

SURVEYOR'S CERTIFICATE
 DATE JUNE 22/2003

This survey is made for the benefit of:

MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY, AS ADMINISTRATIVE AGENT
 DAVID L. BARBON & COMPANY INC. AND DAVID L. BARBON & COMPANY INC. AS ADMINISTRATIVE AGENT
 SUNSTONE LAX AIRPORT, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY; SUNSTONE SH HOTELS, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY;
 SUNSTONE OP PROPERTIES, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY; SHIP OGDEN, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY;
 SUNSTONE HOTEL INVESTORS L.P. A DELAWARE LIMITED PARTNERSHIP; SUNSTONE HOTEL INVESTORS L.L.C. DELAWARE LIMITED LIABILITY COMPANY;
 FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

I, Art F. Barker Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

LEGAL DESCRIPTION PARCEL 1

Being that Parcel of land as described in FIDELITY NATIONAL Title Insurance Commitment No. 9756201 as exhibit #1 parcel #1 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;
 Solid 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 the Westerly Right of Way line of a County Road; thence South 19°05'32" West 350.00 feet; thence North 71°16'55" West 316.65 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

LEGAL DESCRIPTION PARCEL 2

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 of the Salt Lake Base and Meridian; and running thence Southerly 269.98 feet along the arc of a 322.00' radius curve to the right (chord bears South 42°5'40" 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 18°45'06" West 233.02 feet more or less to a point; thence South 84°35'30" East 775.028 feet to the point of beginning.

CONTAINING 3.80 ACRTS

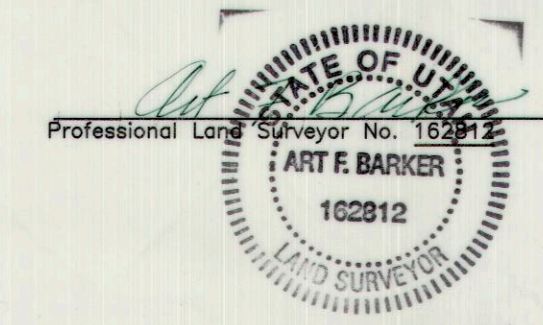
LESS AND EXCEPTING the following described portion thereof:

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 1824.25 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 84.18 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 Southwesterly 134.26 feet along the arc of a 322.00 foot radius curve having a radial bearing of South 85°12'07" West at the beginning of the curve, concave to the Northwest, having a chord that bears South 7°05'46" West 133.23 feet; thence South 19°05'32" West 1.46 feet; thence North 71°16'55" West 405.00 feet to the point of beginning.

CONTAINING 1.01 ACRES

TOGETHER WITH a perpetual non-exclusive easement (not fee simple title) 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 a portion of 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 the official records. Situate in Carbon County, State of Utah.

1. This accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon.
2. This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the state of UTAH and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA/ACSM in 1999 and includes items 1,2,3,4,5,7,10,11,12,13,14,15 and 16 in table A contained therein. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."
3. The property described hereon is the same as the property described as Parcel 1 in Commitment No. 9756201 with an effective date of 6/15/2003 and that all easements covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a zone Designation "C" by the Federal Emergency Management Agency (FEMA) of Flood Insurance Rate Map No. 480032 0435 C with a date of identification of 2/18/1983, for Community No. CARBON COUNTY, in CARBON County, State of UTAH, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The property has direct access to HOSPITAL DRIVE, a dedicated public street or highway.
6. The total number of striped parking spaces on the subject property is 186, including 2 designated handicap spaces. (SEE SPECIAL NOTES "A")
7. Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.



PARCEL 1 Sheet 1 Of 2

SMITH-ROBERTS NATIONAL CORPORATION
 25 South Oklahoma Avenue
 Oklahoma City Oklahoma 73104

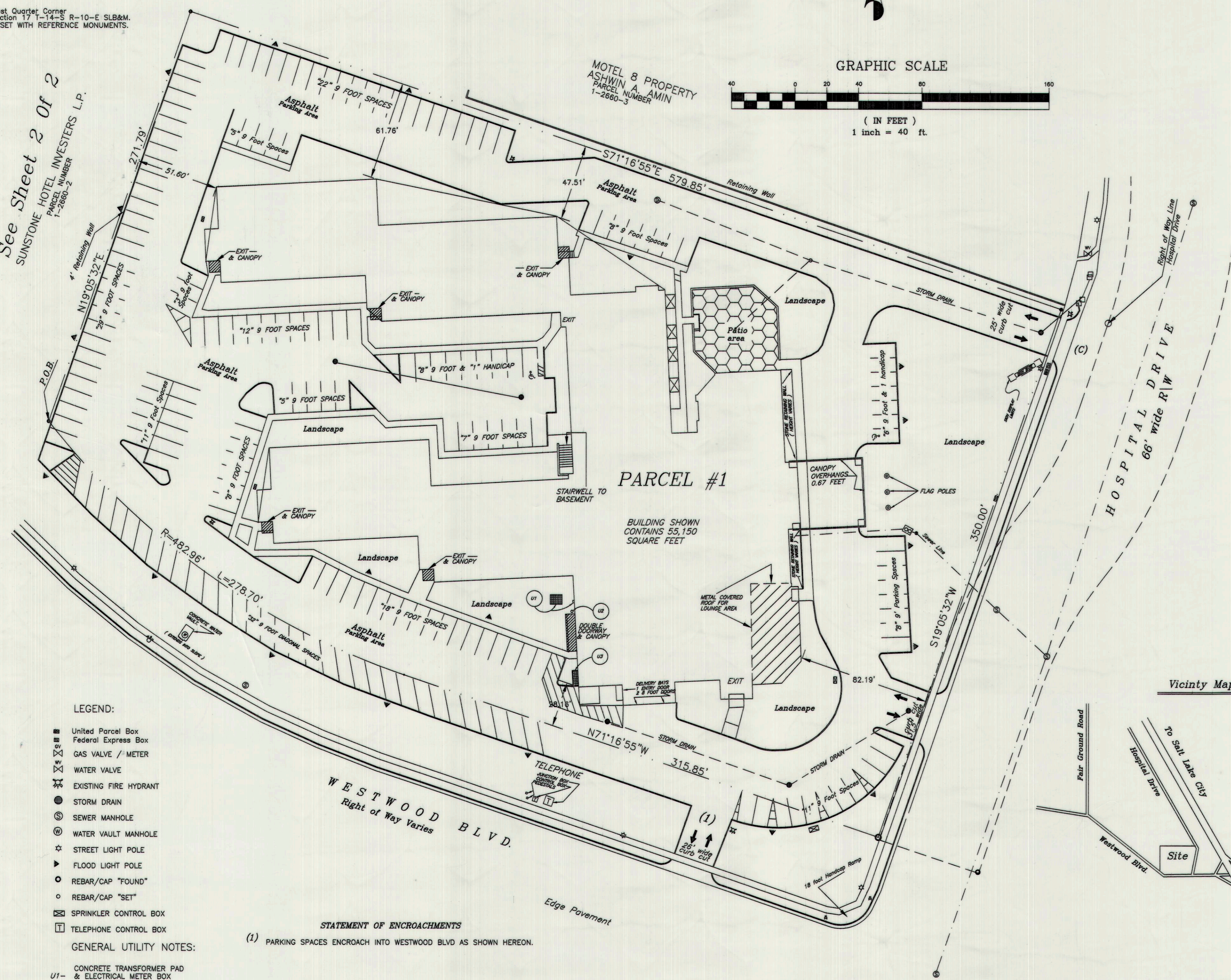
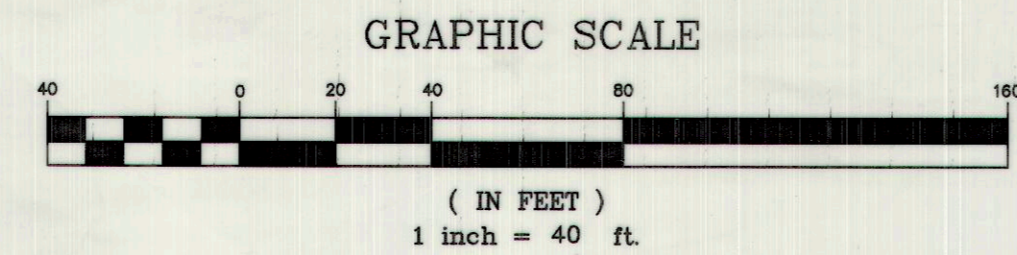
BARKER & ASSOCIATES
 SURVEYING & ENGINEERING SERVICES (435) 637-2394 (FAX) 435-637-2423
 36 WEST MAIN WELLINGTON, UTAH 84542 UTAH WATTS 1-888-676-2394

ALTA/ACSM SURVEY
 Holiday Inn 836 Westwood Blvd. Price, Utah
 BARKER & ASSOC. NO. 23011 SHEET 1 OF 2

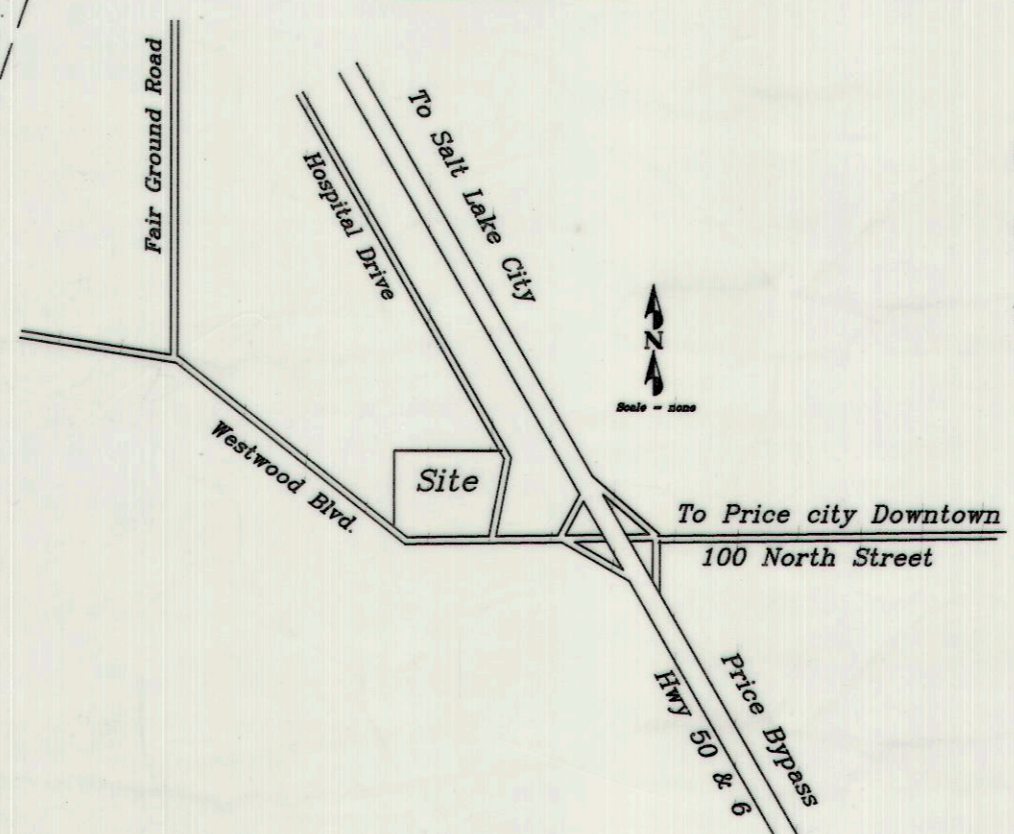
West Quarter Corner Section 17 T-14-S R-10-E SLB&M. RESET WITH REFERENCE MONUMENTS.

See Sheet 2 of 2
 SUNSTONE HOTEL INVESTORS L.P.
 PARCEL NUMBER 1-2860-2

BASIS OF BEARING (RECORD 2642.62) 2642.74 S072°34'5"E



Vicinity Map



- LEGEND:**
- United Parcel Box
 - Federal Express Box
 - ⊗ GAS VALVE / METER
 - ⊕ WATER VALVE
 - ⊗ EXISTING FIRE HYDRANT
 - ⊙ STORM DRAIN
 - ⊙ SEWER MANHOLE
 - ⊙ WATER VAULT MANHOLE
 - ⊙ STREET LIGHT POLE
 - ⊙ FLOOD 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 151 PARKING STALLS ON PROPERTY 35 PARKING STALLS IN ENCROACHMENT AREA EQUAL 186 (INCLUDING 2 HANDICAP)
 - B- BLUE STAKE OF UTAH DOES NOT LOCATE UTILITIES FOR SURVEY LOCATION PURPOSES
 - C- SHOWS A GAP BETWEEN HOSPITAL DRIVE AND SUBJECT PROPERTY NOT DEEDED OR SHOWN IN THE CARBON COUNTY RECORDS.

STATEMENT OF ENCROACHMENTS
 (1) PARKING SPACES ENCRACH INTO WESTWOOD BLVD AS SHOWN HEREON.

- NOTES CORRESPONDING TO SCHEDULE "B"**
- (3) SUBJECT PROPERTY IS AFFECTED BY FINAL ORDER OF CONDEMNATION RECORDED IN BOOK PAGE 272 AS ENTRY No. 152406. DUE TO THE AMBIGUITY IF SAID DOCUMENT THE EFFECT CANNOT BE DETERMINED HOWEVER THE LOCATION OF THE EXPRESSWAY IS OUTSIDE OF THE SUBJECT PROPERTY AND THERE IS NO EVIDENCE OF AN IRRIGATION FACILITY REFERENCED THEREIN UPON THE SUBJECT PROPERTY.
 - (4) THE RESTRICTIONS REFERENCED WITHIN DEED RECORDED IN BOOK 228 PAGE 17 AS ENTRY No. 168480 ARE ADDRESSED AS EXCEPTIONS NUMBER 10 & 11 OF THE ABOVE REFERENCED TITLE COMMITMENT.
 - (5) THE SETTLEMENT AGREEMENT DOES AFFECT THE SUBJECT PROPERTY INASMUCH AS PARCEL C CONTAINED THEREIN IS THE SAME PROPERTY AS PARCELS 1,2 & 3 OF THE SUBJECT PROPERTY COMBINED THIS AGREEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
 - (7) THE SUBORDINATION RECORD IN BOOK PAGE 807 AS ENTRY No. 58142 AFFECTS THE SUBJECT PROPERTY BUT INASMUCH AS THE PROPERTY DESCRIPTION IN EXHIBIT A THEREIN IS THE SAME AS PARCEL 1 OF THE SUBJECT PROPERTY.
 - (8) POLE LINE EASEMENT RECORDED IN BOOK 3-N PAGES 357 AND 358 AS ENTRY 19142 AND 19123 DO NOT EFFECT THE SUBJECT PROPERTY.
 - (9) PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 208 PAGE 181 AS ENTRY No. 158821 LIES OUTSIDE THE LIMITS OF THE SUBJECT PROPERTY AS SHOWN HEREON.
 - (10) MEMORANDUM OF RESTRICTIONS RECORDED AS BOOK 189 PAGE 332 AS ENTRY No. 149954 BENEFITS AND BURDENS THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE.

- (11) SEE EXCEPTION 3 NOTE ABOVE.
- (12) RESTRICTIONS REFERENCED IN DEED RECORDED IN BOOK 331 PAGE 736 AS ENTRY N). 40457 AFFECT PARCEL 2 ONLY.
- (13) MEMORANDUM OF RESTRICTIONS AS RECORDED IN BOOK 354 PAGE 541 AS ENTRY No. 489052 AND THE UNRECORDED DECLARATION OF RESTRICTIONS AFFECT PARCEL 2 ONLY 30' RIGHT OF WAY FOR INGRESS AND EGRESS REFERENCED THEREIN AS SHOWN HEREON.

ZONING
 ZONE: CD CENTRAL BUSINESS DISTRICT
 VARIABLE SETBACKS APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL
 COUNTY OF CARBON
 CITY OF PRICE
 STATE OF UTAH

Southwest Corner Section 17 T-14-S R-10-E SLB&M.

342