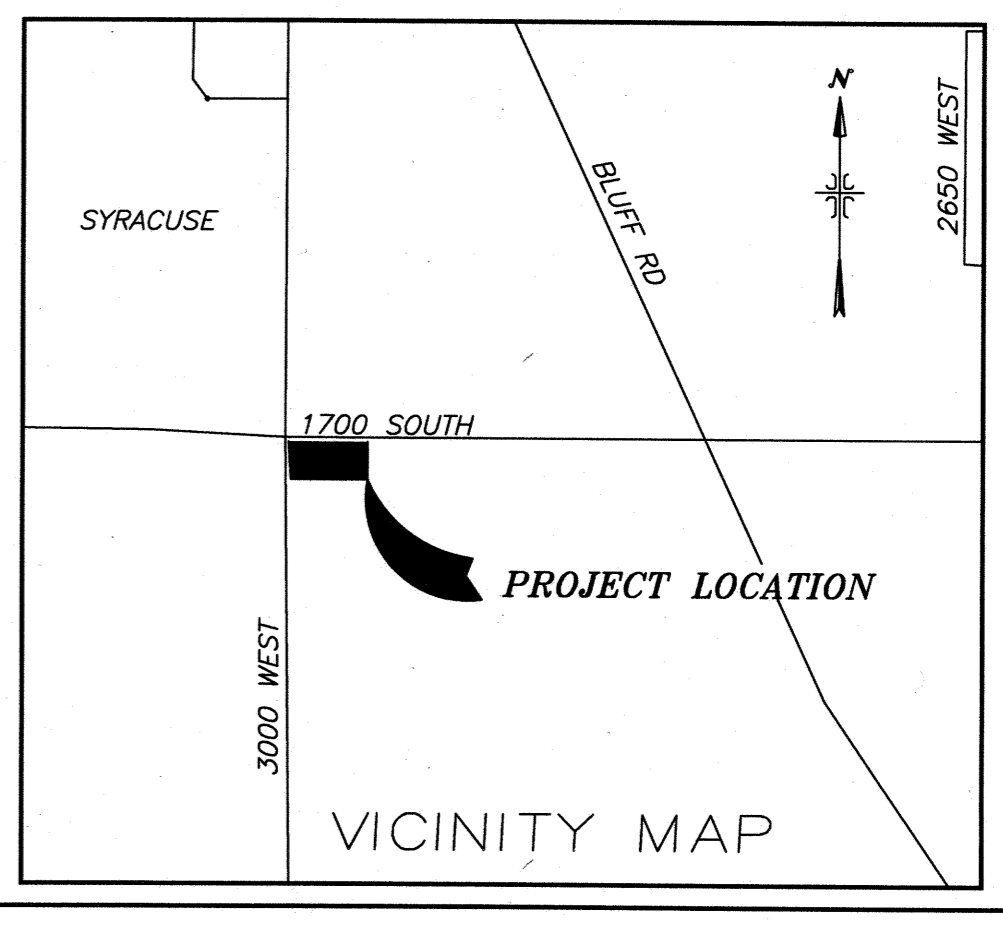


(24"x36")
 SCALE 1" = 40'
 (11"x17")
 SCALE 1" = 80'

LEGEND

Section Monument	Section Line
Calculated Point	Curb & Gutter
Fire Hydrant	Edge of Asphalt
Water Meter	Overhead Power Line
Light Pole	Sanitary Sewer Line
Catch Basin	
Flag Pole	
Property Line	
Easement Line	
Property Line	
Curb & Gutter	
Edge of Asphalt	
Overhead Power Line	
Sanitary Sewer Line	

GENERAL NOTES:
 1. THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND NORTHWEST CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN AND A RADAR STATION AS SHOWN ON THIS SURVEY PLAT.
 2. THE PORTIONS OF LAND THAT LIE IN 1700 SOUTH STREET AND 3000 WEST STREET MAY STILL NEED TO BE QUIT CLAIMED TO THE GOVERNING BODY THAT CONTROLS THOSE ROADS.
 3. ZONE DESIGNATION - AGRICULTURE A-1
 4. BUILDING SETBACKS - FRONT 25' SIDE 10' EACH SIDE REAR 30'



PARCEL 2
 EASEMENT GRANTED AS PER JOINT USE AGREEMENT DISCLOSED BY THAT CERTAIN NOTICE OF AGREEMENT RECORDED AUGUST 5, 2010, AS ENTRY NO. 2544565, IN BOOK 5081, AT PAGE 633 OF OFFICE RECORDS

ON SITE PARKING STALL TABLE	
REGULAR	109
HANDICAPPED	8
TOTAL	117

OFF SITE PARKING STALL TABLE	
REGULAR	65
HANDICAPPED	2
TOTAL	67

- SCHEDULE B - SECTION 2
- GENERAL EXCEPTIONS:
 1. GENERAL EXCEPTION, NOT A SURVEY MATTER.
 2. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, AND ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES INCLUDING, BUT NOT LIMITED TO, INSUFFICIENT OR IMPAIRED ACCESS OR MATTERS CONTRADICTORY TO ANY SURVEY PLAT SHOWN BY THE PUBLIC RECORDS.
 3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
 4-6. GENERAL EXCEPTIONS, NOT A SURVEY MATTERS.
- SPECIAL EXCEPTIONS:
 1, AND 2. NOT SURVEY MATTERS
 3. THE COMPANY HEREBY EXCEPTS THE FOLLOWING RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH ARISE BY REASON OF THE FOLLOWING MATTERS SHOWN AND/OR DISCLOSED BY THAT CERTAIN "ALTA/ACSM LAND TITLE SURVEY". DATED APRIL 6, 2015, PREPARED BY NORTHERN ENGINEERING, INC., AS JOB NO. 3-15-019, CERTIFIED BY KIM WAYNE LUNDEBERG, LICENSE NO. 354377.
 A. GAS SIGN AND VALVE LOCATED IN THE NORTHWESTERN PORTION OF THE PROPERTY
 B. LIGHT POLES RUNNING ALONG THE NORTH PROPERTY LINE
 C. FIRE HYDRANT LOCATED ON THE NORTH PROPERTY LINE
 D. WATER VALVE LOCATED ON THE NORTH PROPERTY LINE
 E. TRANSFORMER PAD LOCATED ON THE SOUTH PROPERTY LINE
 F. CURB ENCROACHMENTS LOCATED ON THE SOUTH PROPERTY LINE
 G. GAS LINE LOCATED IN THE SOUTHWESTERLY PORTION OF THE PROPERTY
 H. MATTERS THAT AN UPDATED SURVEY WOULD DISCLOSE.
 4. BOUNDARY AGREEMENT DATED MARCH 13, 2008 BY AND BETWEEN SYRACUSE SCHOOL DEVELOPMENT, LLC AND SYRACUSE CITY, RECORDED MARCH 19, 2008 AS ENTRY NO. 2350276 IN BOOK 4493 AT PAGE 1624.
 5-13. NOT SURVEY MATTERS.

REV	DATE	DESCRIPTION

1640 E. 800 N. #4087
 OGDEN, UTAH 84202
 (801) 802-8892

Northern INC
 ENGINEERING - LAND PLANNING
 CONSTRUCTION MANAGEMENT

ALTA/NSPS LAND TITLE SURVEY
 2960 WEST & 2893 WEST 1700 SOUTH SYRACUSE, UT 84075
 PREPARED FOR: GABE CLARK
 290 NORTH FLINT ST., SUITE A
 KAYSVILLE, UTAH 84037
 N.W. 1/4 SEC. 16, T. 4 N., R. 2 W., S. L. B. & M.
 LOCATION:

JOB NO: 3-16-075
 DATE: 01/09/17
 SCALE: 1" = 40'
 DESIGNED: KEB
 DRAWN: KEB
 CHECKED: KL

SHEET
 1 OF 1