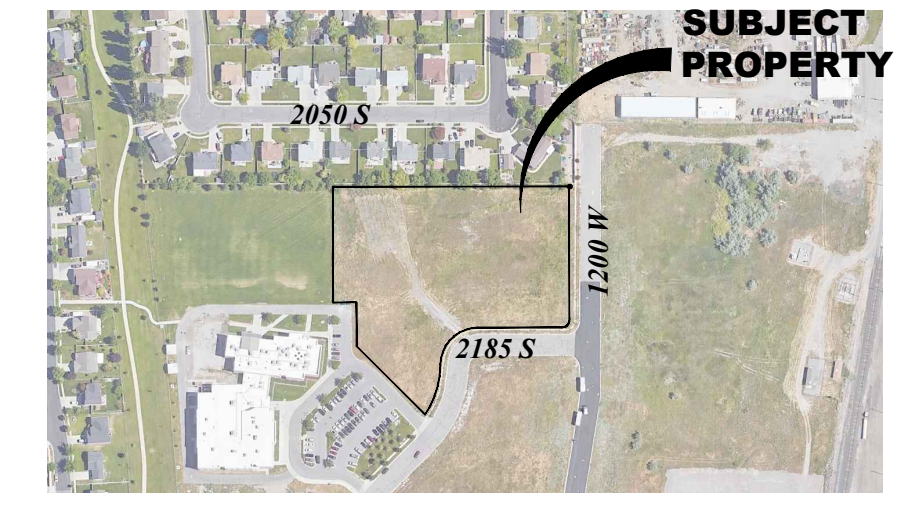


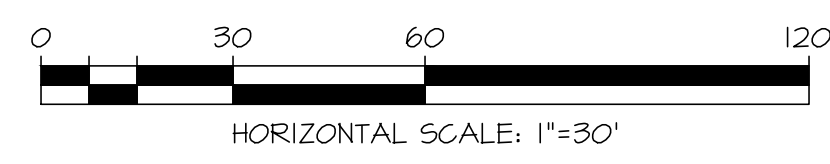
VICINITY MAP



LEGEND table listing symbols for boundary lines, easements, utility lines (water, sewer, gas, telephone, cable TV, irrigation), and other features like trees and monuments.

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...



DESCRIPTION FROM TITLE REPORT

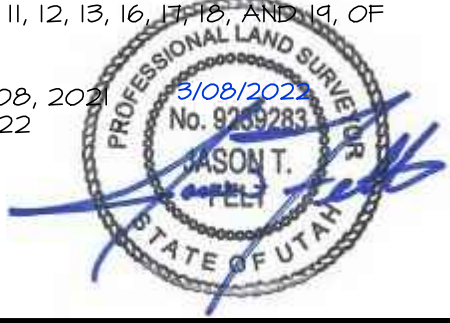
PARCEL 1: LOT 4, WOODS CROSS INDUSTRIAL PARK, ACCORDING TO THE OFFICIAL CROSSING SUBDIVISION PLAT V IN THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN...

SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY BRANDON JOHNSON OF FARNSWORTH JOHNSON FOR TITLE PURPOSES. BRASS CAP MONUMENTS WERE FOUND FOR THE NORTH QUARTER CORNER AND WITNESS CORNER FOR THE CENTER OF SECTION 35...

ALTA/NSPS LAND TITLE SURVEY CERTIFICATE

TO: STEHART TITLE GUARANTY COMPANY; COTTONHOOD TITLE INSURANCE AGENCY, INC.; LEGACY PREPARATORY ACADEMY, A UTAH NON-PROFIT CORPORATION; WOODS CROSS PROPERTIES, LLC; REC CAPITAL MARKETS, LLC; U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS; UTAH CHARTER SCHOOL FINANCE AUTHORITY; AND U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS...



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

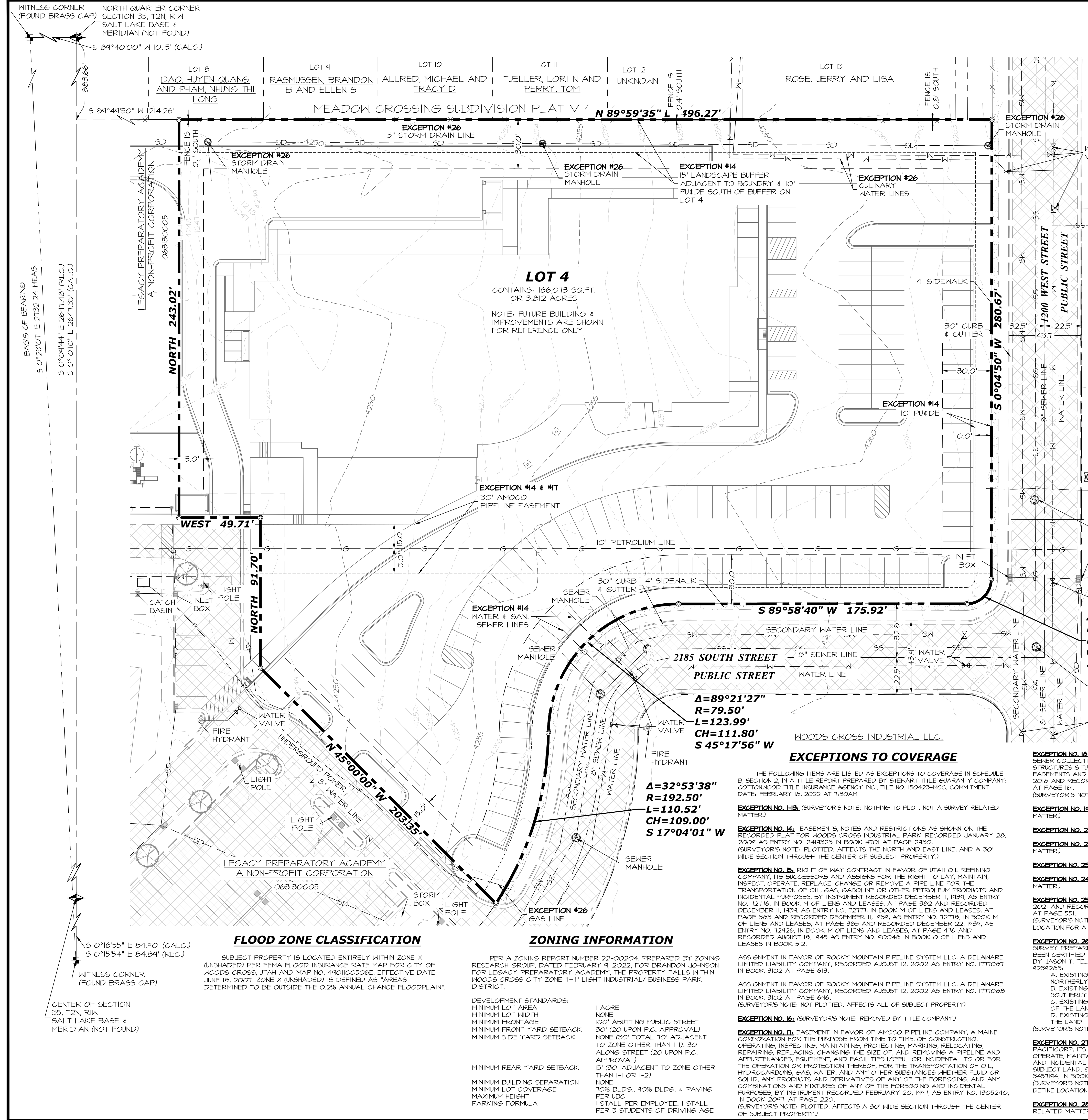


LEGACY PREPARATORY ACADEMY 1228 WEST 2185 SOUTH (LOT 4) WOODS CROSS CITY, UTAH

DATE: 3/08/2022 PROJECT: AW-037.04 DRAWN BY: JTF

ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER: 1



LOT 4 CONTAINS: 166,073 SQ.FT. OR 3.812 ACRES. NOTE: FUTURE BUILDING & IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.

EXCEPTIONS TO COVERAGE

- THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE IN SCHEDULE B, SECTION 2, IN A TITLE REPORT PREPARED BY STEHART TITLE GUARANTY COMPANY, COTTONHOOD TITLE INSURANCE AGENCY INC., FILE NO. 150423-HCC, COMMITMENT DATE: FEBRUARY 18, 2022 AT 1:30AM
EXCEPTION NO. 14: EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON THE RECORD PLAT FOR WOODS CROSS INDUSTRIAL PARK, RECORDED JANUARY 28, 2004 AS ENTRY NO. 2419323 IN BOOK 4101 AT PAGE 2430...

ZONING INFORMATION

PER A ZONING REPORT NUMBER 22-00204, PREPARED BY ZONING RESEARCH GROUP, DATED FEBRUARY 9, 2022, FOR BRANDON JOHNSON FOR LEGACY PREPARATORY ACADEMY, THE PROPERTY FALLS WITHIN WOODS CROSS CITY ZONE 1-1 LIGHT INDUSTRIAL/BUSINESS PARK DISTRICT.

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED) PER FEMA FLOOD INSURANCE RATE MAP FOR CITY OF WOODS CROSS, UTAH AND MAP NO. 44010506E, EFFECTIVE DATE JUNE 18, 2007. ZONE X (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

WITNESS CORNER (FOUND BRASS CAP) NORTH QUARTER CORNER SECTION 35, T2N, R14W SALT LAKE BASE & MERIDIAN (NOT FOUND) S 89°40'00" W 10.15' (CALC.) S 89°49'50" W 1214.26' NORTH 243.02' WEST 49.71' NORTH 91.70' WEST 49.71' S 0°16'55" E 84.90' (CALC.) S 0°15'54" E 84.89' (REC.) WITNESS CORNER (FOUND BRASS CAP) CENTER OF SECTION 35, T2N, R14W SALT LAKE BASE & MERIDIAN (NOT FOUND)