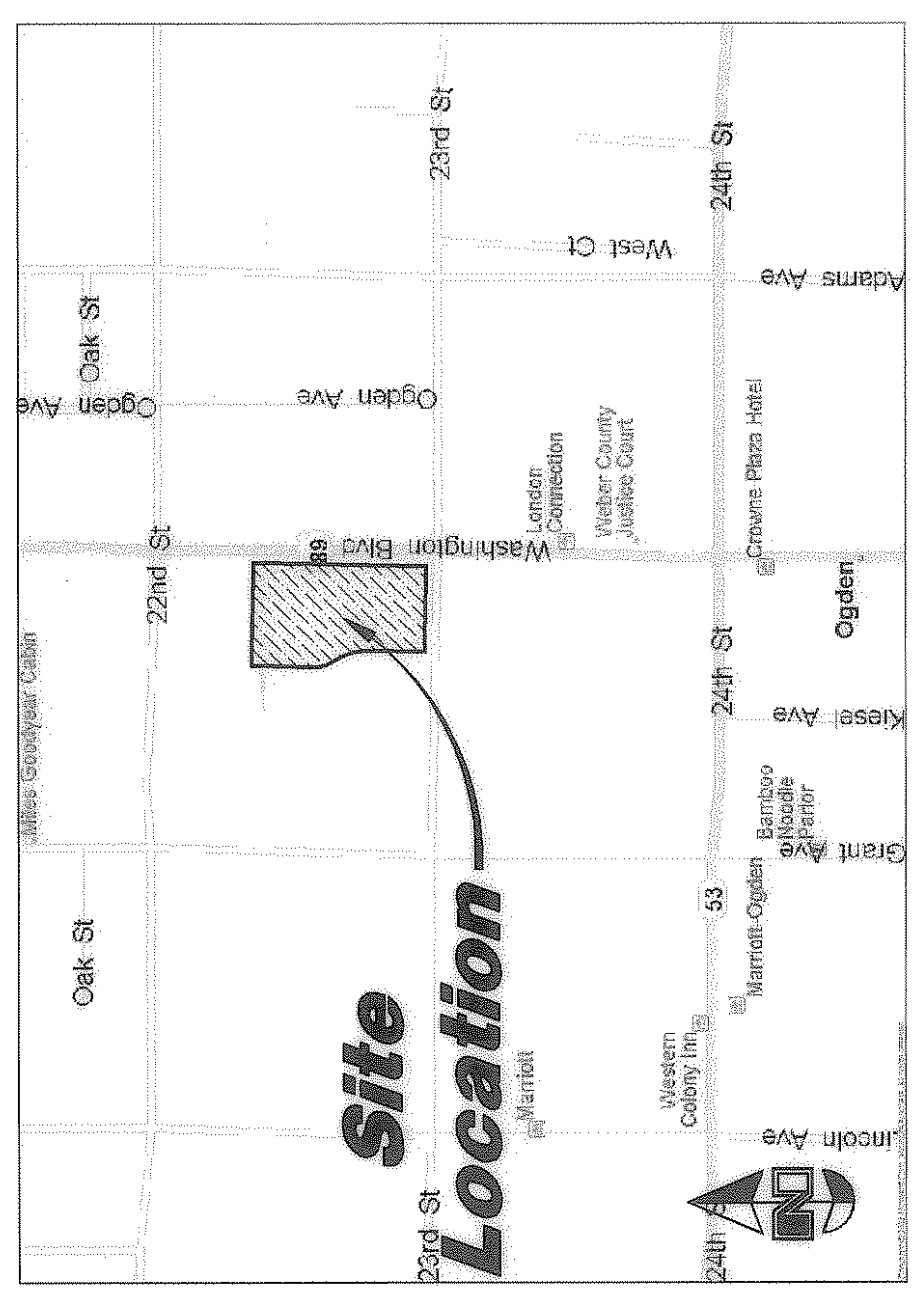


**LEGEND**

Centerline	Buried Telephone line	Water Meter	Asphalt Building
Overhead Telephone line	Power line	Gas Meter	Catch Basin
Sanitary Sewer line	Storm Drain line	Telephone Box	Corrugated Metal Pipe
Culinary Water line	Storm Drain line	Drain Manhole	Painted Concrete Pipe
Storm Drain line	Secondary Waterline	Cleanout Box	Retaining Wall
Irrigation Waterline	Fence	Edge of Asphalt	Sewer Manhole
Power Pole	Water Meter	Lip of Culvert	Catch Basin
Gas Meter	Telephone Box	Light Pole	Diverter Box
Drain Manhole	Drain Manhole	Spot Elevation	Gas Line Marker
Cleanout Box	Edge of Asphalt	Contour	Guy Wire
Edge of Asphalt	Lip of Culvert	Asphalt Building	Water Valve
Light Pole	Power Pole	Catch Basin	Light Pole
Power Pole	Water Meter	Diverter Box	Power Pole w/guy
Spot Elevation	Telephone Box	Gas Line Marker	Deciduous Tree
Contour	Drain Manhole	Guy Wire	Coniferous Tree
Asphalt Building	Cleanout Box	Water Valve	
Catch Basin	Edge of Asphalt	Light Pole	
Corrugated Metal Pipe	Lip of Culvert	Power Pole w/guy	
Painted Concrete Pipe	Light Pole	Deciduous Tree	
Retaining Wall	Power Pole	Coniferous Tree	
Sewer Manhole	Spot Elevation		
Catch Basin	Contour		
Diverter Box	Asphalt Building		
Gas Line Marker	Catch Basin		
Guy Wire	Corrugated Metal Pipe		
Water Valve	Painted Concrete Pipe		
Light Pole	Retaining Wall		
Power Pole w/guy	Sewer Manhole		
Deciduous Tree	Catch Basin		
Coniferous Tree	Diverter Box		



**BOUNDARY DESCRIPTION**  
 Lot 8A, Ogdenville Subdivision-Phase 2, Lot 8 - First Amendment, recorded April 29, 2011, as entry no. 2525411 in book 72 of plats of page 1 of official records.

**NOTES**

- This survey was prepared using a Commitment for Title Insurance, Order No. NCS-469054-SLCT Amendment No. 7, from First American Title Insurance Company National Commercial Services, dated June 20, 2011 with an Effective Date of June 1, 2011.
- Buildings exist on the site as of the date the field work was completed.
- There is observed evidence of current earth moving work.
- No change in street right of way widths are planned, no recent road or sidewalk construction activity is visible.
- There is no observed evidence of site being used as solid waste dump.
- The property does not contain any wetlands by visual observation and past use as an urban shopping mall.
- Property is adjacent to Washington Boulevard a State Highway, access to lots fronting on Washington Boulevard is controlled by the Utah Department of Transportation (UDOT). In order to gain access to Washington Boulevard a permit from UDOT will need to be applied for and obtained. On-street parking is allowed on Washington Boulevard and a permit is not needed to continue using this parking.
- Property is adjacent to 23rd Street, Kiesel Avenue, Ogdenville City Streets. Access to these streets is controlled by the Ogdenville City Engineering Department and access will require a permit to be applied for and obtained. Access to 23rd Street will require a minimum 30.0' setback from Washington Boulevard.

**NARRATIVE**

This ALTA/ACSM Land Title Survey was requested by Dan VonZaben, for the purpose of preparing the site for development.

Ogdenville City Centerline Monuments were found along Kiesel Avenue, at the intersections of 23rd Street and 2250 South Street.

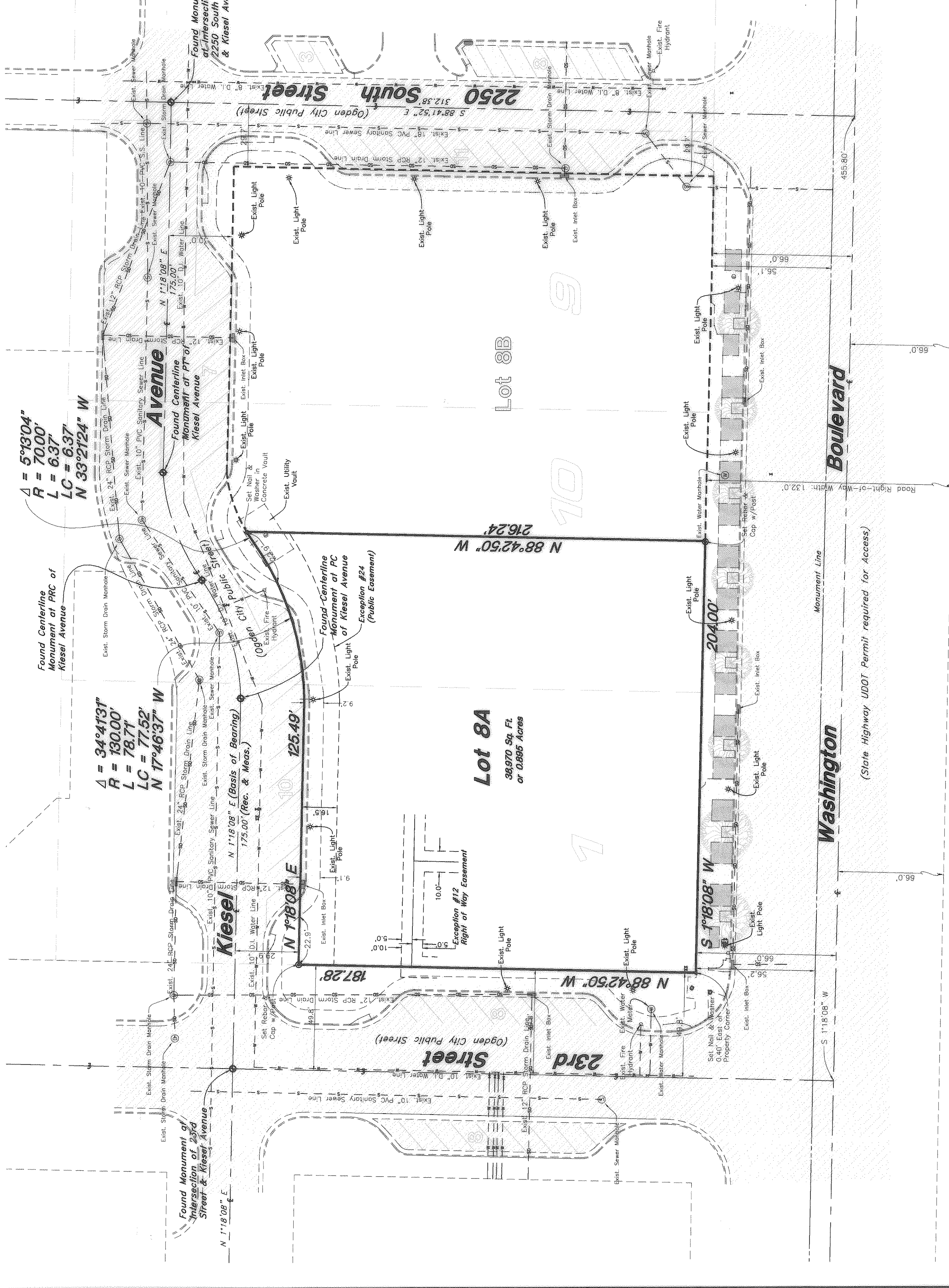
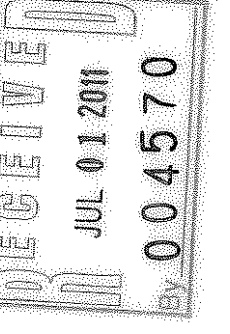
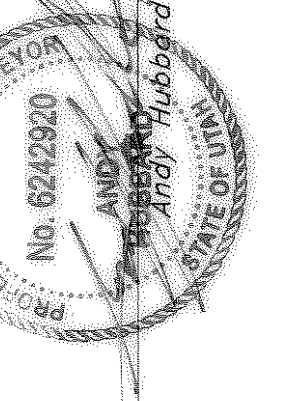
A line bearing North 1°18'08" East between the monument at the intersection of 23rd Street and Kiesel Avenue and the centerline monument found at the PC of Kiesel Avenue, was used as the basis of bearing.

Property corners were monumented as depicted on this drawing.

**SURVEYORS CERTIFICATION**

To Washington Lodging, LLC, Waveland Sub CDE XVII, LLC, a Colorado limited liability company, Washington Lodging II LLC, a Utah limited liability company; U.S. Bank, N.A.; and First American Title Insurance Company National Commercial Services: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 8, 11(b), 13, 16, 17, 18, 19, and 20(c) of Table A thereof. The field work was completed on April 19, 2011.

Date of Plat or Map: June 24, 2011



**FLOOD PLAIN**

This Property is in Zone X of The Flood Insurance Rate Map, Community Panel No. 49057C0426E, which bears an effective date of December 16, 2005 and is Not in a Special Flood Hazard Area, by contact dated May 5, 2011 To The National Flood Insurance Program <http://www.fema.gov>. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

**UTILITY STATEMENT**

The underground utilities shown have been located from field survey information and existing drawings received from Questar Gas Company & Rocky Mountain Power Company, West Communications & Design Drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

**ZONING**

This Property is located in Zone: CBD-1 (Central Business District - Intensive) (Information Provided by the Ogdenville City Engineering Department at <http://www.ogdenville.com>)

- Lot Area: Minimum - None  
 Lot Width: Minimum - None
- Minimum Yard Setbacks:
  - Front yard setbacks: None
  - Side Yard Setbacks: None, except 10' adjacent to residential zone boundary, plus an additional one foot (1') for each two feet (2') of main building over thirty-five feet (35') high.
  - Rear yard setbacks: None, except 10 feet adjacent to residential zone boundary.
- Facing a street - None  
 Street Frontage
- Rear yard regulations: None, except 10 feet adjacent to residential zone boundary.

**LIST OF ENCROACHMENTS**

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

- There does not appear to be any encroachments on this site.

**EXCEPTIONS TO COVERAGE**

- EXCEPTION 10** Any charge upon the land by reason of its inclusion in Central Weber Sewer and Ogdenville City.
- EXCEPTION 11** INTENTIONALLY DELETED
- EXCEPTION 12 (Plotted - Affects Parcel)** An easement over, across or through the land for communication and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by instrument recorded February 22, 1980 as Entry No. 803845 in Book 1345 at Page 246 of Official Records.
- EXCEPTION 13** INTENTIONALLY DELETED
- EXCEPTION 14 (Blanket Easement - Covers Entire Parcel)** Notice of Adoption of Resubdivision Plan Entitled Red Mill Redevelopment Project, dated July 2, 1986 as Entry No. 844956 in Book 1473 at Page 1276 of Official Records.
- EXCEPTION 15** INTENTIONALLY DELETED
- EXCEPTION 16** INTENTIONALLY DELETED
- EXCEPTION 17** INTENTIONALLY DELETED
- EXCEPTION 18** INTENTIONALLY DELETED
- EXCEPTION 19** INTENTIONALLY DELETED

**EXCEPTIONS TO COVERAGE**

- EXCEPTION 24 (Plotted Easements - Refer to Plats for Notes)** Easements, notes and restrictions as shown on Ogdenville City Entertainment Subdivision - 2525411, in Book 72 of Plats of Page 1, recorded April 29, 2011 as Entry No. 2525411. Public Easement along Westerly portion of Property is Subject to the following:
- Pedestrian access for the benefit of the general public, subject to reasonable time, place and manner regulation by Ogdenville City.
  - Installation and maintenance of street trees, street lights, street signs, and traffic control signs and devices as authorized or required by Ogdenville City.
  - The free and uninterrupted enjoyment and public use of light, view and air, over, across and through the public easement, except as otherwise authorized by ordinance of Ogdenville City.
  - Sidewalks, street trees and streetlights within the public easement are to be constructed by either the Ogdenville City Redevelopment Agency or the property owner in conjunction with the development of the adjacent lots.

**EXCEPTION 25**

INTENTIONALLY DELETED