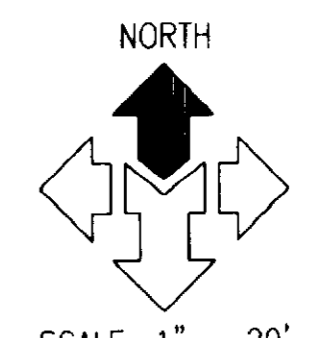
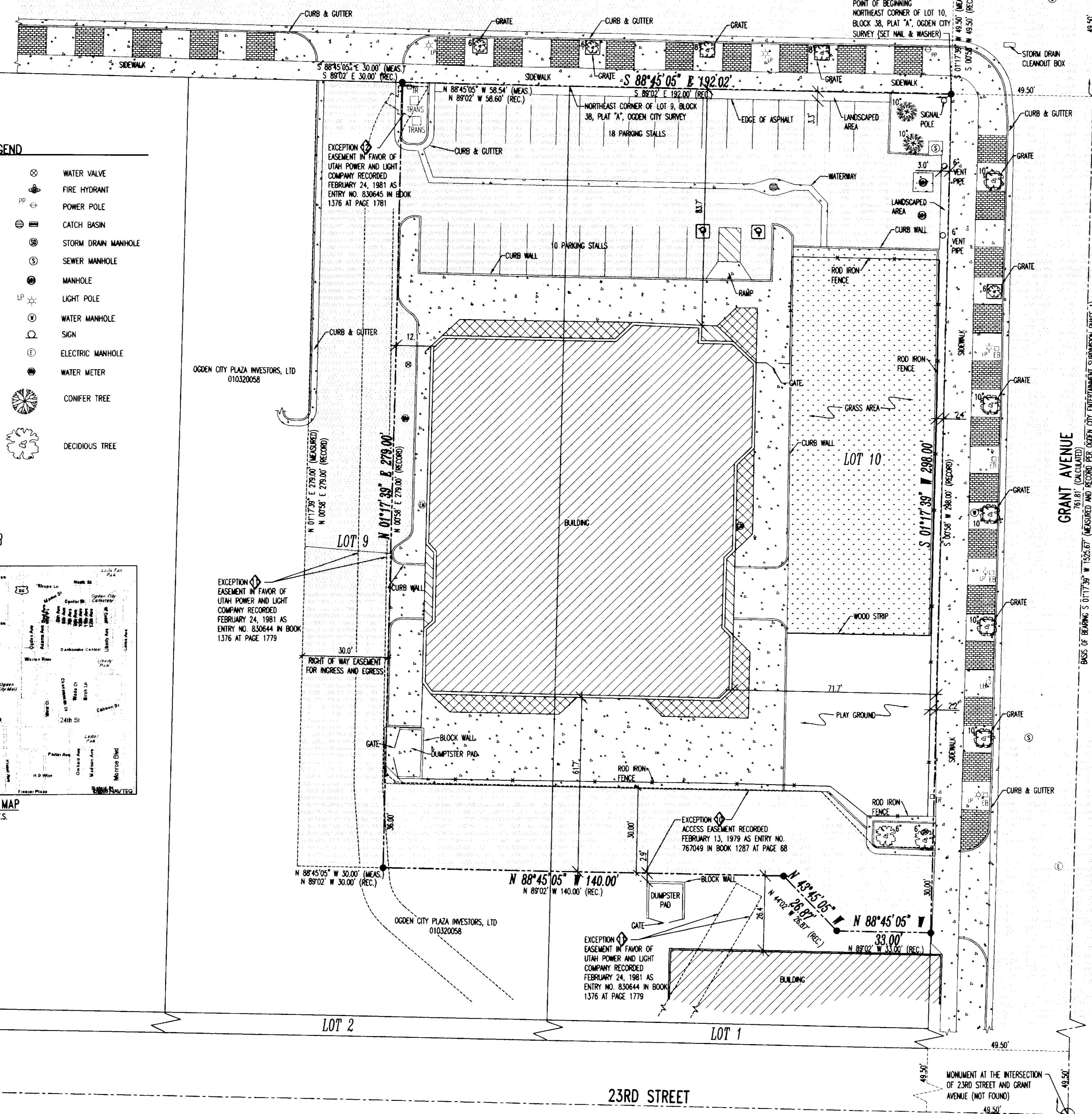


FOUND OGDEN CITY BRASS CAP MONUMENT AT THE INTERSECTION OF 22ND STREET AND LINCOLN AVENUE

FOUND OGDEN CITY BRASS CAP MONUMENT AT THE INTERSECTION OF 22ND STREET AND GRANT AVENUE

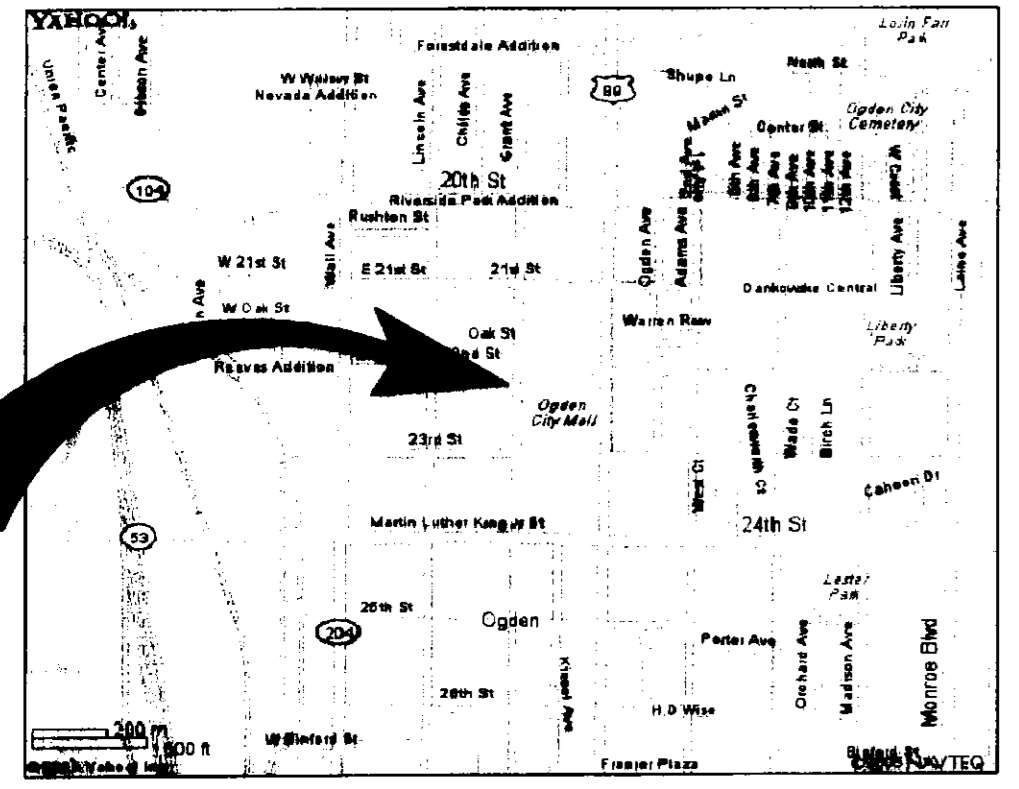


22ND STREET
S 88°45'05" E 766.38' (MEASURED)



LEGEND

	STREET MONUMENT		WATER VALVE
	PROPERTY LINE		FIRE HYDRANT
	MONUMENT LINE		POWER POLE
	EASEMENT LINE		CATCH BASIN
	LOT LINE		STORM DRAIN MANHOLE
	EXIST. FENCE		SEWER MANHOLE
	GAS METER		MANHOLE
	ASPHALT		LIGHT POLE
	CONCRETE		WATER MANHOLE
	BUILDING		SIGN
	OVERHANG		ELECTRIC MANHOLE
	PLANTER BOX		WATER METER
	GRASS		CONIFER TREE
	SET REBAR & CAP OR NAIL & WASHER STAMPED "McNEIL ENG"		DECIDUOUS TREE



LEGAL DESCRIPTION PER TITLE REPORT

PARTS OF LOTS 9 AND 10, BLOCK 38, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10; SAID POINT OF BEGINNING ALSO BEING NORTH 89°02' WEST 49.50 FEET AND SOUTH 0°58' WEST 49.50 FEET FROM THE CENTERLINES OF 22ND STREET AND GRANT AVENUE, OGDEN CITY, WEBER COUNTY, UTAH; RUNNING THENCE SOUTH 0°58' WEST 298.00 FEET TO A POINT; THENCE NORTH 89°02' WEST 33.00 FEET TO A POINT; THENCE NORTH 44°02' WEST 26.87 FEET TO A POINT; THENCE NORTH 89°02' WEST 140.00 FEET TO A POINT; THENCE NORTH 0°58' EAST 279.00 FEET TO A POINT; THENCE SOUTH 89°02' EAST 192.00 FEET TO THE POINT OF BEGINNING.

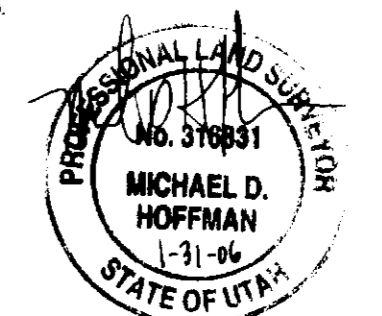
TOGETHER WITH A RIGHT OF WAY EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

A PART OF LOT 9, BLOCK 38, PLAT "A", OGDEN CITY SURVEY; BEGINNING AT A POINT ON THE NORTH LINE OF LOT 9, SAID POINT OF BEGINNING BEING NORTH 89°02' WEST 58.60 FEET FROM THE NORTHEAST CORNER OF LOT 9; SAID POINT OF BEGINNING ALSO BEING NORTH 89°02' WEST 1010.30 FEET AND SOUTH 0°58' WEST 49.50 FEET FROM THE OGDEN CITY SURVEY MONUMENT, LOCATED 10 FEET WEST OF THE INTERSECTION OF 22ND STREET AND WASHINGTON BOULEVARD, IN OGDEN CITY, WEBER COUNTY, UTAH; AND RUNNING THENCE SOUTH 0°58' WEST 279.00 FEET; THENCE NORTH 89°02' WEST 30.00 FEET; THENCE NORTH 0°58' EAST 279.00 FEET; THENCE SOUTH 89°02' EAST 30.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED CERTIFIES TO CHARTER FACILITIES FUNDING I, L.L.C., A MINNESOTA LIMITED LIABILITY COMPANY, VECTRA BANK COLORADO, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AND PARR, MADDOUX, BROWN, GEE & LOEWESS, A UTAH PROFESSIONAL CORPORATION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS FOLLOWS: THIS SURVEY WAS PREPARED BY THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF UTAH, AND WAS MADE BY AN INSTRUMENT SURVEY ON THE GROUND; THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATE. CONTAINS ALL OF THE INFORMATION REQUIRED BY SAID REQUIREMENTS AND ALSO INCLUDES ITEMS 1, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16 OF TABLE A OF SAID REQUIREMENTS, PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINABLE BY THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"; THIS SURVEY AND ALL MATTERS SHOWN ARE CORRECT AND COMPLETE, EXCEPT AS SHOWN AND SPECIFICALLY LABELED ON THIS SURVEY. NO ENCROACHMENT BY AN IMPROVEMENT LOCATED ON ADJOINING PROPERTY ONTO THE SURVEYED PROPERTY (THE "PROPERTY") EXISTS AND NO ENCROACHMENT BY AN IMPROVEMENT LOCATED ON THE PROPERTY ONTO ADJOINING PROPERTY EXISTS. NO VIOLATION OF ZONING ORDINANCES OR RESTRICTIONS EXISTS WITH RESPECT TO THE SIZE, LOCATION OR HEIGHT OF THE IMPROVEMENTS ON THE PROPERTY. ALL UTILITIES SHOWN IN THE OPERATION OF THE PROPERTY ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS OR PURSUANT TO EASEMENTS OVER ADJOINING PRIVATE LAND; NONE OF SUCH UTILITIES RUNS THROUGH OR UNDER ANY IMPROVEMENTS ON THE PROPERTY; EXCEPT AS SHOWN AND SPECIFICALLY LABELED ON THIS SURVEY, THE PROPERTY APPEARS NOT TO SERVE ANY ADJOINING PROPERTY FOR DRAINAGE PURPOSES. THE PROPERTY DOES SERVE ADJOINING PROPERTY FOR INGRESS, EGRESS BUT DOES NOT APPEAR TO SERVE ADJOINING PROPERTY FOR ANY OTHER PURPOSE. THE PROPERTY IS CONTIGUOUS WITH, AND HAS ACCESS TO, AND INGRESS AND EGRESS ACROSS, 22ND STREET AND GRANT AVENUE, DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY OGDEN CITY. BOUNDARIES OF THE PROPERTY HEREIN, AND NO CAP EXISTS AT ANY POINT BETWEEN SAID BOUNDARIES AND THE ROADS ADJACENT TO SAID BOUNDARIES. THE PROPERTY IS SUBJECT TO THE ZONING JURISDICTION OF OGDEN CITY AND LIES WITHIN THE CBD (CENTRAL BUSINESS DISTRICT) ZONE; AND THERE ARE NO "WETLANDS" LOCATED ON THE PROPERTY.

DATE: JANUARY 25, 2006



- NARRATIVE**
- THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER THE CLIENT'S REQUEST.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 449-4601555 PREPARED BY THE TALON GROUP TITLE AND SETTLEMENT SERVICES, EFFECTIVE DATE: DECEMBER 30, 2005, AT 7:30 AM. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS NUMBERED IN THE ABOVE-REFERENCED COMMITMENT.
 - SCHEDULE B-2: EXCEPTION NO.:
 - 10. AFFECTS THE SOUTH APPROXIMATE 30 FEET OF THE SUBJECT PROPERTY. AN ACCESS EASEMENT DISCLOSED BY THE PLAT OF BLOCK 38, PLAT A, OGDEN CITY AS FILED IN THE WEBER COUNTY RECORDER'S OFFICE, AND VARIOUS DOCUMENTS OF RECORD INCLUDING THAT CERTAIN ACCESS AGREEMENT DATED JANUARY 10, 1979 AND RECORDED FEBRUARY 13, 1979 AS ENTRY NO. 767049 IN BOOK 1287 AT PAGE 68 OF OFFICIAL RECORDS BY AND BETWEEN OGDEN CITY PLAZA ASSOCIATES, A UTAH LIMITED PARTNERSHIP, AND ERNEST W. HAHN, INC., A CALIFORNIA CORPORATION. (AS SHOWN HEREON).
 - 11. AFFECTS THE NORTH APPROXIMATE 8 FEET OF THE SUBJECT PROPERTY LYING WITHIN LOT 9. AN EASEMENT FOR ELECTRICAL TRANSMISSION, DISTRIBUTION AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 1981 AS ENTRY NO. 830644 IN BOOK 1376 AT PAGE 1779 OF OFFICIAL RECORDS. (AS SHOWN HEREON).
 - 12. AFFECTS THE NORTH APPROXIMATE 8 FEET OF THE SUBJECT PROPERTY LYING WITHIN LOT 9. AN EASEMENT FOR ELECTRICAL TRANSMISSION, DISTRIBUTION AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 1981 AS ENTRY NO. 830645 IN BOOK 1376 AT PAGE 1781 OF OFFICIAL RECORDS. (AS SHOWN HEREON).
 - McNEIL ENGINEERING, INC. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
 - THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 01°17'39" WEST ALONG THE MONUMENT LINE OF GRANT AVENUE FROM THE FOUND OGDEN CITY BRASS CAP MONUMENT AT 22ND STREET TO 24TH STREET, BEING PART OF LOTS 9 & 10, BLOCK 38, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH AS SHOWN ON THIS SURVEY.
 - CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8 INCH BAR, TWO FEET IN LENGTH, AND RED PLASTIC CAP OR NAIL AND WASHER STAMPED "McNEIL ENG." AS SHOWN ON THE ACCOMPANYING PLAT.
 - THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES ONLY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
 - ACCORDING TO THE OGDEN CITY PLANNING AND ZONING OFFICE THE SUBJECT PARCEL DOES NOT LIE WITH IN ANY SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 49057 C 0426 D DATED DECEMBER 16, 2005.
 - ACCORDING TO OGDEN CITY MUNICIPAL CODE SETBACK, HEIGHT, AND FLOOR SPACE RESTRICTIONS ARE AS FOLLOWS:
 - A. SETBACKS: FRONT-EITHER 10' OR 0' SETBACK FOR UP TO 50% OF THE LOT FRONTAGE, PROVIDED THAT THE REMAINING FRONT SETBACK BE DEVELOPED AS A PLAZA EQUAL IN AREA TO THAT DEFINED BY THE 10' SETBACK. (LOT WIDTH X 10) SIDE-HOME EXCEPT 10' ADJACENT TO RESIDENTIAL ZONE BOUNDARY. REAR-NONE EXCEPT 10' ADJACENT TO RESIDENTIAL ZONE BOUNDARY.
 - B. HEIGHT: NONE
 - C. FLOORSPACE: NONE
 - ACCORDING TO OGDEN CITY MUNICIPAL CODE PARKING REQUIREMENTS FOR SCHOOLS ARE AS FOLLOWS:
 - A. GRADES K-9=2 STALLS PER CLASSROOM
 - B. HIGH SCHOOL=10 STALLS PER CLASSROOM
 - PARKING SPACES FOUND ON SITE INCLUDE 28 REGULAR STALLS AND 2 ADA STALLS. NUMEROUS ADDITIONAL OFFSITE PARKING STALLS (NOT LOCATED) ARE FOUND EAST AND SOUTH OF SUBJECT PARCEL.

McNEIL ENGINEERING AND LAND SURVEYING
 PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING SERVICES
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 TEL: (801) 255-7700 FAX: (801) 255-8071
 E-MAIL: info@mcneileng.com WEB SITE: AT: www.mcneileng.com

OGDEN PREP ACADEMY
VECTRA BANK COLORADO, NATIONAL ASSOCIATION
 2221 GRANT AVENUE
 OGDEN, UTAH 84401
 PART OF LOTS 9 & 10, BLOCK 38, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH

REVISIONS

REV.	DATE	DESCRIPTION
1	1/18/06	ATTORNEY COMMENTS
2	1/25/06	NEW CERTIFICATE
3	1/31/06	REVISE CERTIFICATE

PROJECT NO: 250892
 CAD/DWG FILE: 250892ALT
 DRAWN BY: KSH/MDH/DBD
 CALC BY: MDH
 FIELD CREW: CS/MP
 CHECKED BY: DBD
 DATE: 01/11/2005

SHEET TITLE:
ALTA/ACSM LAND TITLE SURVEY

RECEIVED
 JUN 12 2006
 WEBER COUNTY