

2021 ALTA/NSPS LAND TITLE SURVEYOR'S CERTIFICATE

TO: COTTONWOOD TITLE INSURANCE AGENCY, INC.; STEWART TITLE GUARANTY COMPANY; LEADERSHIP LEARNING ACADEMY, INC., A UTAH NON-PROFIT CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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 INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 13, 16, 17, 18, AND 19, OF TABLE A THEREOF.

FIELDWORK WAS COMPLETED ON NOVEMBER 11, 2024.

DATE OF SURVEY PLAT MAP: **NOVEMBER 14, 2024**

BROCK R. BUTLER
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12552450



TITLE COMMITMENT DESCRIPTION

PER REAL PROPERTY TITLE REPORT, CONDUCTED BY COTTONWOOD TITLE INSURANCE AGENCY, INC., FILE NUMBER (180080-MCF) EFFECTIVE SEPTEMBER 17, 2024.

PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 2ND STREET, SAID POINT BEING SOUTH 00°11'31" WEST 33.00 FEET AND NORTH 84°09'45" WEST 243.50 FEET FROM AN OGDEN CITY STREET MONUMENT IN THE INTERSECTION OF HARRISON BOULEVARD AND 2ND STREET AND RUNNING THENCE SOUTH 00°11'31" WEST 614.96 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SHERWOOD PARK SUBDIVISION ADDITION NO. 6; THENCE ALONG SAID SUBDIVISION THE FOLLOWING (2) COURSES AND DISTANCES: (1) NORTH 84°09'45" WEST 185.50 FEET; (2) THENCE NORTH 48°58'21" WEST 209.35 FEET TO EASTERLY BOUNDARY OF SHERWOOD PARK SUBDIVISION NO. 3; THENCE ALONG SAID EAST LINE NORTH 00°50'15" EAST 414.75 FEET TO THE SOUTH LINE OF 2ND STREET; THENCE ALONG SAID SOUTH LINE SOUTH 84°09'45" EAST 334.50 FEET TO THE POINT OF BEGINNING.

EXCEPTIONS TO COVERAGE

THE FOLLOWING ITEMS ARE LISTED AS EXCEPTIONS TO COVERAGE PER STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE, ISSUED BY COTTONWOOD TITLE INSURANCE AGENCY, INC., FILE NUMBER (180080-MCF) EFFECTIVE SEPTEMBER 17, 2024. TEXT IN PARENTHESES ARE THE SURVEYOR'S NOTES:

- EXCEPTION NO. 1-8, 26-29, 34, 36-37.** (CONTAIN NO PLOTTABLE DESCRIPTIONS.)
- EXCEPTION NO. 1-25, 30-34.** (DO NOT APPLY TO SUBJECT PARCEL.)
- EXCEPTION NO. 30.** RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT RECORDED OCTOBER 10, 1955, AS ENTRY NO. 244253, IN BOOK 413, AT PAGE 180. (AFFECTS SOUTHERLY PORTION OF SUBJECT PARCEL.)
- EXCEPTION NO. 31.** USAGE RESTRICTION AND RIGHT OF FIRST REFUSAL, DATED NOVEMBER 21, 2016 AND RECORDED NOVEMBER 23, 2016 AS ENTRY NO. 2828324. (SUBJECT PARCEL LIES WITHIN THE DESCRIPTIONS IN EXHIBIT A.)
- EXCEPTION NO. 32.** GRANT OF EASEMENT (STORM WATER LINE) IN FAVOR OF COMMERCE CORNER, LLC FOR THE DISCHARGE, DRAINAGE, AND FLOW OF STORM WATER AND SURFACE DRAINAGE AND INCIDENTAL PURPOSES, BY INSTRUMENT DATED JANUARY 31, 2016 AND RECORDED FEBRUARY 2, 2017, AS ENTRY NO. 2840506. (AFFECTS NORTHERLY AND WESTERLY PORTIONS OF SUBJECT PARCEL.)
- EXCEPTION NO. 33.** UNDERGROUND RIGHT OF WAY EASEMENT IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, D/B/A ROCKY MOUNTAIN POWER, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPAIR ELECTRIC TRANSMISSION AND OTHER EQUIPMENT AND INCIDENTAL PURPOSES, OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, SAID EASEMENT RECORDED SEPTEMBER 6, 2017, AS ENTRY NO. 2871213. (AFFECTS NORTHWESTERLY PORTION OF SUBJECT PARCEL.)
- EXCEPTION NO. 35.** DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AND ANY OTHER OBLIGATIONS SECURED THEREBY; TRUSTOR: LEADERSHIP LEARNING ACADEMY, INC.; TRUSTEE: U.S. BANK NATIONAL ASSOCIATION; BENEFICIARY: UTAH CHARTER SCHOOL, FINANCE AUTHORITY; AMOUNT: \$16,625,000.00; DATED: OCTOBER 1, 2019; RECORDED: OCTOBER 1, 2019 AS ENTRY NO. 3008514.

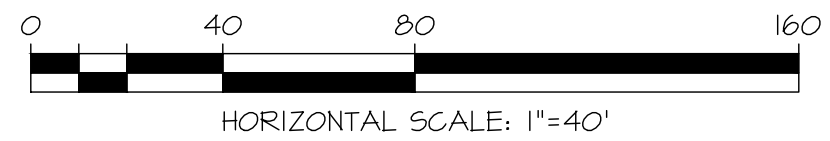
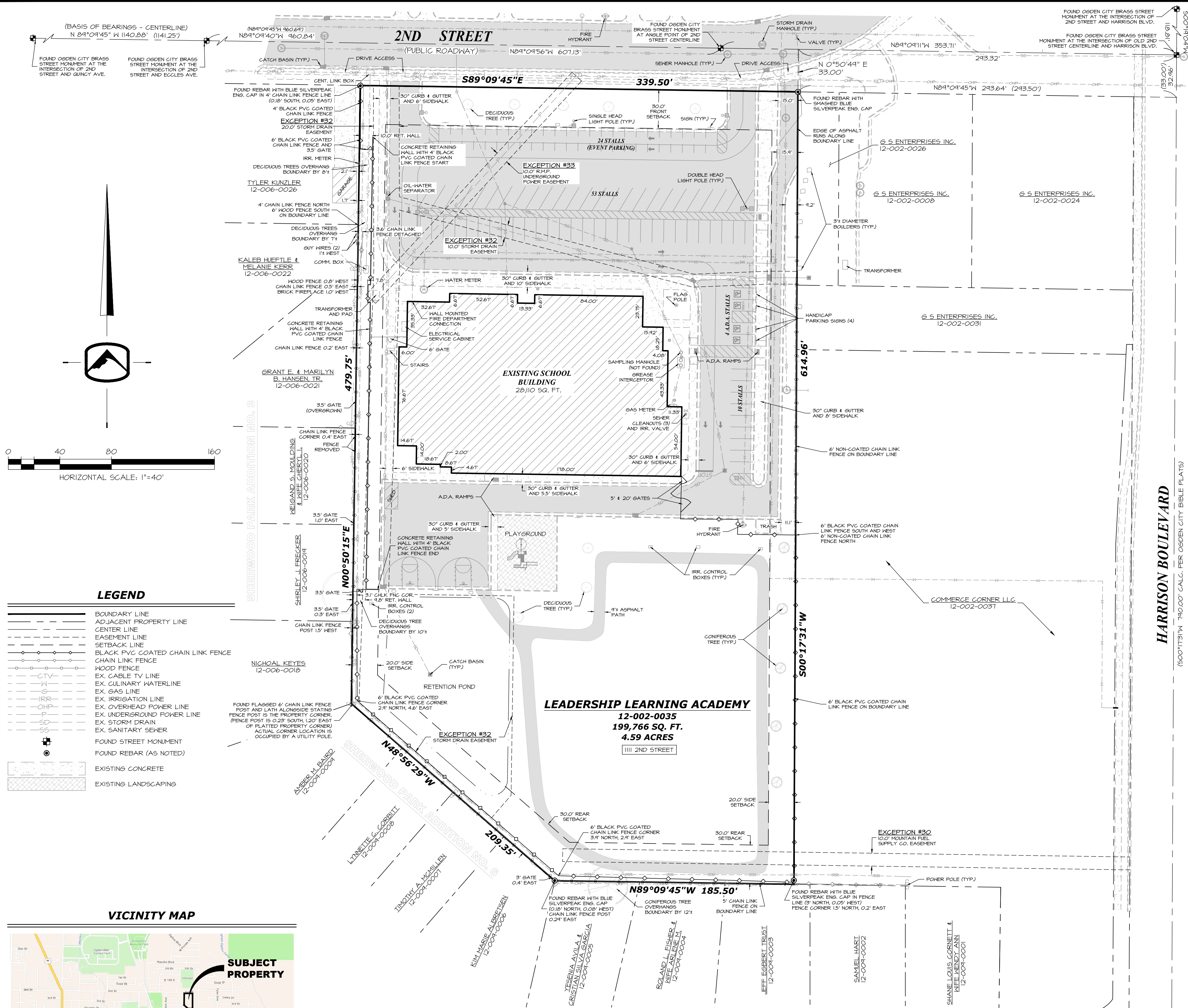
THE ABOVE STATED DEED OF TRUST WAS ASSIGNED TO U.S. BANK NATIONAL ASSOCIATION, BY INSTRUMENT DATED OCTOBER 1, 2019 AND RECORDED OCTOBER 1, 2019 AS ENTRY NO. 3008626. (CONTAINS SUBJECT PARCEL DESCRIPTION IN PARCEL 2 OF EXHIBIT A.)

TABLE A - OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS SURVEY RESPONSES

1. SURVEY MONUMENTS FOUND AND/OR SET ARE SHOWN HEREON.
2. PARCEL ADDRESS: IIII 2ND STREET, OGDEN, UT 84404
3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF OGDEN, MAP NO. 44057C0214F, EFFECTIVE NOVEMBER 30, 2023, THIS PROPERTY LIES WITHIN FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD.
4. GROSS LAND AREA OF SURVEYED PROPERTY IS 194,766 SQUARE FEET OR 4.51 ACRES
6. (A) A ZONING REPORT WAS PROVIDED BY ZONING RESEARCH GROUP, REPORT NUMBER 19-0014, DATED SEPTEMBER 13, 2019, ZONING DESIGNATION FOR THE SUBJECT PARCEL IS R-LD, SINGLE-FAMILY RESIDENTIAL ZONE. ZONING REQUIREMENTS PER SAID ZONE ARE AS FOLLOWS:
 - SETBACKS:
 - MINIMUM FRONT YARD: 30 FEET; EXCEPT AVERAGE WHERE 50% FRONTAGE IS DEVELOPED BUT NOT LESS THAN 20 FEET
 - MINIMUM SIDE YARD (OTHER MAIN BUILDINGS NOT A DWELLING): 20 FEET EACH SIDE
 - MINIMUM REAR YARD (MAIN BUILDING): 30 FEET
 - SETBACKS (ACCESSORY BUILDINGS):
 - SIDE YARD: 0 FEET, EXCEPT 1 FOOT IF LOCATED AT LEAST 6 FEET FROM REAR OF MAIN BUILDING AND 60 FEET BACK FROM FRONT LOT LINE, BUT NO CLOSER THAN 0 FEET TO DWELLING ON ADJACENT LOT.
 - REAR YARD: 1 FOOT, EXCEPT 0 FEET WHERE ACCESSORY BUILDING REARS ON SIDE YARD OF ADJACENT CORNER LOT
 - LOT SIZE:
 - MINIMUM LOT AREA: 8,000 SF (CORNER LOT - 9,000 SF)
 - MINIMUM LOT WIDTH: 65 FEET (CORNER LOT - 75 FEET)
 - BUILDING/STRUCTURE SIZE:
 - MAXIMUM HEIGHT:
 - MINIMUM: ONE STORY
 - MAXIMUM: 35 FEET/TWO AND ONE HALF STORIES
 - MAXIMUM LOT COVERAGE: NO ACCESSORY BUILDING OR GROUP OF ACCESSORY BUILDINGS SHALL COVER MORE THAN 25% OF THE REAR YARD AREA; EXCEPT IF THE ONLY ACCESSORY BUILDING IS A GARAGE, IT MAY EXCEED THE 25% COVERAGE PROVIDED IT IS NO LARGER THAN 528 SQUARE FEET.
 - LANDSCAPING: ALL YARD AREAS EXCEPT THOSE AREAS WHERE ACCESSORY BUILDINGS, PERMITTED PARKING AND ACCESS WAYS ARE SPECIFICALLY ALLOWED ARE REQUIRED TO BE LANDSCAPED AND MAINTAINED. FOR NEW CONSTRUCTION THE LANDSCAPING SHALL BE INSTALLED WITHIN 18 MONTHS OF THE TIME OF THE FIRST OCCUPANCY OF THE DWELLING.

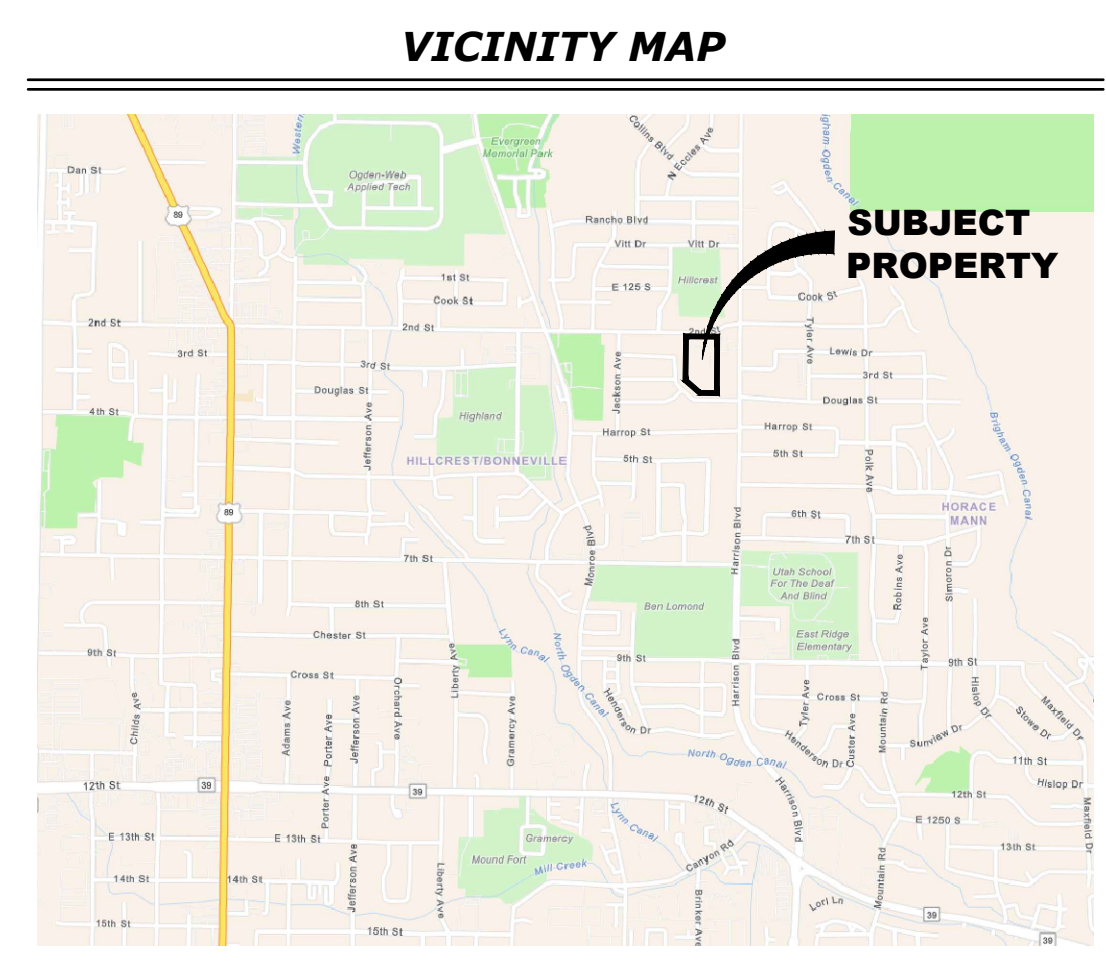
(B) ZONING SETBACK REQUIREMENTS ARE GRAPHICALLY DEPICTED HEREON PER ZONING REPORT REFERENCED IN 6(A).

7. (A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED ARE SHOWN HEREON.
9. TOTAL EXISTING PARKING STALLS: 41
 - STANDARD STALLS: 63
 - EVENT STALLS: 24
 - A.D.A. STALLS: 4
10. NAMES OF ADJOINING OWNERS ARE SHOWN HEREON.
11. NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDINGS ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. NO PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN DOCUMENTS WERE PROVIDED TO OR OBTAINED BY THE SURVEYOR.
14. SURVEYOR MAINTAINS COVERAGE. CERTIFICATE OF INSURANCE TO BE PROVIDED UPON REQUEST.



LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	SETBACK LINE
	BLACK PVC COATED CHAIN LINK FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	EX. CABLE TV LINE
	EX. CULINARY WATERLINE
	EX. GAS LINE
	EX. IRRIGATION LINE
	EX. OVERHEAD POWER LINE
	EX. UNDERGROUND POWER LINE
	EX. STORM DRAIN
	EX. SANITARY SEWER
	FOUND STREET MONUMENT
	FOUND REBAR (AS NOTED)
	EXISTING CONCRETE
	EXISTING LANDSCAPING



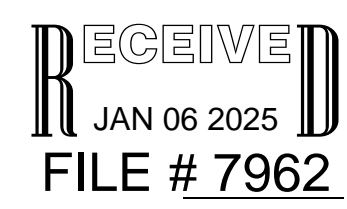
SURVEYOR'S NARRATIVE

THIS SURVEY WAS REQUESTED BY BRAD TAYLOR ON BEHALF OF LEADERSHIP LEARNING ACADEMY FOR THE PURPOSE OF PERFORMING AN ALTA/NSPS LAND TITLE SURVEY. A COMMITMENT FOR TITLE INSURANCE PREPARED BY US TITLE INSURANCE AGENCY, LLC, ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER (180080-MCF) EFFECTIVE SEPTEMBER 17, 2024, WAS USED IN PREPARATION FOR THIS SURVEY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND SILVERPEAK ENGINEERING IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BASED ON RELIANCE OF SAID COMMITMENT. UTILITIES SHOWN HEREON ARE BASED ON EXISTING MAPS, PLANS, MARKINGS, AND FIELD SURVEY INFORMATION. SILVERPEAK ENGINEERING MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES NOR THEIR LOCATIONS EXACT.

THE CONTROL USED TO ESTABLISH THE BOUNDARY LINE HAS WEBER COUNTY RECORD OF SURVEY NUMBERS 5626 AND 6145, ALONG WITH FOUND SURVEY MONUMENTATION AS SHOWN HEREON.

THE BASIS OF BEARINGS IS THE MONUMENTED STREET CENTERLINE FOR 2ND STREET BETWEEN THE FOUND OGDEN CITY BRASS CAP MONUMENTS AT THE INTERSECTIONS OF QUINCY AVENUE AND ECCLES AVENUE, BEARING NORTH 84°09'45" WEST. FURTHER TIES TO RECENTLY ADDED OGDEN CITY STREET MONUMENTATION HAS BEEN INCLUDED AS THEY APPARENTLY DID NOT EXIST OR WERE NOT FOUND AT THE TIME OF THE PREVIOUS SURVEYS REFERENCED ABOVE.

FOR NAD 83 STATE PLANE UTAH NORTH ZONE BEARINGS, APPLY A CLOCKWISE ROTATION OF 00°20'20". A GRID TO GROUND SCALE FACTOR OF 1.0002568753 WAS APPLIED TO ALL MEASUREMENTS. BEARINGS AND/OR DISTANCES SHOWN IN PARENTHESES () ARE RECTOR INFORMATION.



ALTA/NSPS LAND TITLE SURVEY FOR
SILVERPEAK ENGINEERING
 LEADERSHIP LEARNING ACADEMY
 CIVIL
 STRUCTURAL
 SURVEY
 WWW.SILVERPEAKENG.COM
 177 E. ANTELOPE DR. STE. B
 LAYTON, UT 84041
 PHONE: (801) 499-5054
 DATE: 11/14/2024
 PROJECT: AW-047.02
 MANAGER: B.R.B.
 ALTA/NSPS LAND TITLE SURVEY
 SHEET NUMBER:
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