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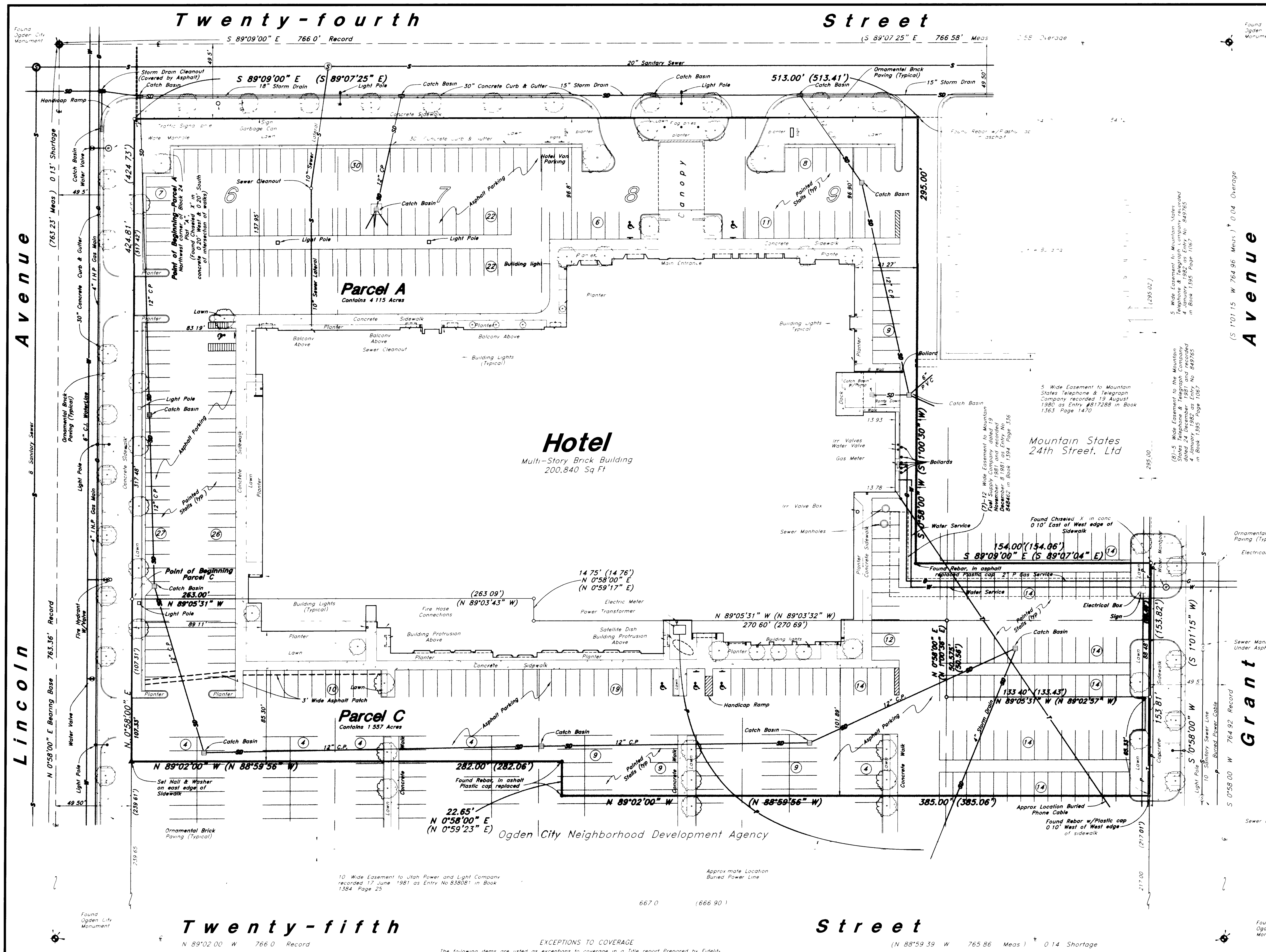

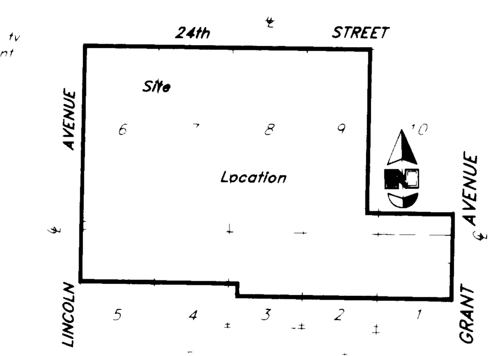

Vicinity Map
Not To Scale

Scale 1" = 30'

NARRATIVE

This ALTA Survey was requested by Lezli E Beach of Crowley and Simondi LLP. The property corners that were set August 1989 for Ogden Hotel Associates were found checked and honored.

DESCRIPTION

PARCEL A

A part of Block 24, Plat "A", in Ogden City, Weber County, Utah.

Beginning at the Northwest corner of said Block 24, and running thence along the North line of said Block 24 South 89°09' East 513 feet; thence South 0°58' West 295 feet; thence South 89°09' East 154 feet to a point on the East line of said Block 24; thence South 0°58' West 88.48 feet along said East line; thence North 89°05'31" West 133.4 feet; thence North 0°58' East 50.575 feet to the Southeast corner of Lot 9 in said Block 24, thence along the South line of Lots 9 and 8, North 89°05'31" West 270.6 feet, thence North 0°58' East 14.75 feet; thence North 89°05'31" West 263 feet to a point on the West line of said Block 24; thence North 0°58' East 317.48 feet to the point of beginning.

Contains 4.115 Acres

PARCEL C

A part of Block 24, Plat "A", in Ogden City, Weber County, Utah.
Beginning at a point on the West line of said Block 24, said point being South 0°58' West 317.48 feet from the Northwest corner of said Block 24, and running thence South 89°05'31" East 263 feet; thence South 0°58' West 14.75 feet to a point on the South line of Lot 8 in said Block 24; thence along the South line of Lots 8 and 9, South 89°05'31" East 270.6 feet to the Southeast corner of Lot 9 in said Block 24, thence South 0°58' West 50.575 feet; thence South 89°05'31" East 133.4 feet to a point on the East line of said Block 24; thence South 0°58' West 65.33 feet along said East line; thence North 89°02' West 385 feet; thence North 0°58' East 22.65 feet, thence North 89°02' West 282 feet to a point on the West line of said Block 24; thence North 0°58' East 107.33 feet to the point of beginning.

Contains 1.557 Acres

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to SUNSTONE HOTEL INVESTORS L.P., BANK ONE ARIZONA, NA and FIDELITY NATIONAL TITLE COMPANY as follows:

(a) This survey was actually made on the ground during the month of August 1997, is correct according to the record description of the subject property, and correctly shows (i) the location of all watercourse, water bodies, lot lines and monuments, (ii) the gross area of the subject property, (iii) all walkways, (iv) all ingress and egress points including curb cuts and driveways, (v) all public and private roadways within, abutting and/or adjacent to the subject property including a designation as to which are public and which are private, (vi) the location of all signs including a brief description thereof, (vii) the location of all wire-bearing poles on the subject property, (viii) the boundaries and area of the subject property, (ix) the size, location and type of any buildings and improvements on the subject property and the distance from the nearest facing exterior property lines and the size and location of any foundations on the subject property, (x) the locations of all rights-of-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting or benefiting the subject property, (xi) the number and location of all parking spaces and facilities on the subject property, (xii) the square footage of all buildings located on the subject property, and (xiii) all other significant items on the subject property.

(b) Except as set forth below, there are not (i) encroachments upon the subject property, (ii) encroachments on adjacent property, streets, easements or alleyways by any improvements on the subject property, or (iii) party walls. The exceptions to the above statements are as follows:
None

(c) Adequate ingress to and egress from the subject property is provided by 24th Street, Lincoln Avenue and Grant Avenue, the same being paved dedicated public rights-of-way,

(d) There are no violations of any building set back lines on the subject property, except as shown below:
None

(e) According to the current and applicable national flood insurance rate maps, the subject property is in flood zone C—Areas of Minimal Flooding (Firm Community Panel No. 490189 0004B, January 19, 1983), and

(f) The land described in Parcel A of the legal description of the subject property is contiguous to, without gaps or gores, the land described in Parcel B of the legal description of the subject property.

(g) This survey and map or plat was made in accordance with the "minimum standard detail requirements for ALTA/ACSM Land Title Survey" jointly established and adopted by ALTA and ACSM in 1992.

RECEIVED
APR 28 1998
Weber County Surveyor

Date

By
Jay R. Anderson
Registered Land Surveyor
Registration No. 2430

247 24th Street

EXCEPTIONS TO COVERAGE

The following items are listed as exceptions to coverage in a Title report Prepared by Fidelity National Title Insurance Company, Utah – File No. 144334, Dated July 23, 1997 at 8:00 AM

7. 12' wide Easement to Mountain Fuel Supply Company, dated 19 November 1981 and recorded December 8, 1981 as Entry No. 848462 in Book 1394 Page 336

8. 5' wide easement to the Mountain States Telephone & Telegraph Company, dated 24 December 1981 and recorded 4 January 1982 as Entry No. 849765 in Book 1395 Page 1067

9. Parking and Access Agreement by and Between the Ogden City Neighborhood Development Agency and Ogden Hotel Associates, A Utah Limited Partnership, dated 23 June 1983 and recorded 21 June 1984 as Entry No. 911875 in Book 1448 Page 1444

10. Declaration of Easement and Restrictions by and Ogden Hotel Associate, a Utah Limited Partnership, and Mountain States–24th Street LTD, a Utah Limited Partnership, dated July 25, 1986 and recorded July 29, 1986, as Entry No. 976875 in Book 1495 at Page 1471

Building Height
Minimum—One Story
Maximum—None

Building Setback
Front yard: Main Building and Accessory Building—None
Parking Structure or Parking Lot—15
Side yard: None, except 10' adjacent to residential Zone boundary
Rear yard: None, except 10' adjacent to residential Zone boundary
Minimum Lot Area: None
Maximum Lot Area: None
Lot Coverage: Building Shall no exceed 50% of entire Lot

Parking Summary
Regular Stalls 334
Handicap Stalls 6
Total Stalls 340

Zoning
Commercial Business District (CBD)—Intensive District
Parcel A
Tax Identification No. 01-020-0008
Parcel C
Tax Identification No. 01-020-0006

LEGEND

Symbol	Meaning	Symbol	Meaning
E	Electric Manhole	T	Buried Telephone Cable
W	Water Manhole		Sign
S	San. Sewer Manhole		Trunk of Tree
	Gas Meter		
	Fire Hydrant		Tree Spread
	Water Valve		
P	Buried Power Cable		Asphalt
S	Sanitary Sewer Line		Concrete
W	Culinary Water Line		Existing Building
G	Gas Line		Catch Basin
SD	Storm Drain Line		

ALTA Survey

Ogden Hotel Associates
Block 24, Plat "A"
Ogden City Survey, Weber County, Utah
A part of the Southeast 1/4 of Section 29, T 6 N, R 1 W

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS and SURVEYORS
3544 Lincoln Avenue, Ogden, Utah, 84401
P.O. Box 9307, Ogden, Utah, 84409
Ogden (801)394-4515 Slat Lake City (801)521-0222 Fax (801)392-7544

SCALE	DATE	DRWG NO
1" = 30'	29 Aug. 1997	
DRAWN: DB	REVISIONS: 8 Sep. 1997; 5 Mar. 1998	
97-49		