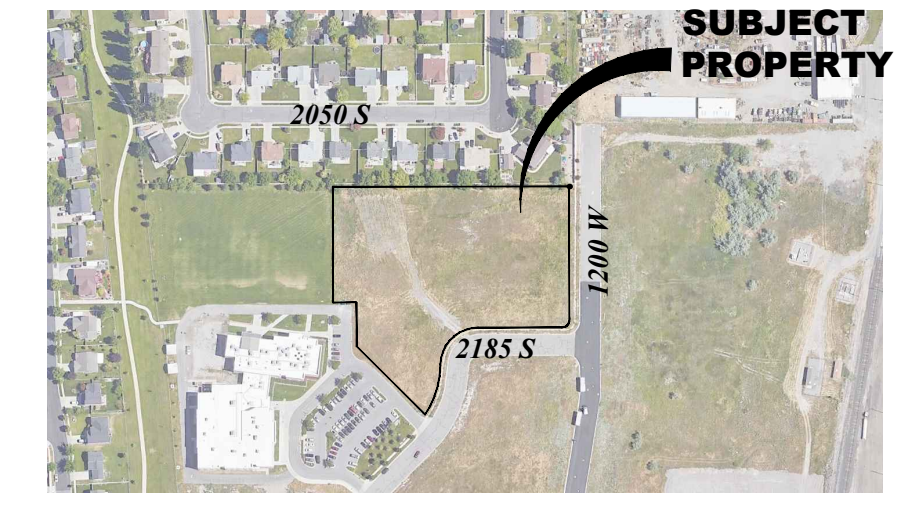


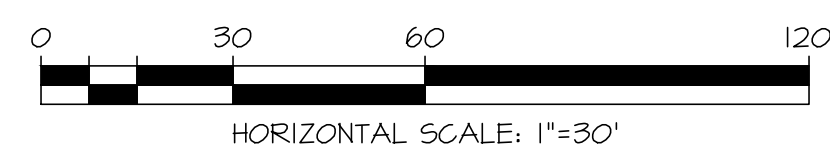
VICINITY MAP



LEGEND table with symbols for boundary lines, easements, utility lines, and other features.

NOTES

- 1- NO DIVISION OR PARTY WALLS WITH RESPECT TO OTHER PROPERTIES ARE APPLICABLE TO SUBJECT PROPERTY. (SEE TABLE A, ITEM 10)
2- UTILITIES SHOWN ON THIS SURVEY ARE BASED ON DOCUMENTS OF RECORD FROM THE VARIOUS UTILITY AGENCIES, AND WHERE POSSIBLE, FROM EVIDENCE FOUND ON THE GROUND AT TIME OF SURVEY. THIS INFORMATION IS NOT TO BE RELIED ON AS ACCURATE OR EXACT. THE LOCAL UTILITY LOCATION COMPANY SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION OR EXCAVATION. (SEE TABLE A, ITEM 11)
3- THERE IS EVIDENCE OF RECENT EARTH MOVING WORK BEING PERFORMED ON SITE IN ANTICIPATION OF FUTURE BUILDING CONSTRUCTION, THERE IS NO EVIDENCE OF BUILDING CONSTRUCTION OR ADDITIONS, OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK FOR THIS SURVEY. (SEE TABLE A, ITEM 16)
4- THERE IS NO EVIDENCE OF ANY CHANGE OF RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY. (SEE TABLE A, ITEM 17)
5- NO FIELD DELINEATION OF HETLANDS HAS BEEN CONDUCTED ON SUBJECT PROPERTY. (SEE TABLE A, ITEM 18)



DESCRIPTION FROM TITLE REPORT

PARCEL 1: LOT 4, WOODS CROSS INDUSTRIAL PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, STATE OF UTAH ON JANUARY 28, 2009 AS ENTRY NO. 2419323 IN BOOK 4101 AT PAGE 2930.
LESS AND EXCEPTING THE FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF LOT 13 IN THE MEADOW CROSSING SUBDIVISION PLAT V IN THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 22.21 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 1200 WEST STREET; THENCE SOUTH 0°04'50" WEST ALONG SAID RIGHT-OF-WAY LINE 20.55 FEET; THENCE SOUTH 84°58'39" WEST 15.71 FEET; THENCE NORTH 0°07'00" WEST 17.62 FEET ALONG THE EASTERLY LINE OF LOT 13; THENCE NORTH 65°02'01" WEST 6.44 FEET TO THE POINT OF BEGINNING.
ALSO LESS AND EXCEPTING THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF LOT 14 IN THE MEADOW CROSSING SUBDIVISION PLAT V, DAVIS COUNTY RECORDS, LOCATED IN THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 22.21 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 1200 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 0°04'50" EAST 40.72 FEET; THENCE SOUTH 84°58'39" WEST 15.71 FEET; THENCE NORTH 0°07'00" WEST 17.62 FEET ALONG THE EASTERLY LINE OF LOT 13; THENCE NORTH 65°02'01" WEST 6.44 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY BRANDON JOHNSON OF FARNWORTH JOHNSON FOR TITLE PURPOSES. BRASS CAP MONUMENTS WERE FOUND FOR THE NORTH QUARTER CORNER AND WITNESS CORNER FOR THE CENTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. A LINE BEARING SOUTH 0°23'01" EAST BETWEEN SAID BRASS CAP MONUMENTS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. WOODS CROSS INDUSTRIAL PARK PREPARED BY PINNACLE ENGINEERING AND LAND SURVEYING, DATED JANUARY 22, 2009, AND RECORDED JANUARY 28, 2009 WAS USED AS REFERENCE FOR THIS SURVEY. PROPERTY CORNERS ARE SET AS INDICATED HEREON.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY, COTTONWOOD TITLE INSURANCE AGENCY, INC.; LEGACY PREPARATORY ACADEMY, A UTAH NON-PROFIT CORPORATION; WOODS CROSS PROPERTIES, LLC; AND REC CAPITAL MARKETS, LLC, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 5, 6(a), 8, 9, 10(a), 10(b), 11, 12, 13, 16, 17, 18, AND 19, OF "TABLE A" THEREOF. FIELDWORK COMPLETION DATE: OCTOBER 08, 2021 DATE OF SURVEY PLAT MAP: NOVEMBER 05, 2021 REGISTRATION NO.: 42394283



ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:

1

177 E. ANTELOPE DR. STE. B LAYTON, UT 84041 PHONE: (801) 499-5054



LEGACY PREPARATORY ACADEMY 1228 WEST 2185 SOUTH (LOT 4) WOODS CROSS CITY, UTAH

DATE: 2/11/2022

PROJECT: AW-037.04

DRAWN BY: JTF

REVISIONS:

REVISIONS:

REVISIONS:

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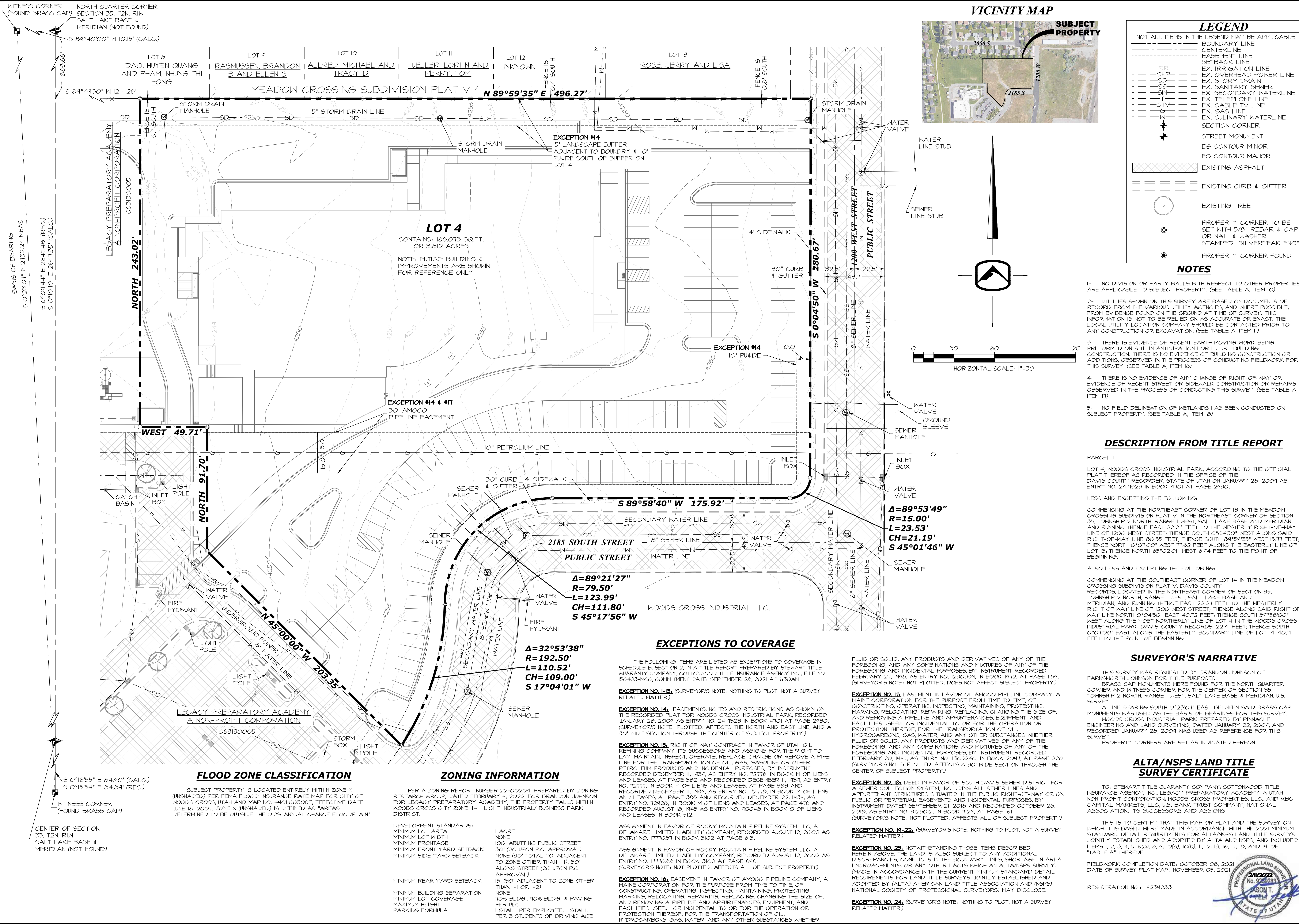
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PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.