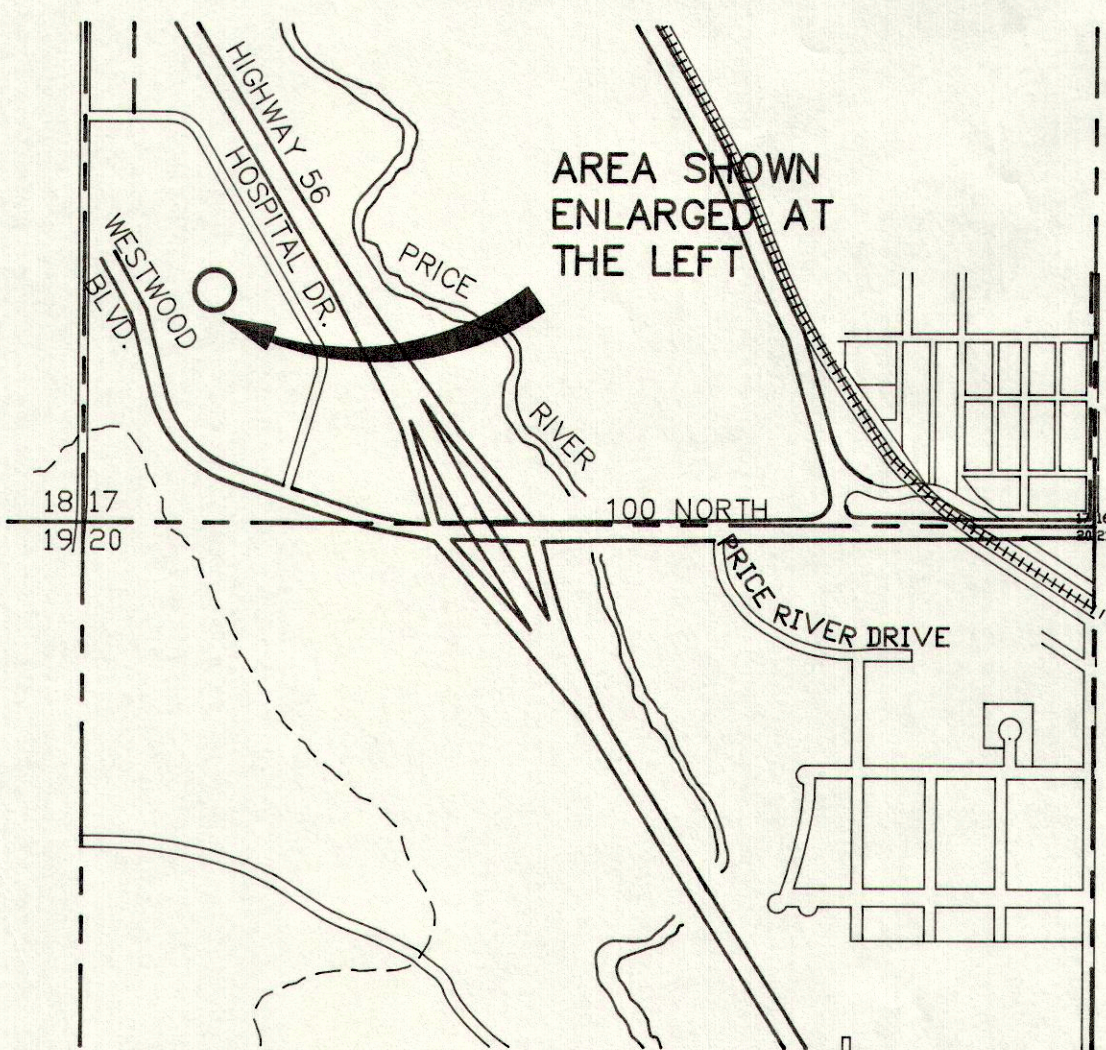


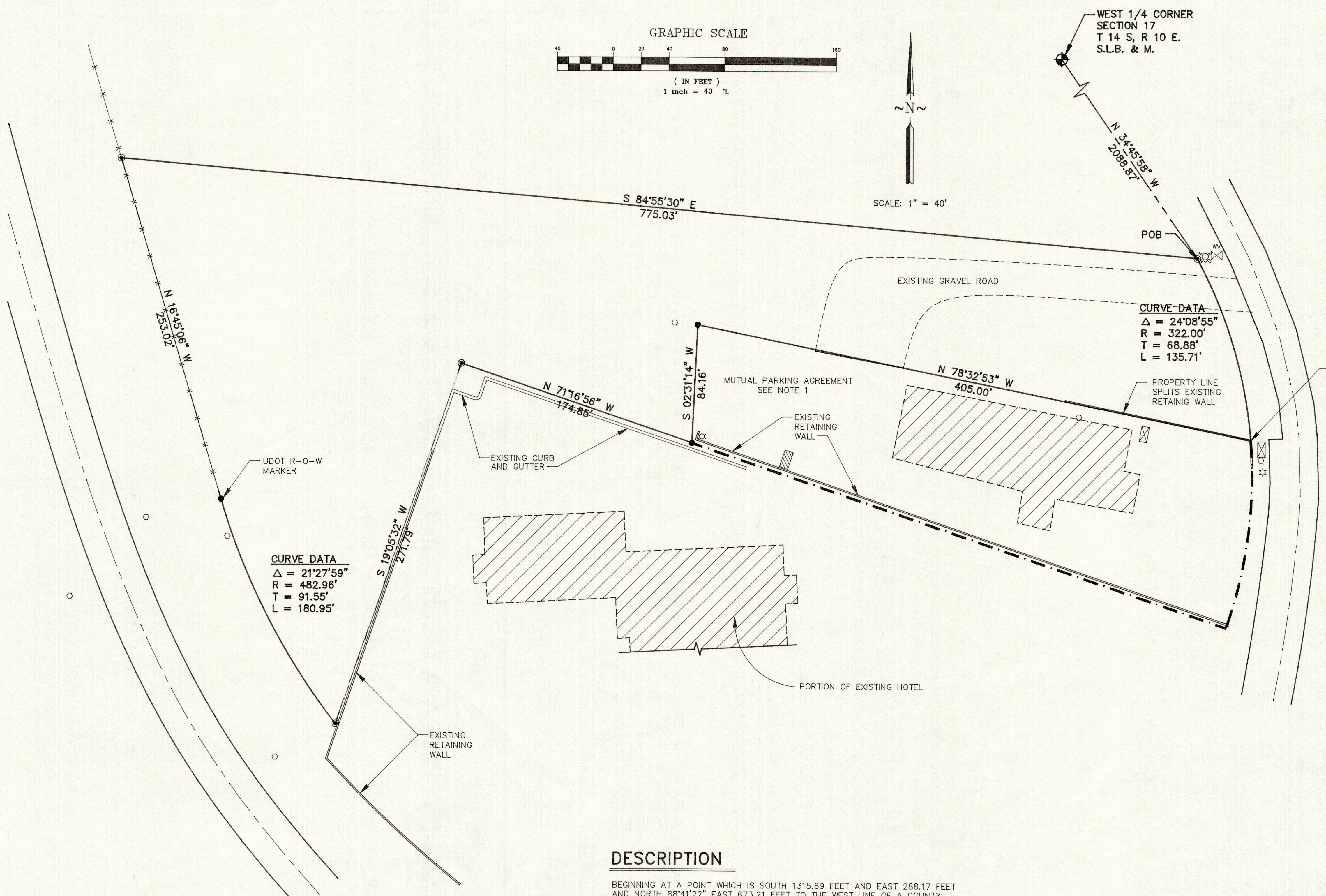
WEST 1/4 CORNER  
SECTION 17  
T 14 S, R 10 E.  
S.L.B. & M.

~ RANGE 10 EAST ~

~ TOWNSHIP 14 SOUTH ~



VICINITY MAP



**CURVE DATA**  
Δ = 21°27'59"  
R = 482.96'  
T = 91.55'  
L = 180.95'

**CURVE DATA**  
Δ = 24°08'55"  
R = 322.00'  
T = 68.88'  
L = 135.71'

**LEGEND**

- INDICATES 5/8" x 24" REBAR SET W/ CAP
- INDICATES REBAR SET BY OTHERS
- ⊕ SECTION CORNER
- ⊠ POWER CONTROLLER BOX
- TELEPHONE OR CABLE TELEVISION BOX
- ☆ POWER POLE
- ⊗ EXISTING FIRE HYDRANT
- ⊗ EXISTING WATER VALVE
- ⊗ GARBAGE DUMPSTER PAD
- ▨ EXISTING BUILDINGS
- - - EXISTING GRAVEL ROAD
- · - · - PERPETUAL PARKING EASEMENT
- x - x - FENCE LINE
- PROPERTY LINE
- - - SECTION LINE

**PURPOSE**

PURPOSE OF THE SURVEY WAS TO STAKE ON THE GROUND AND PERFORM AN ALTA/ACSM LAND TITLE SURVEY OF THE PROPERTY DESCRIBED IN THE POLICY SUBMITTED BY STEWART TITLE GUARANTY COMPANY.

**ENGINEER'S CERTIFICATE**

I, EVAN E. HANSEN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY TO SUNSTONE HOTEL INVESTORS L.P. THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION MARCH 22, 1997. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR AN ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASCM IN 1992, INCLUDES ITEMS NONE OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ASCM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

*Evan E. Hansen*  
EVAN E. HANSEN

*MARCH 24, 1997*  
DATE

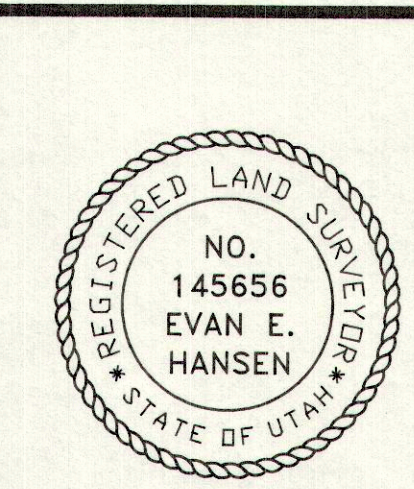
**DESCRIPTION**

BEGINNING AT A POINT WHICH IS SOUTH 1315.69 FEET AND EAST 288.17 FEET AND NORTH 88°41'22" EAST 673.21 FEET TO THE WEST LINE OF A COUNTY ROAD, AND SOUTH 28°56'52" EAST, 475.04 FEET FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTHERLY 269.98 FEET ALONG THE ARC OF A 322.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°55'40" EAST 262.14 FEET); THENCE SOUTH 19°05'32" WEST 1.46 FEET; THENCE NORTH 71°16'55" WEST 579.85 FEET; THENCE SOUTH 19°05'32" WEST, 271.79 FEET TO THE NORTH RIGHT-OF-WAY LINE OF A COUNTY ROAD; THENCE NORTHWESTERLY 180.95 FEET ALONG THE ARC OF A 482.96 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 27°29'06" WEST, 179.89 FEET); THENCE NORTH 16°45'06" WEST 253.02 FEET, MORE OR LESS TO A POINT; THENCE SOUTH 84°55'30" EAST, 775.028 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PORTION THEREOF: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 10 EAST, SALT LAKE BASE AND MERIDIAN, BEING FURTHER DESCRIBED AS FOLLOWS WITH A BEARING OF SOUTH 00°23'45" EAST BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 17 USED AS THE BASIS OF BEARING: BEGINNING AT A POINT SOUTH 0°23'45" EAST, 1854.25 FEET ALONG THE SECTION LINE AND NORTH 89°36'15" EAST 816.80 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 17, AND RUNNING THENCE NORTH 2°31'14" EAST 84.16 FEET; THENCE SOUTH 78°32'53" EAST 405.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD; THENCE ON A NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 7°08'46" WEST 133.29 FEET; THENCE SOUTH 19°05'32" WEST 1.46 FEET; THENCE NORTH 71°16'55" WEST 405.00 FEET TO THE POINT OF BEGINNING.

**NOTES**

1. A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE USE OF ALL PARKING FACILITIES AND ROADWAYS (AS SAID PARKING FACILITIES AND ROADWAYS MAY PRESENTLY EXIST OR MAY HEREAFTER BE CONSTRUCTED OR MODIFIED), TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, LOCATED UPON SAID LAND AND ADJOINING LAND, AS SET FORTH, DEFINED AND DESCRIBED IN THAT CERTAIN PARKING EASEMENT AND RIGHT OF WAY RECORDED DECEMBER 6, 1995, AS ENTRY NO. 52742, IN BOOK 365, AT PAGE 341, OF OFFICIAL RECORDS.
2. NOTE FLOOD ZONE DESIGNATION: ZONE "X" AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN. INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP: DATED DEC. 3, 1993. COMMUNITY PANEL NUMBER 490036 0001 D



SW1/4 SECTION 17, T 14 S, R 10 E, S.L.B. & M.		
<b>Empire Engineering &amp; Land Surveying</b>		
1665 E. Sagewood Rd. Price, Utah 84501 Phone (801) 637-7498		
ALTA/ACSM LAND TITLE SURVEY SUNSTONE HOTEL INVESTORS L.P.		
Drawn By: THK	Approved By: EEH	Drawing No.
Date: 3/23/97	Scale: 1" = 40'	EEPS-287 D