

**SURVEYOR'S NARRATIVE**

I, Keith R. Russell, do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/ACSM Land Title Survey for use by the client. The Basis of Bearing is the line between a monument found at the intersection of 21st Street and Lincoln Avenue and a monument found at the intersection of 20th Street and Lincoln Avenue measuring North 1°18'26" East 758.67 feet.

**PROPERTY DESCRIPTIONS**  
**Deed Description**  
**Parcel 1**

Lot 4, American Can Subdivision, Ogden City, Weber County, Utah, according to the official plat thereof.

**Parcel 1A**

Parcel 1A-Easement Estate:

Easement 1-A part of Lot 14, Block 7 and part of Lot 1, Block 6, Five Acre Plat "A", Ogden City Survey, Ogden City, Weber County, Utah, having a Basis of Bearing between the monumented intersection of 21st Street & Lincoln Avenue and the monumented intersection of 20th Street & Lincoln Avenue, which is North 01°18'26" East 758.66 feet, more particularly described as follows:

Beginning at a point on the East right of way line of Lincoln Avenue, which is North 01°18'26" East 611.43 feet and South 88°41'56" East 40.00 feet from the monumented intersection of 21st Street & Lincoln Avenue; thence South 88°41'56" East 66.104 feet; thence South 01°18'04" West 20.00 feet; thence North 88°41'56" West 661.04 feet to the East right of way line of Lincoln Avenue; thence North 01°18'26" East 20.00 feet to the point of beginning.

Easement 2-A part of Lot 14, Block 7 and part of Lot 1, Block 6, Five Acre Plat "A", Ogden City Survey, Ogden City, Weber County, Utah, having a Basis of Bearing between the monumented intersection of 21st Street & Lincoln Avenue and the monumented intersection of 20th Street & Lincoln Avenue, which is North 01°18'26" East 758.66 feet, more particularly described as follows:

Beginning at a point on the East right of way line of Lincoln Avenue, which is North 01°18'26" East 487.06 feet and South 88°41'56" East 40.00 feet from the monumented intersection of 21st Street & Lincoln Avenue; thence South 88°41'56" East 477.58 feet; thence South 01°18'04" West 20.00 feet; thence North 88°41'56" West 477.88 feet to the East right of way line of Lincoln Avenue; thence North 01°18'26" East 20.00 feet to the point of beginning.

Easement 3-A part of Lot 14, Block 7 and part of Lot 1, Block 6, Five Acre Plat "A", Ogden City Survey, Ogden City, Weber County, Utah, having a Basis of Bearing between the monumented intersection of 21st Street & Lincoln Avenue, which is North 01°18'26" East and 758.66 feet, more particularly described as follows:

Beginning at a point, which is North 01°18'26" East 412.12 feet and South 88°41'53" East 178.00 feet from the monumented intersection of 21st Street & Lincoln Avenue; thence North 01°18'04" East 54.90 feet; thence South 88°41'56" East 20.00 feet; thence South 01°18'04" West 54.90 feet; thence North 88°41'53" West 20.00 feet to the point of beginning.

**Parcel 2**

Units 5 and 6, Amcan Condominiums Phase 2, a Utah Condominium Project as identified in the record of survey map recorded May 16, 2008 as Entry No. 2342094, in Book 68, at Page 29 and 30 of plats, (as said record of survey map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium of Amcan Condominiums Phase 2 project, recorded March 30, 2007 as Entry No. 2252602, (as said Declaration may have been amended and/or supplemented) in the office of the Recorder of Weber County, Utah, together with the appurtenant interest in and to the Common Areas, Limited Common Areas, and Facilities more particularly described in said record of survey map, Declaration and any amendments and/or supplements thereto.

To: Davinci Academy of Science and the Arts, a Utah non-profit corporation formerly known as Riverside Technology High School, State Charter School Finance Academy, U.S. National Bank Association, Lincoln Title Insurance Agency and First American title insurance.

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1.2, 3.4, 6.7(a), 7(b), 8.9, 10, 11(a) and 13 of Table A thereof, pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies in my professional opinion, as a land surveyor registered in the State of Utah the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

*Keith R. Russell*  
Date: 7-28-09 License No. 164286

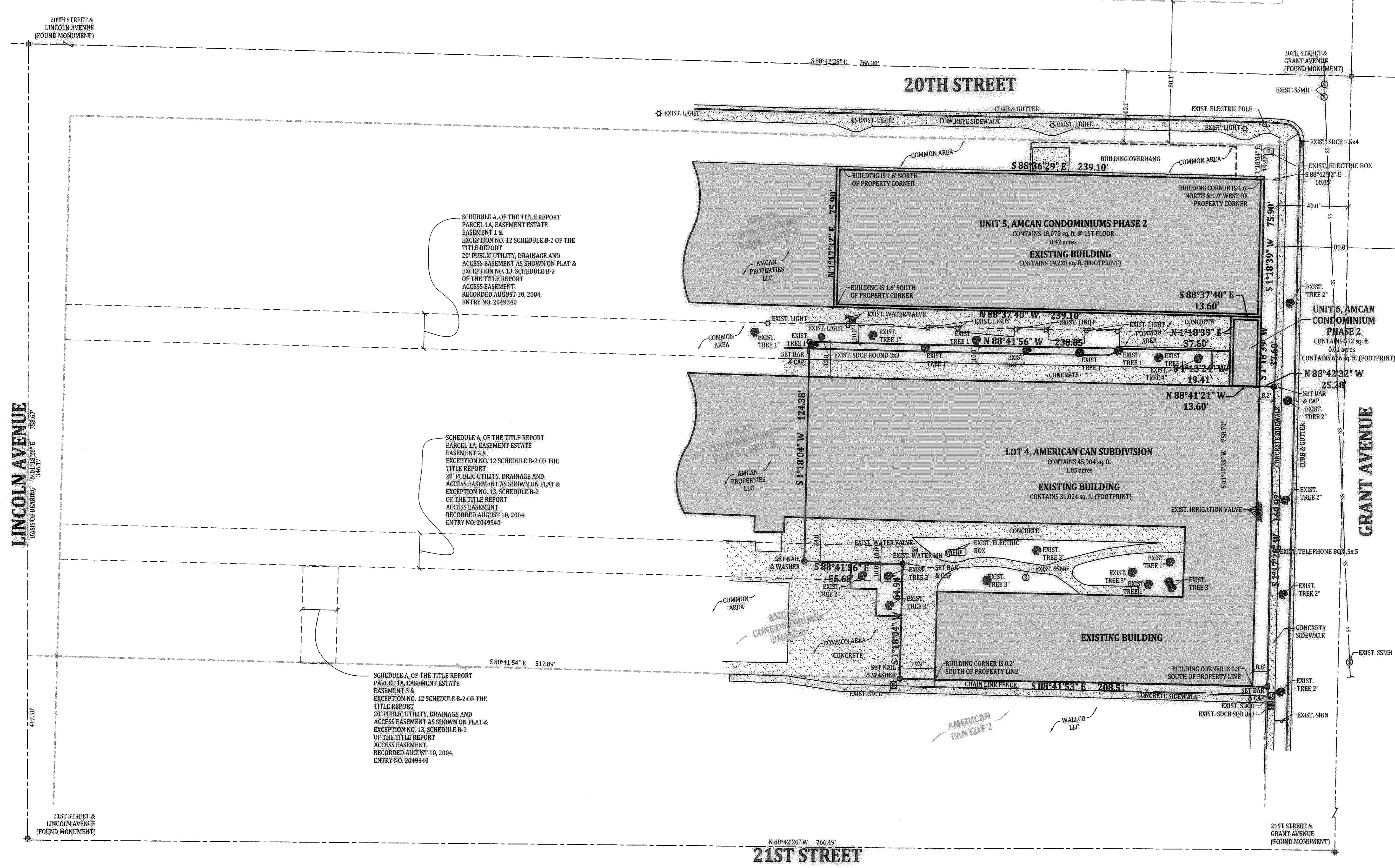
Note: For conditions of record not shown herein as well as specific references to items in the title report please refer to a title report supplied by Lincoln Title Insurance Agency of Ogden, Utah under Commitment No. 017140, dated effective January 22, 2009.

**NOTES:**

- Property is located within a flood zone X as found on FEMA Flood Map No. 49057C0426E, dated December 16, 2005.
- Property is located in Zone CBD for Central Business District with the following setback restrictions:  
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.  
Side: 0', except 10' adjacent to residential zone boundary.  
Rear: 0', except 10' adjacent to residential zone boundary.

**Title Report Exceptions:**

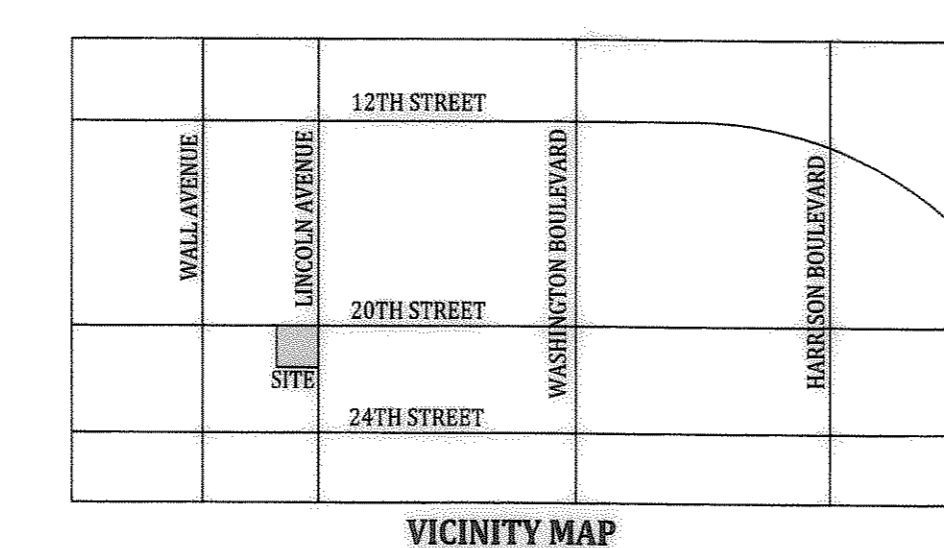
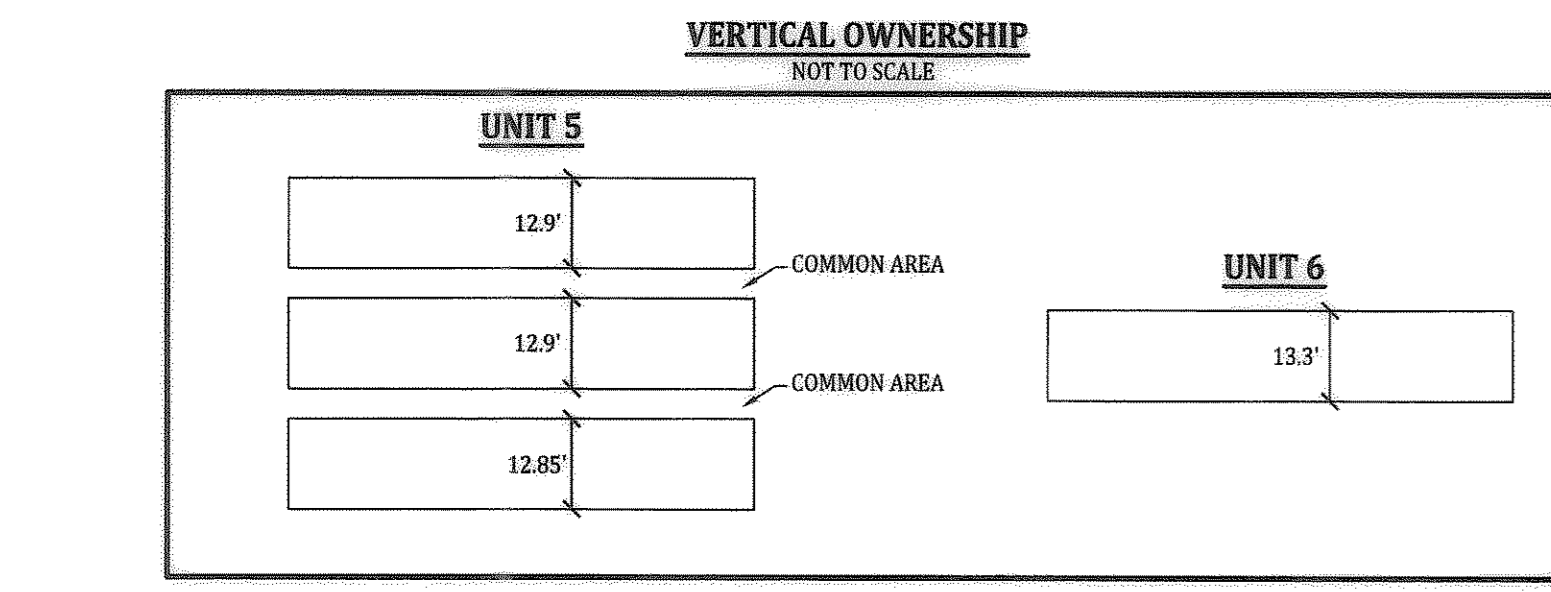
- Non survey item.
- Non survey item.
- Ordinance adopting the Redevelopment Plan, recorded December 21, 1999, Entry No. 1600527, Book 2049, Page 2825. Non survey item.
- Ordinance of Ogden City, Utah, recorded January 9, 2004, Entry No. 2004067. Non survey item.
- Easements, setback lines, restrictions, dedications or conditions of approval as shown on recorded plat. Shown on survey.
- Declaration of Access Easement, recorded August 10, 2004, Entry No. 2049340. Shown on survey.
- Deed of Trust, recorded March 10, 2005, Entry No. 2090070. Non survey item.
- Matters of Lessors Interest in Leases, recorded March 10, 2005, Entry No. 2090071. Non survey item.
- Deed of Trust, recorded March 10, 2005, Entry No. 2090072. Non survey item.
- Deed of Trust, recorded March 10, 2005, Entry No. 2090073. Non survey item.
- Deed of Trust, recorded January 11, 2006, Entry No. 2154086. Non survey item.
- Notice of Leasehold Interest, recorded December 26, 2006, Entry No. 2231691. Non survey item.
- Matters contained within ALTA/ACSM survey. Shown on survey.
- Non survey item.
- Non survey item.
- Assessment levied under Ordinance No. 94-3, recorded February 2, 1994, Entry No. 1272592. Non survey item.
- Assessment levied under Ordinance No. 2000-27, recorded June 7, 2000, Entry No. 1709915. Non survey item.
- Assessment levied under Ordinance No. 2003-83, recorded February 2, 1994, Entry No. 2019270. Non survey item.
- Easements, setback lines, restrictions, dedications or conditions of approval as shown on recorded plat. Shown on survey.
- Declaration of Access Easement, recorded August 10, 2004, Entry No. 2049340. Shown on survey.
- Right of Way Easement in Favor of Pacificorp, recorded October 18, 2007 as Entry No. 2299162. Blanket easement that affects Amcan Condominiums.
- Condominium Declaration for Amcan Condominium, recorded March 30, 2007 as Entry No. 2252602. First Amendment Condominium Declaration for Amcan Condominium, recorded November 19, 2007 as Entry No. 2305565. Second Amendment Condominium Declaration for Amcan Condominium, recorded May 16, 2008 as Entry No. 2342095.
- Development Agreement, recorded September 25, 2007, Entry No. 2294156. First Amendment Development Agreement, recorded September 25, 2007, Entry No. 2294157. Second Amendment Development Agreement, recorded November 14, 2007, Entry No. 2304527. Non survey item.
- Deed of trust, recorded January 19, 2007, Entry No. 2236444. Non survey item.
- Matters contained within ALTA/ACSM survey. Shown on survey.
- Non survey item.
- Non survey item.
- Non survey item.



**SCHEDULE A, OF THE TITLE REPORT**  
**PARCEL 1A, EASEMENT ESTATE**  
**EASEMENT 1 &**  
**EXCEPTION NO. 12, SCHEDULE B-2 OF THE**  
**TITLE REPORT**  
20' PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT AS SHOWN ON PLAT & EXCEPTION NO. 13, SCHEDULE B-2 OF THE TITLE REPORT ACCESS EASEMENT, RECORDED AUGUST 10, 2004, ENTRY NO. 2049340

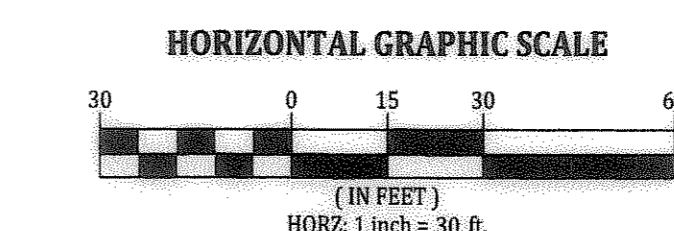
**SCHEDULE A, OF THE TITLE REPORT**  
**PARCEL 1A, EASEMENT ESTATE**  
**EASEMENT 2 &**  
**EXCEPTION NO. 12, SCHEDULE B-2 OF THE**  
**TITLE REPORT**  
20' PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT AS SHOWN ON PLAT & EXCEPTION NO. 13, SCHEDULE B-2 OF THE TITLE REPORT ACCESS EASEMENT, RECORDED AUGUST 10, 2004, ENTRY NO. 2049340

**SCHEDULE A, OF THE TITLE REPORT**  
**PARCEL 1A, EASEMENT ESTATE**  
**EASEMENT 3 &**  
**EXCEPTION NO. 12, SCHEDULE B-2 OF THE**  
**TITLE REPORT**  
20' PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT AS SHOWN ON PLAT & EXCEPTION NO. 13, SCHEDULE B-2 OF THE TITLE REPORT ACCESS EASEMENT, RECORDED AUGUST 10, 2004, ENTRY NO. 2049340

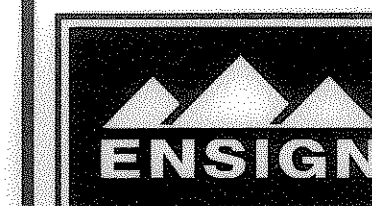


1004333  
1004333  
**RECEIVED**  
AUG 06 2009  
WEBER CO SURVEYOR

- LEGEND**
- SECTION CORNER
  - MONUMENT
  - SET ENSIGN REBAR AND CAP
  - WATER METER
  - WATER VALVE
  - SANITARY SEWER MANHOLE
  - STORM DRAIN CLEAN OUT
  - STORM DRAIN CATCH BASIN
  - TREE
  - CONCRETE



**LOCATED IN BLOCK 6 & BLOCK 7**  
**FIVE ACRE PLAT A**  
**OGDEN CITY, WEBER COUNTY, UTAH**



**SALT LAKE CITY**  
90 E. Fort Union Blvd  
Suite 100  
Midvale UT 84047  
Phone: 801.255.0529  
Fax: 801.255.4449

**LAYTON**  
Phone: 801.547.1100

**PLEASANT GROVE**  
Phone: 801.796.8145

**TOOELE**  
Phone: 435.843.3590

WWW.ENSIGNUTAH.COM

FOR:  
**DAVINCI ACADEMY**  
227 20TH STREET  
OGDEN, UTAH

CONTACT:  
**KIRTON & MCCONKIE**  
PHONE: 801-323-5910  
FAX:

**DAVINCI ACADEMY**  
**ALTA/ACSM LAND TITLE SURVEY**  
**2033 GRANT AVENUE (PARCEL 1), 227 20TH STREET &**  
**2021 GRANT AVENUE (PARCEL 2), OGDEN, UTAH, 84401**



No.	DATE	REVISION	BY
1			FOR REVIEW
2			
3			
4			
5			
6			
7			
8			

**ALTA/ACSM LAND TITLE SURVEY**

PROJECT NUMBER	DATE
11814	7/9/09
DRAWN BY	CHECKED BY
J. KUDRNA	
PROJECT MANAGER	