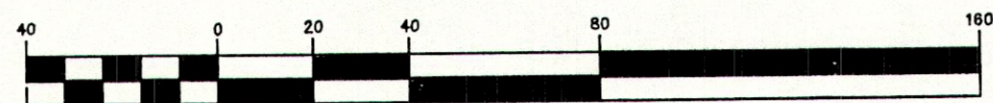
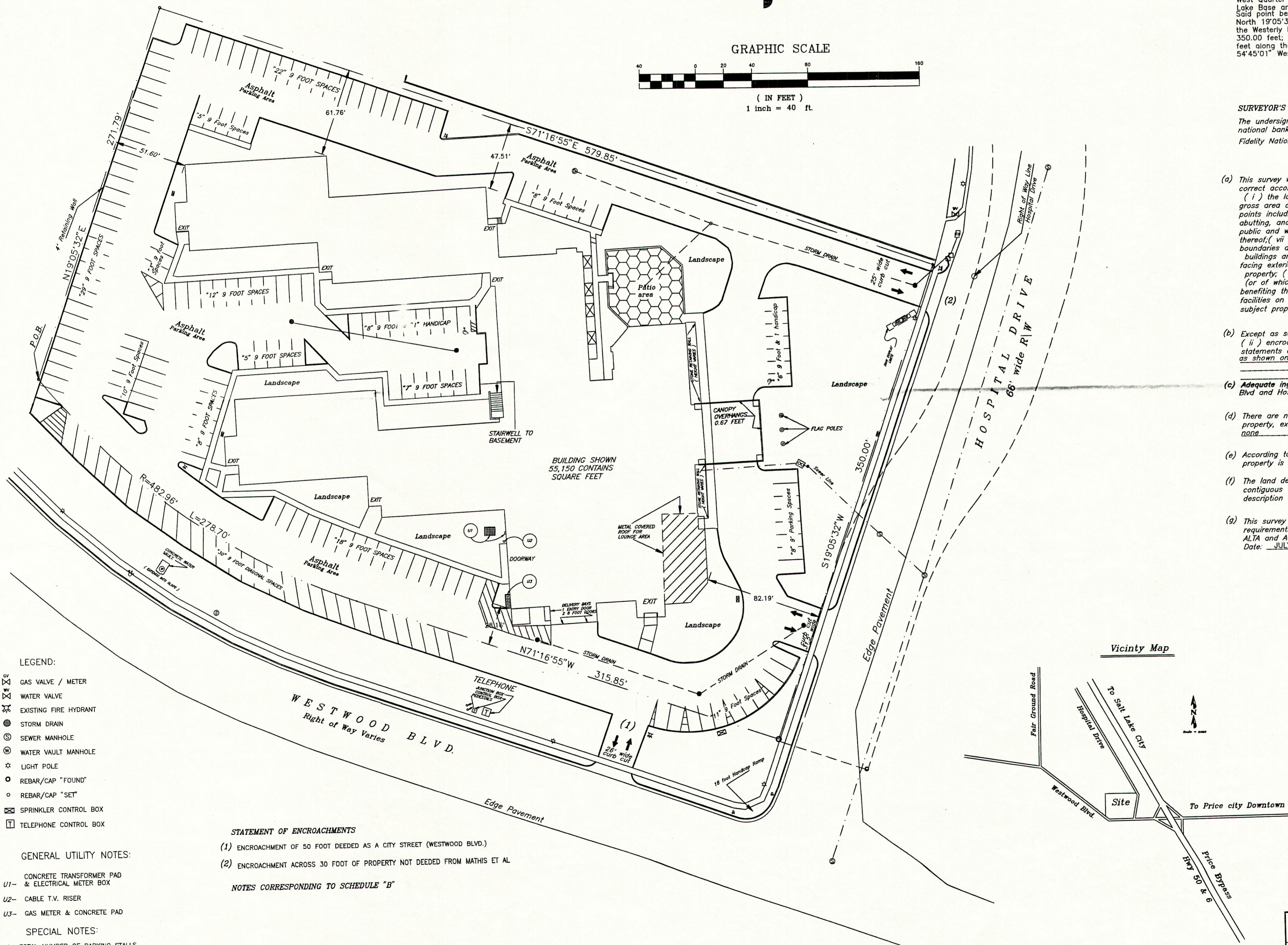


GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



LEGAL DESCRIPTION

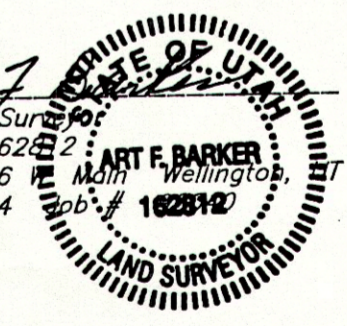
Being that Parcel of land as described in Lawyers Title Insurance Commitment No. 9201016. Situated in the State of Utah county of Carbon City of Price. Beginning at a point which is South 2049.30 feet and East 575.10 feet from the West Quarter Corner of Section 17 Township 14 South Range 10 East of the Salt Lake Base and Meridian. Said point being on the Northerly Right of Way line of a County Road, Running thence North 19°05'32" East 271.79 feet; thence South 71°16'55" East 579.85 feet to 350.00 feet; thence North 71°16'55" West 315.85 feet; thence Northwesterly 278.70 feet along the arc of a 482.96 foot radius curve to the right (cord bears North 54°45'01" West 274.85 feet) to the point of beginning. Containing 4.506 acres more or less

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to BANK ONE, ARIZONA, NA, a national banking association and to the appropriate Title Company, () as follows: Fidelity National Title Company and Sunstone Hotel Investors, L.P.

- (a) This survey was actually made on the ground during the month of July, 1996, is correct according to the record description of the subject property, and correctly shows (i) the location of all water-course, 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 areas 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 right-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, or (iii) party walls. The exceptions to the above statements are as follows: (if none, so state), as shown on plat map.
- (c) Adequate ingress to and egress from the subject property is provided by (Westwood Blvd and Hospital Drive) the same being paved dedicated public right-of-ways.
- (d) There are no violations of any buildings set back lines on the subject property, except as shown below: (if none so state), none.
- (e) According to the current and applicable national flood insurance rate maps, the subject property is in flood zone "C" and Panel No. 490032 0435 C.
- (f) The land described in Parcel No. 1 of the legal description of the subject property is contiguous to, without gaps or gores, the land described in Parcel No. 2 of the legal description of the subject property. N/A.
- (g) This survey and map or plat was made in accordance with the "minimum standard detail requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in JULY, 1992. Date: JULY 11, 1996.

By: *Art F. Barker*
Registered Land Surveyor
Registration No. 16282
Art F. Barker, 36 West Main Street, Wellington, Utah 84542
(801) 637-2394



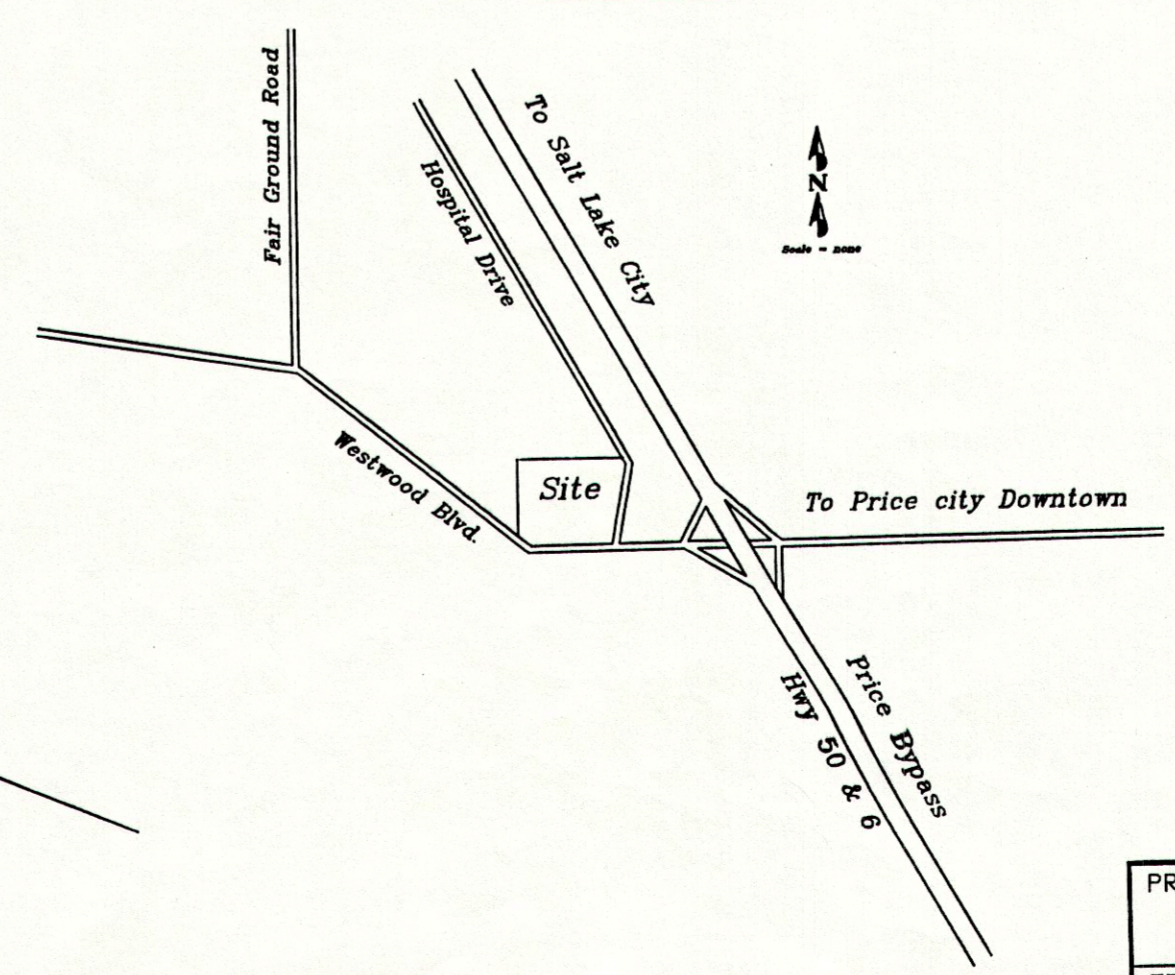
- LEGEND:**
- ⊗ GAS VALVE / METER
 - ⊕ WATER VALVE
 - ⊗ EXISTING FIRE HYDRANT
 - ⊗ STORM DRAIN
 - ⊗ SEWER MANHOLE
 - ⊗ WATER VAULT MANHOLE
 - ⊗ LIGHT POLE
 - ⊗ REBAR/CAP "FOUND"
 - ⊗ REBAR/CAP "SET"
 - ⊗ SPRINKLER CONTROL BOX
 - ⊗ TELEPHONE CONTROL BOX

- GENERAL UTILITY NOTES:**
- U1- CONCRETE TRANSFORMER PAD & ELECTRICAL METER BOX
 - U2- CABLE T.V. RISER
 - U3- GAS METER & CONCRETE PAD
- SPECIAL NOTES:**
- A- TOTAL NUMBER OF PARKING STALLS 150 PARKING STALLS ON PROPERTY 35 PARKING STALLS IN ENCROACHMENT AREA EQUAL 185 (INCLUDING 2 HANDICAP)
 - B- BLUE STAKE OF UTAH DOES NOT LOCATE UTILITIES FOR SURVEY LOCATION PURPOSES

STATEMENT OF ENCROACHMENTS
(1) ENCROACHMENT OF 50 FOOT DEEDED AS A CITY STREET (WESTWOOD BLVD.)
(2) ENCROACHMENT ACROSS 30 FOOT OF PROPERTY NOT DEEDED FROM MATHIS ET AL

NOTES CORRESPONDING TO SCHEDULE "B"

Vicinity Map



PROJECT: ALTA-ASTM LAND TITLE SURVEY

FOR: SUNSTONE HOTEL MANAGEMENT
DAVID R. KINKADE
P.O. BOX 4240
SAN CLEMENTE, CA
92674-4240
(714) 361-3900

PREPARED BY: ART F. BARKER & ASSOCIATES
SURVEYING & ENGINEERING
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