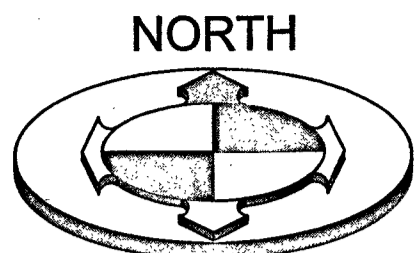
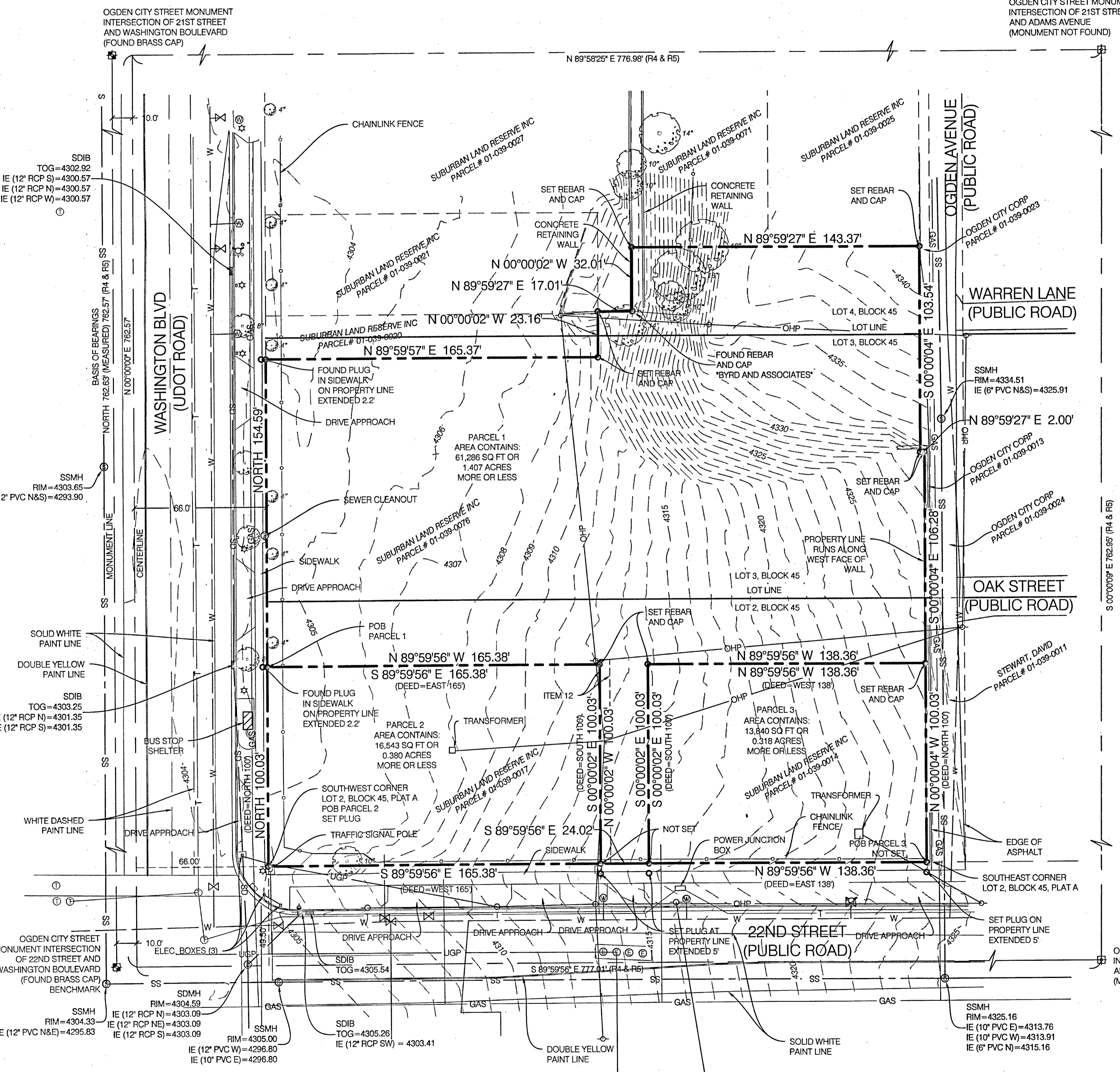
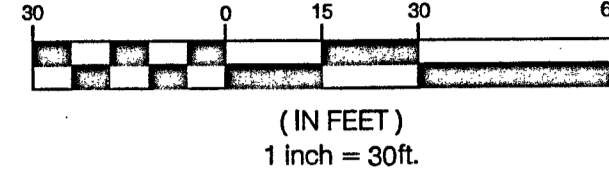


ALTAINSPS LAND TITLE SURVEY

LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH
ALSO A PORTION OF LOTS 2, 3 AND 4 OF BLOCK 45, PLAT A,
OGDEN CITY SURVEY



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY
JMP HOTELS, LLC, A UTAH LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAINSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 8, 11, 13, 14, 16, 18, 19 AND 20 OF TABLE 'A' THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 29, 2017.



TITLE DESCRIPTION

PARCEL 1: BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH, ALSO BEING A PORTION OF LOTS 2, 3 AND 4 OF BLOCK 45, PLAT A, OGDEN CITY SURVEY AND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 45, THENCE NORTH 00°00'00" EAST ALONG THE WESTERLY LINE OF SAID BLOCK 45, COINCIDENT WITH THE EASTERLY LINE OF WASHINGTON AVENUE, 100.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 00°00'00" EAST 154.59 FEET; THENCE NORTH 89°59'27" EAST PARALLEL TO THE NORTHERLY LINE OF LOT 3 OF SAID BLOCK 45, 165.37 FEET; THENCE NORTH 00°00'02" WEST 23.16 FEET; THENCE NORTH 89°59'27" EAST PARALLEL TO THE NORTHERLY LINE OF LOT 3 OF SAID BLOCK 45, 143.37 FEET; THENCE SOUTH 00°00'04" EAST 106.28 FEET; THENCE NORTH 89°59'56" WEST 138.36 FEET; THENCE SOUTH 00°00'00" EAST 100.03 FEET TO THE SOUTHERLY LINE OF SAID LOT 2 COINCIDENT WITH THE NORTHERLY LINE OF 22ND STREET; THENCE NORTH 89°59'56" WEST ALONG SAID LINES 24.02 FEET; THENCE NORTH 00°00'02" WEST 100.03 FEET; THENCE NORTH 89°59'56" WEST 165.38 FEET TO THE POINT OF BEGINNING.

PARCEL 2: PART OF LOT 2, BLOCK 45, PLAT A, OGDEN CITY SURVEY; BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, AND RUNNING THENCE NORTH 100 FEET; THENCE EAST 165 FEET; THENCE SOUTH 100 FEET; THENCE WEST 165 TO THE PLACE OF BEGINNING.

PARCEL 3: PART OF LOT 2, BLOCK 45, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 3 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 2, RUNNING THENCE NORTH 100 FEET; THENCE WEST 138 FEET; THENCE SOUTH 100 FEET; THENCE EAST 138 FEET TO THE PLACE OF BEGINNING.

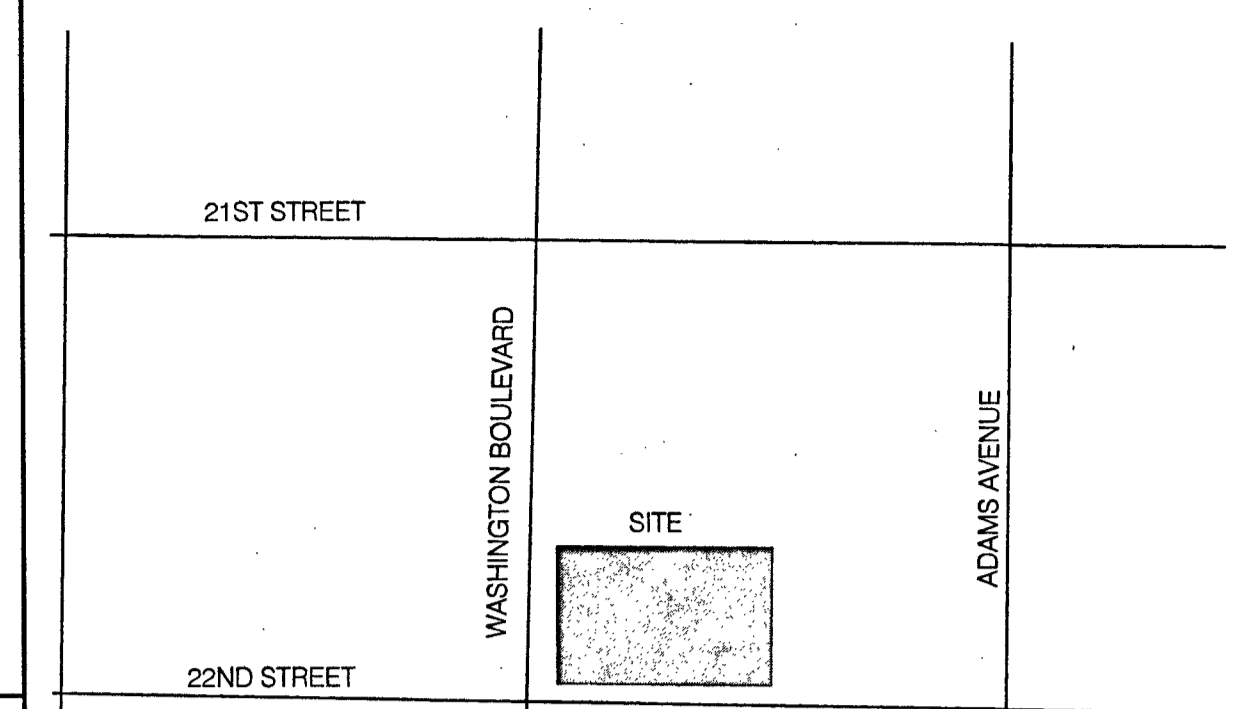
NARRATIVE OF SURVEY

SCOPE: BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY NOVASOURCE DEVELOPMENT TO PERFORM AN ALTAINSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH AS SHOWN HEREON.

BENCHMARK: THE BRASS CAP MONUMENT FOUND AT THE INTERSECTION OF 22ND STREET AND WASHINGTON BOULEVARD. ELEVATION = 4304.28' (PER OGDEN CITY SURVEYORS OFFICE TIE SHEET)

VICINITY MAP



REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 72469, EFFECTIVE DATE JUNE 9, 2017.
- R2) QUITCLAIM DEED RECORDED FEBRUARY 4, 2009, AS ENTRY NO. 2389249 ON FILE AT THE WEBER COUNTY RECORDER.
- R3) SPECIAL WARRANTY DEED RECORDED APRIL 26, 2010, AS ENTRY NO. 2469302 ON FILE AT THE WEBER COUNTY RECORDER.
- R4) RECORD OF SURVEY PERFORMED BY MARK A. BYRD PLS 160206 OF BYRD & ASSOCIATES, LLC RECORDED JANUARY 6, 2009 AS ENTRY #4214 ON FILE AT THE WEBER COUNTY SURVEYORS OFFICE.
- R5) RECORD OF SURVEY PERFORMED BY MARK A. BYRD PLS 160206 OF BYRD & ASSOCIATES, LLC RECORDED APRIL 28, 2010 AS ENTRY #4438 ON FILE AT THE WEBER COUNTY SURVEYORS OFFICE.
- R6) BLOCK 45, PLAT A, DRAWING NO. 2654, ON FILE AT THE OGDEN CITY SURVEYORS OFFICE.

GENERAL NOTES

- 1) THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 72469, EFFECTIVE DATE JUNE 9, 2017.
- 2) NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT.
- ITEMS 1-4 NOT ADDRESSED IN THIS SURVEY
- ITEM 5 ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- ITEMS 6-11 NOT ADDRESSED IN THIS SURVEY
- ITEM 12 EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED JULY 15, 1969 AS ENTRY NO. 523113, OF OFFICIAL RECORDS.
- (SURVEY FINDINGS: AS SHOWN)
- ITEMS 13-20 NOT ADDRESSED IN THIS SURVEY
- 3) FLOOD ZONE: FIRM - FLOOD INSURANCE RATE MAP ZONE X: AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
MAP NUMBER: 49057C0426E
EFFECTIVE DATE: DECEMBER 16, 2005
- 4) UTILITIES WERE LOCATED BY FIELD OBSERVATIONS AND ALSO VIA UTILITY MAPS PROVIDED BY UTILITY COMPANIES. ONLY SOME BLUE STAKES WERE LOCATED ON SITE.
- 5) NO INTERSECTION WAS SPECIFIED BY CLIENT FOR THE 'NEAREST INTERSECTING STREET'.
- 6) NO RECENT BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED. EVIDENCE OF RECENT DEMOLITION OF PREVIOUS STRUCTURES WAS OBSERVED.
- 7) NO INFORMATION WAS PROVIDED CONCERNING STREET RIGHT OF WAY CHANGES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED.
- 8) NO FIELD DELINEATION OF WETLANDS WAS OBSERVED.
- 9) NO OFFSITE PLOTTABLE EASEMENTS WERE PROVIDED.
- 10) PROFESSIONAL LIABILITY INSURANCE CAN BE PROVIDED UPON REQUEST.

LEGEND AND ABBREVIATIONS

STREET MON. (FOUND)	SANITARY SEWER MANHOLE & PIPE	SS
STREET MON. (NOT LOCATED)	STORM DRAIN MANHOLE & PIPE	SD
FOUND PL. MARKER (PLAT NOTED)	CATCH BASIN	W
ADJACENT PL. OR LOT LINES	MANHOLE & CULINARY PIPE LINE	
EASEMENT LINE	WATER VALVE & WATER METER	
CURB & GUTTER	FIRE HYDRANT	
EDGE OF EXISTING ASPHALT	POWER POLE & OVERHEAD POWER	OHP
FENCE, CHAIN	MANHOLE & UNDERGROUND POWER	UGP
DECIDUOUS TREE	GAS LINE & MANHOLE	
CONIFEROUS TREE	MANHOLE & TELEPHONE LINE	
SIGN	TELECOMM PEDESTAL	
POB = POINT OF BEGINNING		

RECEIVED
JUN 29 2017
BY: 5841

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION										<p>SCALE MEASURES: 1 INCH ON FULL SIZE SHEETS ADJUST ACCORDING TO REDUCED SIZE SHEETS</p>	<p style="text-align: center;">BENCHMARK ENGINEERING & LAND SURVEYING</p> <p style="text-align: center;">918 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 562-1182 www.benchmarkcivil.com</p>	<p style="text-align: center;">NOVASOURCE DEVELOPMENT</p> <p style="text-align: center;">22ND STREET & WASHINGTON BLVD. OGDEN CITY, UTAH</p>	<p>PROJECT NO. 1706132</p> <p style="text-align: center;">ALTAINSPS LAND TITLE SURVEY</p> <p style="text-align: center;">SVA.01 1 OF 1</p>
NO.	DATE	DESCRIPTION														