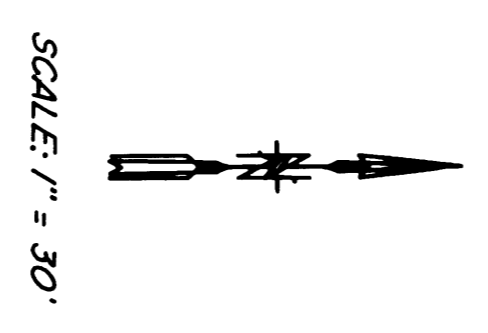


RECORD OF SURVEY

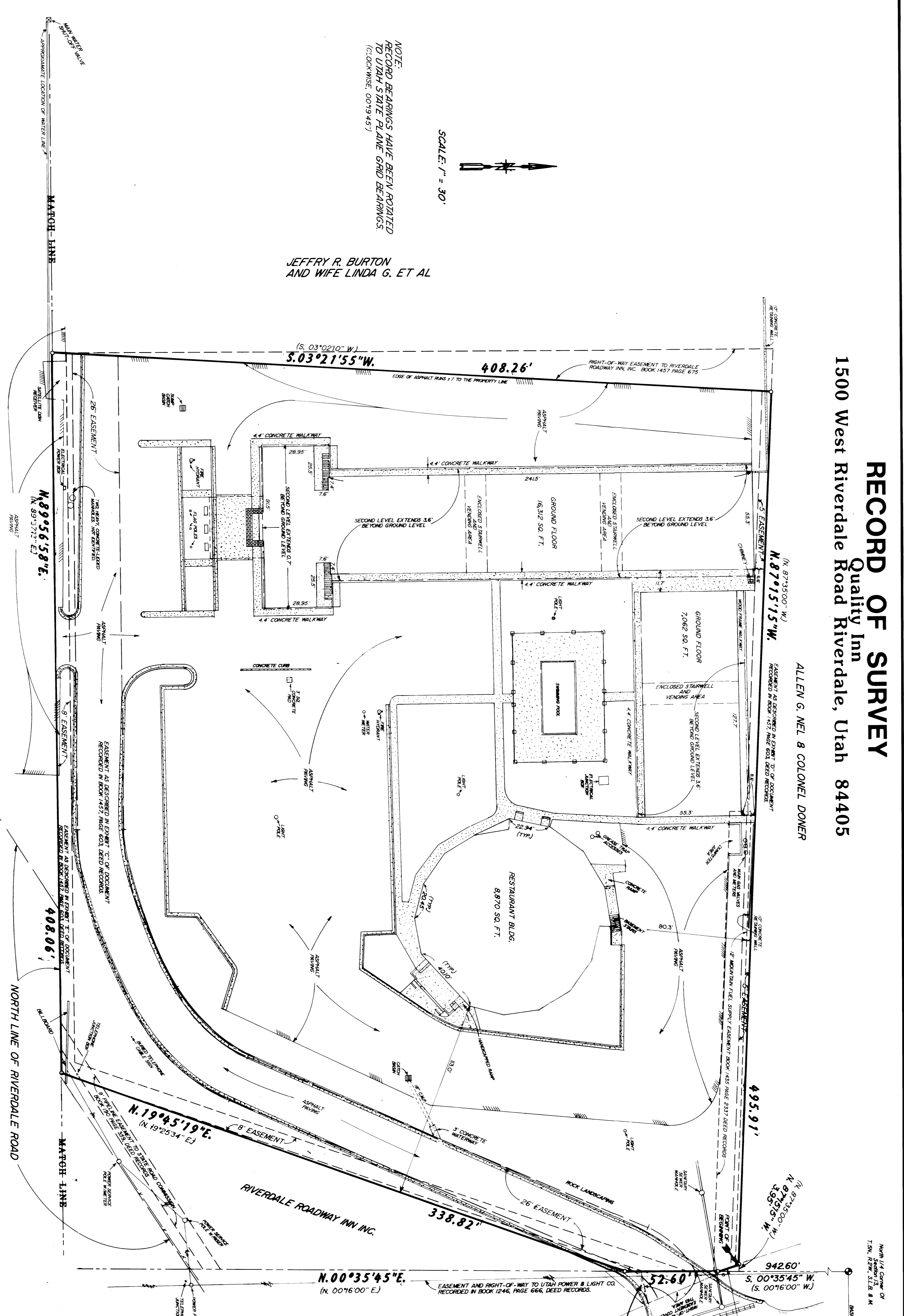
Quality Inn
1500 West Riverdale Road Riverdale, Utah 84405

ALLEN G. NEL & COLONEL DOWER

JEFFRY R. BURTON
AND WIFE LINDA G. ET AL



NOTE:
RECORD BEARINGS HAVE BEEN ROTATED
TO UTAH STATE PLANE GRID BEARINGS
(LOOKWISE: 0019457)



UTAH DEPARTMENT OF TRANSPORTATION

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARIES OF THE PROPERTY DESCRIBED IN THE FOREGOING RECORD. THE MONUMENTATION USED FOR THIS SURVEY IS AS SHOWN ON THE ATTACHED PLAN. THE MONUMENTS ARE SET IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE MONUMENTS ARE SET IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTAH DEPARTMENT OF TRANSPORTATION. THE MONUMENTS ARE SET IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTAH DEPARTMENT OF TRANSPORTATION.

NOTE:
DUE TO HEAVY SNOW COVER SOME OBJECTS WERE NOT LOCATED. THE POSITION OF THESE OBJECTS IS ESTIMATED FROM AERIAL PHOTOGRAPHS AND FIELD NOTES. THE POSITION OF THESE OBJECTS IS ESTIMATED FROM AERIAL PHOTOGRAPHS AND FIELD NOTES.

INSURANCE CERTIFICATE
MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, P.C.

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE COUNTY, UTAH, THE WEST LINE OF SAID QUARTER BEING A PORTION OF THE WEST LINE OF SAID QUARTER, THE WEST LINE OF SAID QUARTER BEING A PORTION OF THE WEST LINE OF SAID QUARTER, THE WEST LINE OF SAID QUARTER BEING A PORTION OF THE WEST LINE OF SAID QUARTER.



ALTA / ACSM LAND TITLE SURVEY FOR Ameribanc SAVINGS BANK SHEET ONE OF TWO SHEETS A Part of The Northwest One-Quarter of Section 13, Township 5 North, Range 2 West, S. L. B. & M. MAR 04 1991

MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, P.C.

478-A

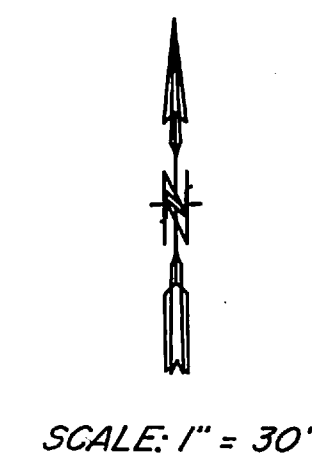
RECORD OF SURVEY

Quality Inn

1500 West Riverdale Road Riverdale, Utah 84405

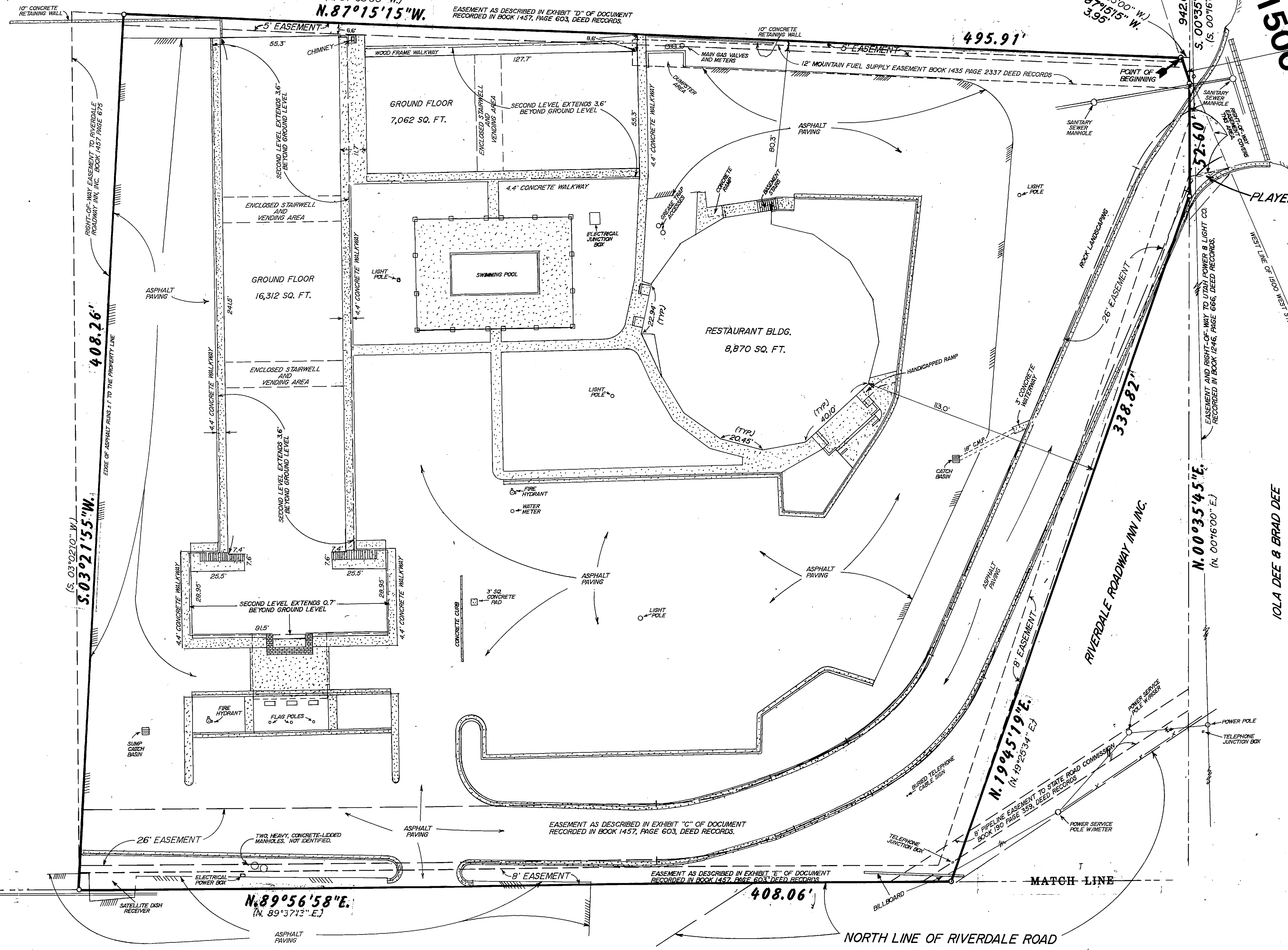
ALLEN G. NEL & COLONEL DONER

North 1/4 Corner Of Section 13, T.5N., R.2W., S.L.B. 8 M.
Northwest Corner Of Section 13, T.5N., R.2W., S.L.B. 8 M.



NOTE:
RECORD BEARINGS HAVE BEEN ROTATED TO UTAH STATE PLANE GRID BEARINGS. (CLOCKWISE, 00°19'45")

JEFFERY R. BURTON AND WIFE LINDA G. ET AL



PROPERTY DESCRIPTION
BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF 1500 WEST STREET, SAID POINT BEING ON THE SOUTH LINE OF THE PROPERTY CONVEYED TO ALLEN G. NEL AND COLONEL DONER BY WARRANTY DEED AS RECORDED IN BOOK 1354, AT PAGE 253, OF THE DEED RECORDS OF WEBER COUNTY, UTAH, SAID POINT FURTHER BEING S. 00°35'45\"/>

SURVEYORS CERTIFICATE
TO: AMERIBANC SAVINGS BANK AND SECURITY UNION LAND TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", WHICH WERE JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1988, AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY AS DEFINED THEREIN.

UTAH DEPARTMENT OF TRANSPORTATION

NARRATIVE OF SURVEY
THE PURPOSE OF THIS SURVEY WAS FOR LAND TITLE TRANSFER. ALTA/ACSM AGREEMENTS WERE REQUIRED. THE MONUMENTATION USED FOR CONTROL WAS THE NORTH QUARTER CORNER, AND THE NORTHEAST CORNER OF SECTION 13, BOTH THESE MONUMENTS WERE RE-ESTABLISHED BY THE U.S. GOVERNMENT GENERAL LAND OFFICE SURVEY IN 1941. THERE ARE NO APPARENT CONFLICTS WITH THE LOCATION OF SAID MONUMENTS, AS ANCIENT OCCUPATION LINES CORRELATE WITH SAME.
THE PARCEL CONTAINING THE MOTEL COMPLEX WAS WELL DESCRIBED, AND ONLY THE BEARINGS WERE CHANGED IN ORDER TO CONFORM TO THE REQUIREMENTS OF USING THE UTAH STATE PLANE GRID BEARINGS. MINOR INFRACTIONS OF IMPROVEMENTS ARE SHOWN.
THE UTAH DEPARTMENT OF TRANSPORTATION PARCEL WAS LEASED BY AMERIBANC, AND THIS LEASE AGREEMENT WAS APPARENTLY NOT RECORDED. I HAVE A COPY OF SAID LEASE IN MY FILES. CONTACT WITH THE UTAH DEPARTMENT OF TRANSPORTATION CONFIRMED THAT THE PARCEL HAD BEEN LEASED BY THE MOTEL, HOWEVER THIS IS NO GUARANTEE THAT THE LEASE HAS BEEN PROMULGATED.

NOTE:
SQUARE FOOTAGE OF BUILDINGS BASED ON EXTERIOR WALL MEASUREMENTS.

EASEMENTS NOT PHYSICALLY FOUND OR LOCATED:
(1) 70' STATE ROAD COMMISSION OF UTAH BOOK 172 PAGE 473 DEED RECORDS.
(2) 5 FOOT EASEMENT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BOOK 1059 PAGE 436 DEED RECORDS.

NOTE:
DUE TO HEAVY SNOW COVER, SOME OBJECTS MAY NOT HAVE BEEN VISIBLE OR DETECTED. PRIOR SURVEYS, AERIAL PHOTOGRAPHS AND CONSTRUCTION PLANS WERE USED IN AN EFFORT TO MINIMIZE OVERLOOKED OBJECTS. THIS DOES NOT GUARANTEE THAT ALL OBJECTS HAVE BEEN LOCATED.

Prepared by
MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS P.C.
P.O. Box 207
Roy, Utah 84067
PR (801) 731-5330

ALTA / ACSM LAND TITLE SURVEY
for
Ameribanc SAVINGS BANK
SHEET ONE OF TWO SHEETS
A Part Of The Northwest One-Quarter Of Section 13, Township 5 North, Range 2 West, S. L. B. & M.

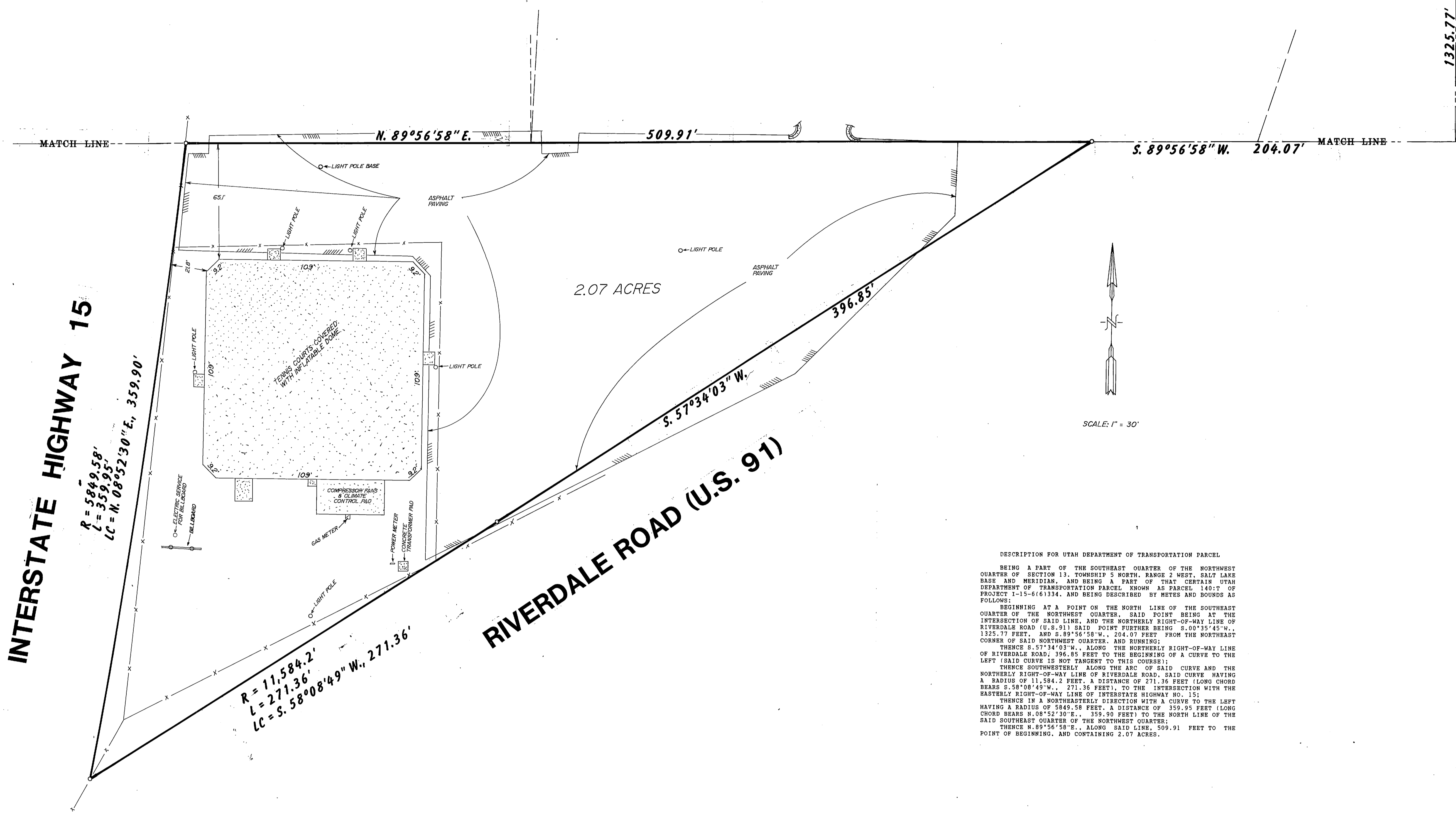
Date	No.	Drawn	Checked
MIG/91	90-9080	RLW	MMW

MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, P.C.
Roy, Utah

478-A
RECEIVED
MAR 04 1991
Weber County Surveyor

North 1/4 Corner Of Section 13, T.5N, R.2W, S.L.B. & M. N. 89°54'45" E. 2665.80'

Northeast Corner Of Section 13, T.5N, R.2W, S.L.B. & M.



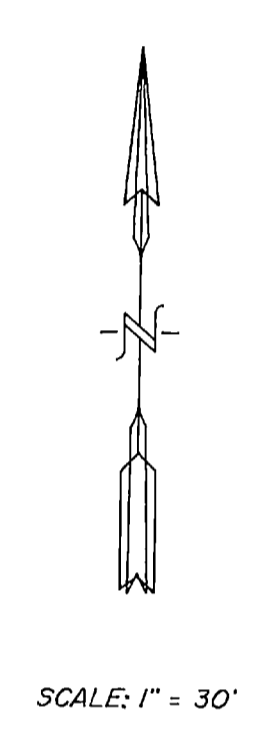
INTERSTATE HIGHWAY 15

$R = 5849.58'$
 $L = 359.95'$
 $LC = N. 08°52'30\" E., 359.90'$

$R = 11,584.2'$
 $L = 271.36'$
 $LC = S. 58°08'49\" W., 271.36'$

RIVERDALE ROAD (U.S. 91)

2.07 ACRES



DESCRIPTION FOR UTAH DEPARTMENT OF TRANSPORTATION PARCEL

BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING A PART OF THAT CERTAIN UTAH DEPARTMENT OF TRANSPORTATION PARCEL KNOWN AS PARCEL 14017 OF PROJECT 1-15-6161334, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING AT THE INTERSECTION OF SAID LINE, AND THE NORTHERLY RIGHT-OF-WAY LINE OF RIVERDALE ROAD (U.S. 91) SAID POINT FURTHER BEING S. 00°35'45\" W., 1325.77 FEET, AND S. 89°56'58\" W., 204.07 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, AND RUNNING:

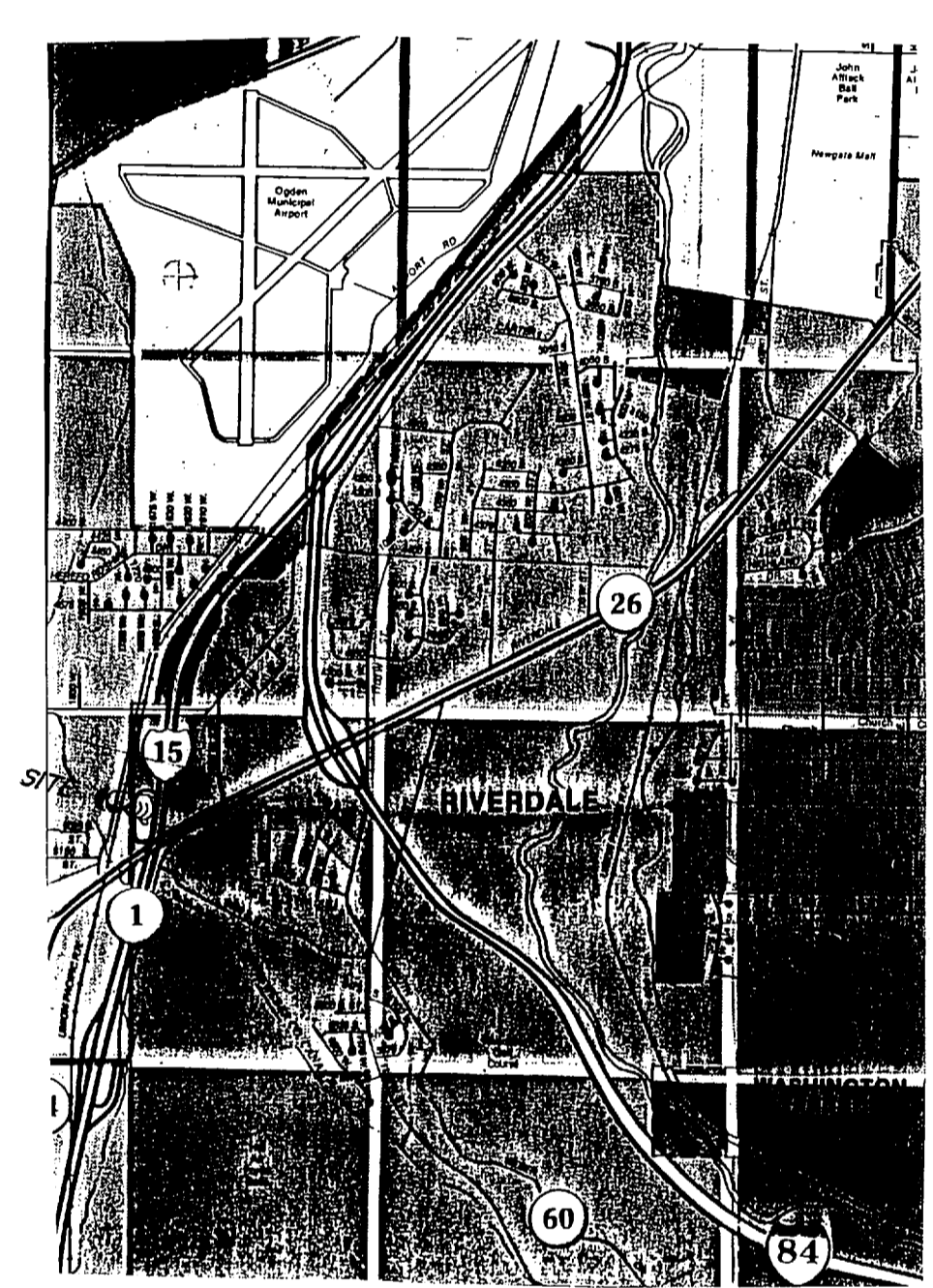
THENCE S. 57°34'03\" W., ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF RIVERDALE ROAD, 396.85 FEET TO THE BEGINNING OF A CURVE TO THE LEFT (SAID CURVE IS NOT TANGENT TO THIS COURSE);

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF RIVERDALE ROAD, SAID CURVE HAVING A RADIUS OF 11,584.2 FEET, A DISTANCE OF 271.36 FEET (LONG CHORD BEARS S. 58°08'49\" W., 271.36 FEET), TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 15;

THENCE IN A NORTHEASTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 5849.58 FEET, A DISTANCE OF 359.95 FEET (LONG CHORD BEARS N. 08°52'30\" E., 359.90 FEET) TO THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE N. 89°56'58\" E., ALONG SAID LINE, 509.91 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.07 ACRES.

AREA REFERENCE MAP



478 -B
 RECEIVED
 MAR 04 1991
 Weber County Surveyor

ALTA / ACSM LAND TITLE SURVEY
 for
Ameribanc
 SAVINGS BANK
 SHEET TWO OF TWO SHEETS
 A Part Of The Northwest One-Quarter Of Section 13,
 Township 5 North, Range 2 West, S. L. B. & M.

Date	1/16/91	No.	90-9080	Drawn	RLW	Checked	MMM
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MOUNTAIN WEST PROFESSIONAL
 LAND SURVEYORS, P.C.
 Roy, Utah