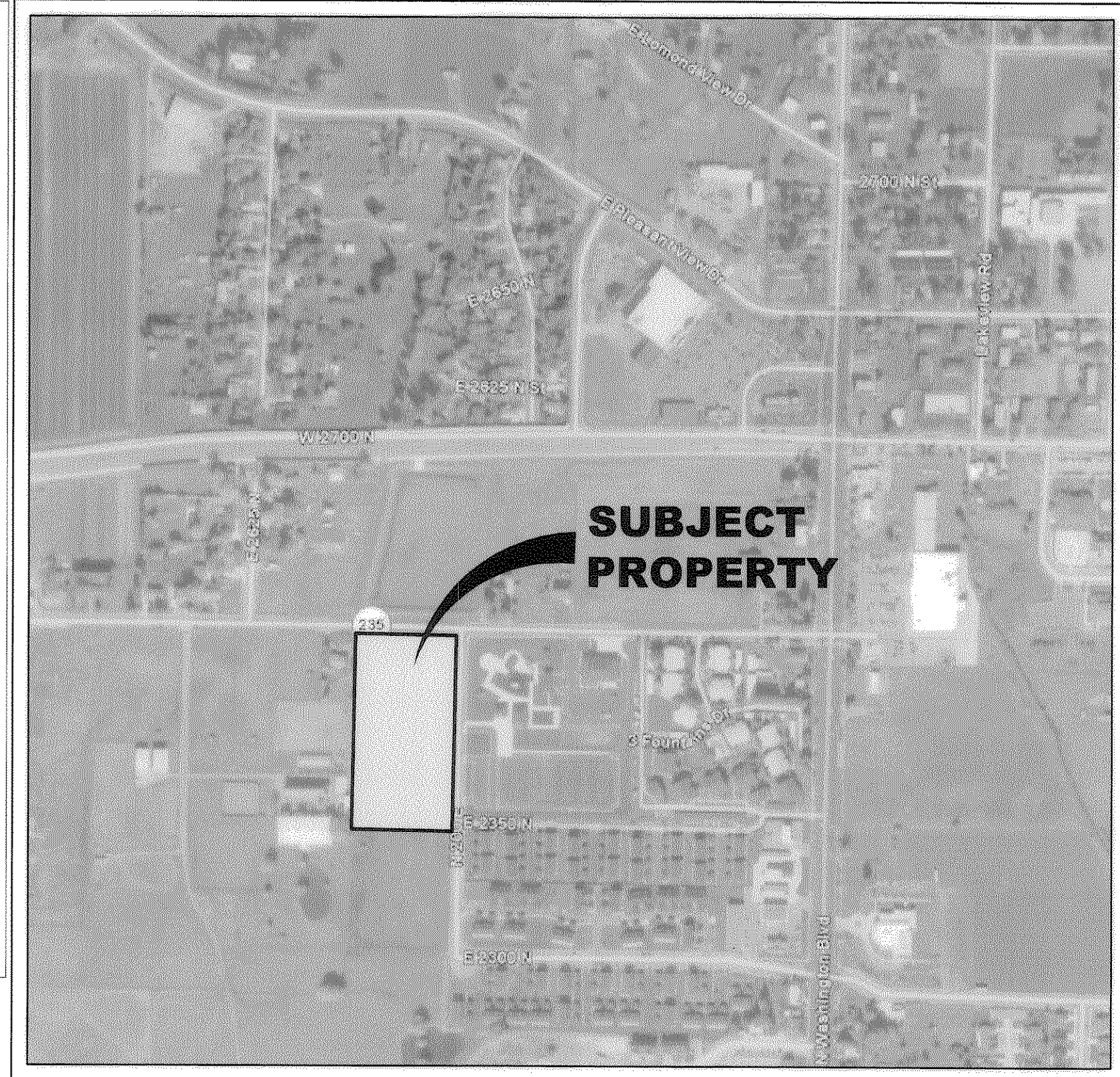


ALTA/ACSM LAND TITLE SURVEY: MARIA MONTESSORI CHARTER SCHOOL

LOCATED AT:
APPROX: 2550 NORTH 200 EAST
NORTH OGDEN, UTAH

VICINITY MAP



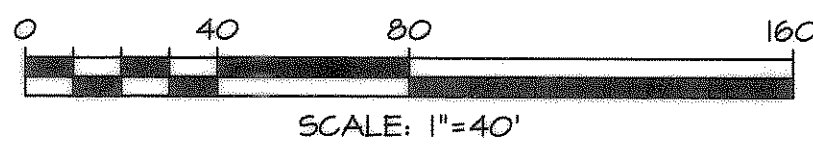
**SUBJECT
PROPERTY**

LOT 1 LEGAL DESCRIPTION

ALL OF LOT 1 (NET OF PARCEL A), OF THE RANCHES SUBDIVISION PHASE I AS RECORDED WITH THE WEBER COUNTY RECORDER'S OFFICE ON MAY 27TH, 2010 IN BOOK 71, PAGE 33 OF OFFICIAL RECORDS.

CONTAINS: 254,544 SQ.FT. (5.84 AC.)

SHOOTING STAR LAND
& DEVELOPMENT, L.L.C.
18-056-0060



NORTH

WEST 1/4 CORNER
OF SECTION 32, T.1N,
R.1W, S.18.4M. (FOUND
BRASS CAP)

S 87°21'06" E 269.21' (MEAS.)
BASIS OF BEARING 269.76' (REC.)

S 91°59'31" E 369.20'

CENTER CORNER
OF SECTION 32, T.1N,
R.1W, S.18.4M. (FOUND
BRASS CAP)

POINT OF
BEGINNING
LOT 1

EXCEPTION #10
APPROXIMATE LOCATION
OF CONNECTION OF
RE-ROUTED DRAINAGE
PIPE TO EXISTING CLAY PIPE
CHAMBERS, ROB &
WF MARION CHAMBERS
18-056-0056

EXCEPTION #13
10' PILEADE
RECORDED MAY 27, 2010
ON THE RANCHES
SUBDIVISION PHASE I PLAT
IN FAVOR OF NORTH
OGDEN CITY

**LOT 1 (NET OF PARCEL A),
THE RANCHES
SUBDIVISION PHASE 1**
CONTAINS 5.84 ACRES

37,269 SQ.FT.
(EXTERIOR FOOTPRINT)

EXCEPTION #14
20' PILEADE
RECORDED MAY 27, 2010
ON THE RANCHES
SUBDIVISION PHASE I PLAT
IN FAVOR OF NORTH
OGDEN CITY

EXCEPTION #14
20' PILEADE
RECORDED MAY 27, 2010
ON THE RANCHES
SUBDIVISION PHASE I PLAT
IN FAVOR OF NORTH
OGDEN CITY

EXCEPTION #10
APPROXIMATE LOCATION
OF CONNECTION OF
RE-ROUTED DRAINAGE
PIPE TO EXISTING CLAY PIPE

EXCEPTION #10
APPROXIMATE LOCATION
OF CONNECTION OF
RE-ROUTED DRAINAGE
PIPE TO EXISTING CLAY PIPE

EXCEPTION #10
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RE-ROUTED DRAINAGE
PIPE TO EXISTING CLAY PIPE

EXCEPTION #10
APPROXIMATE LOCATION
OF CONNECTION OF
RE-ROUTED DRAINAGE
PIPE TO EXISTING CLAY PIPE

TITLE NARRATIVE

1. TITLE DOCUMENTS FOR THIS PROPERTY WERE PROVIDED BY MOUNTAIN VIEW TITLE & ESCROW COMPANY, CASE NO.: 103716, AT EFFECTIVE DATE: MAY 22, 2010 AT 7:00 A.M.

2. SCHEDULE B-SECTION 2 SPECIFIC EXCEPTIONS (FROM TITLE REPORT)

#10 A DRAINAGE RIGHT OF WAY GRANTED OVER AND ACROSS SAID PROPERTY, AS DISCLOSED IN BOOK "A" PAGE 232 OF WEBER COUNTY RECORDS. (THE ABOVE MENTIONED DRAINAGE RIGHT OF WAY IS UNTRACTABLE & NOT LEGIBLE, HOWEVER, EVIDENCE OF A CLAY PIPE WAS FOUND DURING EXCAVATION FOR THE FOUNDATION OF THE SCHOOL. THE CLAY PIPE WAS REMOVED AND A DRAINAGE PIPE WAS INSTALLED ALONG THE EAST AND NORTH BOUNDARIES OF THE HEREON SHOWN PROPERTY AND CONNECTED INTO THE EXISTING PIPE AT THE SOUTH END WHERE THE PIPE CROSSED THE PROPERTY LINE AND CONNECTED INTO THE STORM DRAIN AT THE NORTHWEST CORNER OF THE PROPERTY AS SHOWN HEREON. IT SHOULD BE NOTED THAT A SPECIFIC EASEMENT HAS NOT BEEN RECORDED TO REFLECT THESE CHANGES.)

#11 AN EASEMENT, DATED OCTOBER 20, 1963, IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY FOR THE PURPOSE TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION AND OTHER FACILITIES, UPON, OVER, UNDER AND ACROSS SAID PROPERTY, RECORDED MARCH 19, 1963 AS ENTRY NO. 348618, IN BOOK 731, PAGE 270, RECORDS OF WEBER COUNTY, UTAH. (AFFECTS THE NORTH 20 FEET). (AS SHOWN HEREON)

#13 A TEN (10) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT OVER THE NORTH AND EAST SIDES OF SAID PROPERTY AS DISCLOSED ON THE RANCHES SUBDIVISION PHASE I PLAT.

#14 A TWENTY (20) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT OVER THE WEST AND SOUTH SIDES OF SAID PROPERTY AS DISCLOSED ON THE RANCHES SUBDIVISION PHASE I PLAT.

#15 PUBLIC SIDEWALK EASEMENT ALONG FRONT OF PROPERTY AS DISCLOSED ON THE RANCHES SUBDIVISION PHASE I PLAT.

#16 A TWENTY (20) FOOT PHONE EASEMENT ALONG THE FRONT OF PROPERTY AS DISCLOSED ON THE RANCHES SUBDIVISION PHASE I PLAT. (SAME AS #11 SPECIFIC EXCEPTIONS)

3. THIS PARCEL FALLS WITHIN FLOOD ZONE "X" WHICH IS CLASSIFIED AS FOLLOWS: AREAS OF 0.2% ANNUAL CHANGE FLOOD; AREAS OF 1% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD.

4. THIS SURVEY WAS PERFORMED AS AN ALTA SURVEY OF THE MARIA MONTESSORI ACADEMY PARCEL, WHICH IS PART OF A PARCEL RECORDED AS SERIAL NUMBER 18-056-0054 OF WEBER COUNTY RECORDS. THE BASIS OF BEARING IS SOUTH 87°39'06" EAST 2683.81 FEET AS MEASURED ON THE GROUND BETWEEN THE CENTER AND WEST QUARTER CORNERS OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. ALL CORNERS WERE FOUND AND ARE SHOWN ON THE PLAT.

5. THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND STRUCTURES AS OBSERVED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATIONS OF EXISTING UTILITIES WERE PERFORMED; THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OF SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES IF ANY DIGGING, EXCAVATION OR CONSTRUCTION IS INTENDED.

6. INFORMATION OBTAINED BY THE SURVEYOR FOR THE PERFORMANCE OF THIS SURVEY CONSISTED OF A TITLE REPORT FROM MOUNTAIN VIEW TITLE, THE RANCHES SUBDIVISION PHASE I AS RECORDED WITH THE WEBER COUNTY RECORDER'S OFFICE ON MAY 27TH, 2010 IN BOOK 71, PAGE 33, RECORDED DEEDS FOR THE SUBJECT AND NEIGHBORING PARCELS, AND THE WEBER COUNTY SURVEYORS RECORDED SECTION SHEETS AND TIE SHEETS.

7. THE COORDINATES SHOWN HEREON ARE LOCAL GROUND COORDINATES.

SURVEYOR'S CERTIFICATE

TO: MIKE L. HENDRY
MOUNTAIN VIEW TITLE & ESCROW, INC.

TO: VECTRA BANK COLORADO NATIONAL ASSOCIATION

TO: PLEASANT VIEW SCHOOL DEVELOPMENT, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 12.4.1(b)-(b.4)(i)(ii)(iii) AND 18 OF TABLE THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR IN THE STATE OF UTAH, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: June 19, 2010

ARTHUR O. LeBARON, L.S.
LICENSE NO. 375178



004456

RECEIVED

JUL 02 2010

WEBER CO SURVEYOR

DATE: 6/14/2010
DRAWN BY: JDL
PROJECT: ALTA/ACSM SURVEY

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PROJECT: ALTA/ACSM SURVEY

SHEET NUMBER

C1

ALTA/ACSM SURVEY