

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
THIS DEED AND ALL  
TAX STATEMENTS TO:

12378667  
9/30/2016 2:29:00 PM \$37.00  
Book - 10483 Pg - 877-890  
Gary W. Ott  
Recorder, Salt Lake County, UT  
EAGLE GATE TITLE INS AGCY  
BY: eCASH, DEPUTY - EF 14 P.

Om Shivam Hospitality, LLC  
1659 West North Temple  
Salt Lake City, Utah 84116

APN: 08-34-453-011-0000

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(Space Above For Recorder's Use)

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### QUITCLAIM DEED

1659 West North Temple, LLC, a Utah limited liability company ("**Grantor**"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, convey, and quitclaim, to Om Shivam Hospitality LLC, a Utah limited liability company ("**Grantee**"), any right, title and interest of Grantor in and to all buildings, structures, signage, pavement, asphalt and hard surfacing, landscaping, utilities, pads, additions, enlargements, extensions, modifications, repairs, replacements, and other improvements and tenements of any nature (the "**Improvements**") now or hereafter erected or located on that certain parcel of real property located in Salt Lake County, State of Utah, which is more particularly described on Exhibit A attached hereto. This Deed conveys the Improvements only and does not convey any interest in the real property.

The Improvements are conveyed subject to: (a) a lien to secure payment of general and special real property taxes and assessments for the year of Closing and not delinquent; (b) any and all conditions, easements, encroachments, rights-of-way, restrictions, or any other matter that a physical inspection or accurate ALTA/ACSM survey (with all Table A items) of the Property would reveal; (c) patent reservations, covenants, conditions, restrictions, reservations, easements and declarations, encumbrances, liens, obligations, liabilities or other matters of record; (d) all matters of record; and (e) all applicable laws, ordinances, rules and governmental regulations (including, but not limited to, those relative to building, zoning and land use) affecting the development, use, occupancy or enjoyment of the Property.

GRANTEE ACCEPTS THE IMPROVEMENTS AND ALL ASPECTS THEREOF IN "AS IS," "WHERE IS" CONDITION, WITHOUT WARRANTIES, EITHER EXPRESS OR IMPLIED, "WITH ALL FAULTS," INCLUDING, BUT NOT LIMITED TO, ALL EXISTING DEFECTS AND DEFICIENCIES, BOTH LATENT AND PATENT DEFECTS, IF ANY, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE (EXPRESS OR IMPLIED). GRANTEE HEREBY WAIVES ALL WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE TITLE, CONDITION AND USE OF THE PREMISES, INCLUDING, BUT NOT LIMITED TO ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

4852-8555-5511


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STATE OF Utah )  
COUNTY OF Salt Lake ) : ss.

The foregoing instrument was acknowledged before me this 29 day of September, 2016, by Vishal A. Sani, the Manager of Om Shivam Hospitality LLC, a Utah limited liability company.

  
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NOTARY PUBLIC  
Residing at: Sandy UT

My Commission Expires:  
19 Dec 2018

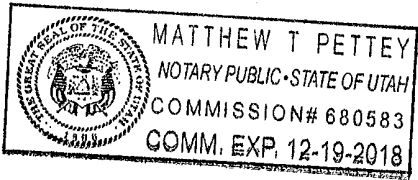


Exhibit A  
Legal Description

Located in Salt Lake County, Utah:

PARCEL 1:

BEGINNING AT A POINT 33.5 FEET NORTH OF THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 476.5 FEET; THENCE EAST 150 FEET; THENCE NORTH 150 FEET; THENCE EAST 249.25 FEET; THENCE SOUTH 250 FEET; THENCE EAST 100 FEET; THENCE SOUTH 376.5 FEET; THENCE WEST 499.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM, A PARCEL OF LAND AS CONVEYED BY THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED JUNE 14, 2002, AND ENTRY NO. 8265327, IN BOOK 8609 AT PAGE 4687, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT OF WAY LINE OF REDWOOD ROAD, SAID POINT BEING NORTH 00° 04' 28" EAST 33.50 FEET AND NORTH 89° 56' 26" EAST 18.21 FEET AND NORTH 1° 08' 10" WEST 476.58 FEET (476.60 FEET MEASURED) FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 1 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 1° 08' 10" WEST ALONG THE EAST RIGHT OF WAY LINE OF REDWOOD ROAD 150.03 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF NORTH TEMPLE STREET; THENCE NORTH 89° 56' 26" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF NORTH TEMPLE STREET 180.42 FEET; THENCE SOUTH 0° 03' 08" EAST 150.00 FEET; THENCE SOUTH 89° 56' 26" WEST 177.58 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY OVER THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A POINT ON THE SOUTH SIDE OF NORTH TEMPLE STREET 499.25 FEET EAST AND 660 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 20 FEET; THENCE SOUTH 250 FEET; THENCE WEST 20 FEET; THENCE NORTH 250 FEET TO THE PLACE OF COMMENCEMENT.

AT THE SAME IS AN APPURTENANCE TO THAT PORTION OF PARCEL 1 LYING WITHIN THE FOLLOWING DESCRIBED:

COMMENCING AT THE POINT ON THE SOUTH SIDE OF NORTH TEMPLE STREET

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499.25 FEET EAST AND 660 FEET NORTH OF THE SOUTHWEST CORNER OF THE  
SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT  
LAKE BASE AND MERIDIAN AND RUNNING THENCE WEST 100 FEET ALONG THE  
SOUTH SIDE OF NORTH TEMPLE STREET; THENCE SOUTH 250 FEET; THENCE EAST  
100 FEET; THENCE NORTH 250 FEET TO THE PLACE OF COMMENCEMENT.

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**EXHIBIT B**

[List of Personal Property]



Prepared By: Gus Pagan 9/18/2016

	NGQ1	NK1	PNK1	SNK1	SNK2	SNQ2	SNQ3	Storage	Total
Wohlfahrt	28	48	3	0	0	5			78
Microwave	42	42	1	1	0	4			71
Flat Screen TV	106	82	2	2	2	4	1	2	122
Power Lamp2	106	82	5	1	6	15			109
TV Antenna	106	81	5	1	4	4	1		101
Clock	106	60	5	1	4	4	1		101
Desk Chair	106	10	5	1	4	4	1		101
Desk Lamp	106	69	5	1	4	4	1		101
Bed Side Table	89	82	10	2	8	2	2		212
Bed Side Lamp	89	82	10	2	8	8	2		216
Telephone	106	69	5	1	4	4	1		101
Alarm Clock	106	69	5	1	4	4	1		101
Waste Basket	106	69	5	1	4	4	1		101
Plastic Ice Bucket	106	81	5	1	4	4	1		101
Coffee Maker	106	80	5	1	4	4	1		101
Alarm	106	80	5	1	4	4	1		101
Iron & Board	106	80	5	1	4	4	1		101
Expense Pack	106	80	5	1	4	4	1		101
Men's Hairers	424	240	20	4	16	16	4		724
Womens Hairers	424	240	20	4	16	16	4		724
Flowers	212	80	10	2	5	4	2		294
Handboards	0	0	0	0	0	0	0		0
0	0	0	0	0	0	0	0		0
Air Conditioner FANCL	106	68	5	1	8	8	2		100
Air Work	212	212	10	2	10	10	2		456
King Bed	0	82	5	1	4	0			70
Queen Bed	212	0	0	0	0	0	2		228
Guest Storage	0	0	0	0	4	4	1		10
Guest Beds	0	0	0	0	8	0	0		8
0	0	0	0	0	0	0	0		0
0	0	0	0	0	0	0	0		0

Room Type Legend	
NGQ1	2 Queens - Non-Smoking, 100
NK1	1 King - Non-Smoking, 80
PNK1	1 Queen Non-Smoking Handicap, 6 (1 King in room?)
SNK1	King Suite Non-Smoking Sofa 1 Bath Bedc Family Suite
SNK2	King Suite Non-Smoking 4
SNQ2	2 Queens Sofa Family Suite Non-Smoking 4
SNQ3	1 Queen Sofa Non-Smoking 1

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FF&E Inventory

Breakfast Baskets	4				
Free/Full	2				
Function Desk	1				
Electrical Trainers	2				
Vacuum Cleaners	0				
Mop's Cars	0				
Washers Model	2				
Chairs	2				
Wet Vacuum	1				
Lobby Lounge	1				
Lobby Chairs	2				
Breakfast Room Lounge Chairs	12				
Breakfast Room Lounge Tables	4				
Breakfast Room Dining Tables	6				
Business Center Printer	1				
Business Center Office Chairs	12				
Business Center Desk Chairs	2				
Lobby Tables	6				
Business Center Desk	1				
Business Center Computer	1				
Lobby TV	0				
Fit Desk & Ball Computers	4				
Industrial Freezer	0				
Industrial Refrigerator	0				
3 Compartment sink	1				
Dish Sanitizer/ Cookie Oven	1				
Coffee Machine	1				
Ice Machine	3				
File Cabinets	12				
Roller Mopsters	1				
Chairs	7				
Center Bar Table	1				
Stools	11				
Washers	18				
Washing Room	1				
Breakfast TV	2				
Business Refrigerator	1				
Business Freezer	1				
Vacuum Wiper	1				
Breakfast Network	13				
Manufactured Chairs for showers	2				

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Old Furniture in Back of Building

Night Stands	43
TV Armoires	50
Headboards	79
Chairs	162
Tables	30
Artwork	163
Bedframes	132
Iron Boards	4
Floor Lamps	34
Lamps	100
Mattresses	20
Desks	5
Lamp Shades	117
Mirrors	78
Sofa	1
Benches	5
Old TV's	5
Courtyard Swing	1
Carpet	7
Carpet Pad	200

New Inventory/Storage

Q Stripe Flat	72
K Stripe Flat	106
Q No-Stripe Flat	48
K No Stripe Flat	48
Q Fitted	36
K Fitted	94
Q Mattress Protector	14
K Mattress Protector	105
Night Stands	18
Chairs	92
Bulbs	27
Headboards	14
Full Mirrors	36
Mirrors	52
Desk	3
Chests	2
Drapes	17
TV	7
Iron Holders	31
Clocks	36
Coffee Makers	40
Lamps	128
Light Bars	33
Toilet Seats	5
Fridge	2
Lamp Shades	54
Floor Lamps	8

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Ottoman	2
Microwave	6
Bed Frames	68
Shower Rod	56
Wall Vinyl	120
Base carpet	50
Artwork	32

Kitchen/Restaurant

Coffee Machines	3
Airpots	7
Food stands	6
Cereal Containers	4
Microwave	2
Bowls	6
Food Trays	29
Milk Containers	6
Lg Bowls	6
Lg Containers	3
Food Cart	2
Water Service	3
Glassware	5
Muffin Holder	
Gravy Boats	9
Pans	16
Sinks	4
Fryer	1
Grill	1
Oven	2
Spatulas	12
Wire Wisks	2
Chaffer Stands	3
Server Stands	6
Flower Arrangments	6
Tubs	8
Sm. Container	8
Rolling Dish Racks	2
Plates	23
Ice Chest	1
Toaster	1
Egg Dome	1
Slow Cocker 3 part	1
Lids	36
Silverware Contalner	12

Event Room

Dance Floor	1
Event Tables	40
Chairs	150

Exhibit C  
List of Accounts & Contracts Assigned to Assignee  
Ramada North Temple

Questar Gas, Account: 0759973696, Phone: 800-323-5517

Salt Lake Corp (Water) w Account: 2270116 w2270125 , Phone: 800-483-6900

Rocky Mountain Power Account: 59097911-001-2, Phone: 866-870-3419

In-room Internet Service Support (e-Communications), Phone: (801) 262-5264

Cable TV (DirecTV) Account:52343668, Phone: (855) 388-2505

Republic Services (Trash) Account: 3-0864-0009332

DirecTV dealer (Hardware) e-Communications, Phone: (801) 262-5264

Food delivery (Sysco Intermountain) Account: 1000065120, Ben Butler phone: 801-563-6278, [Butler.Ben@int.sysco.com](mailto:Butler.Ben@int.sysco.com)

Supplies (Sysco Guest Supply) Boyd Larsen, 801-634-7235, [blarsen@guestsupply.com](mailto:blarsen@guestsupply.com)

Fire sprinkler monitoring, Fire Engineering Company, Account: S45081, Phone; (801) 262-3329

(CenturyLink) - Account # 801-328-2783 787B. For active phone numbers: (801) 328-2783 & (801)531-9330 (Fire sprinkler alarm monitoring)

Fax line: Windstream, Account: 5438762

CLC Lodging Account: 44023, Phone: 316-636-5055, Darcy ext 4216

Chiller/boiler/tower water treatment: Power Engineering Co. Randy Brown, phone: 801-532-6972

ATM: Jorge Gaona, Phone: 801-674-7299

Swlm Clean, Inc. Account: 3404 (pool chemicals), Phone: 801-265-1707

Pool water testing Timpview Labs (sent to them by the health dept), Phone: 801-229-2280

Internet, front desk, office and rooms: Windstream Account: 5438762

Voice (telephone): Windstream Account: 5438762

Food Permit #35-031233

Vistar (Market Sundries) Account: 10297403

Otis Spunkmeyer (Cooke oven) [jmason@coregroupsales.com](mailto:jmason@coregroupsales.com) [butler.ben@int.sysco.com](mailto:butler.ben@int.sysco.com)

Les Olsen (copier maintenance) 801-413-2197 Pinter ID: 22414

Brog Distributors, Phone: 800-888-3776 (Coffee)



windstream

smart solutions. personalized service.

### Account Information Form

Thank you for choosing Windstream for your communications solution.

Please keep this important technical information about your services for future reference. You will need to have this information available when calling Windstream for technical support. Also, you may want to share this information with vendors involved in setting up or maintaining your communications services.

▪ **Account Information:**

Account Name: SALT LAKE INN  
Account Number: 5438762  
Products: Trunks

▪ **Installation Location Information:**

SALT LAKE INN  
1659 W NORTH TEMPLE  
SALT LAKE CITY, UT 84116-3127  
Customer Requested Due Date: 10/22/2013  
Local Loop Circuit ID: 64HCGS207255MS  
Local Loop Install Date: 09/10/2013  
Technical Site Visit date: 10/18/2013 8:30

Please note: The above information will be important to your wiring vendor to assist them in identifying the wiring within your building.

▪ **Contact Information:**

Alternate Installation Support/Testing: 866-849-0728  
Customer Care (following initial install): 877-340-2600

▪ **Installation and IP Information:**

Windstream Service Order Number: 432650  
Primary Windstream Circuit ID: 04570063

Please note: The above circuit information is important when calling Windstream Customer Care for assistance, questions, or trouble repair. This will help speed efficiency in processing your request.

▪ **Voice and Data Services:**

385-215-3934 - 385-215-3951

**Numbers Porting:**

**801.533.9003**

**801.533.9000**

For future reference, the following resources are available to you after your Windstream services have been installed:

- Windstream's Network Operations Center is available 24 hours a day, seven days a week, 365 days a year, to report and assist in repair and resolution of service interruption. You can open a trouble ticket by dialing 877-340-2555.
- Windstream's Fraud & Subpoena Compliance Department constantly monitors our voice network, processing call detail records in real time and generating alerts based on deviations from a customer's "normal" call pattern. The Fraud Department can be reached at 877-999-7705.
- Customer Care is your point of contact to report annoyance or harassment calls. To report any such occurrences, please contact Customer Care at 877-340-2600.
- You may receive a Windstream invoice before all of your services are installed. Contact Customer Care if you have questions regarding your invoice at 877-340-2600.
- Once the implementation process is complete, you will receive a Welcome Kit with account and customer support information, and a complete list of the services you have ordered.
- You will be contacted by your Windstream Account Manager to schedule a first bill review. Should you have any questions or need more information, please do not hesitate to contact me.

Warm regards,  
Foster, Jill

**data. voice. network. cloud. | windstreambusin**

List of our contracted Company

Company Name	Special Rate
CLC LODGING	\$45.00 plus tax
ABF TRUCKING	\$42.00 plus tax
LARON INC	\$69.00
SALT LAKE EXPRESS	\$59.00
LEBUS INC	\$59.00
ANDRUS TRUCK CO.	\$69.00
SAIA TRUCKING	\$45.00
SHIPEX INC	\$45.00
PRIMARY CHILDREN HOSPITAL	\$50.00
BRAHMA INC	\$69.00
PACIFIC STUDIO	\$50.00
FOUR SEASON	\$109.00
DELTA AIRLINE	\$79.00
COLUMBIA INSTITUTE	\$59.00
GROUPON	VARIABLE RATE
HOTEL BEDS	VARIABLE RATE
BOOKING.COM	VARIABLE RATE
EXPEDIA.COM	VARIABLE RATE
HOTEL.COM	VARIABLE RATE

## List of our contracted group for 2016

GROUP NAME	RATES
AMERICAN INTERNATIONAL	\$65.00
BEST WESTERN INTERNATIONAL	\$65.00
BEYOND TRAVEL INTL	\$69.00
JBS HOTELS GROUP	\$57.00
ENTERPRISES INTL	\$65.00
EASTERN TRAVEL	\$58.00
GIANT INTERNATIONAL	\$65.00
NEW GEN	\$65.00
NEW VISION	\$65.00
FOCUS TRAVEL	\$79.00
CHINA TOUR	\$65.00
PAIMEI UNITED INTL	\$77.69
SPRING TOUR	\$65.00
ROAMING AMERICAN	\$69.00
W&S INTERNATIONAL	\$65.00
WORLD JET TRAVEL	\$69.00
WORLD HOLIDAY	\$70.00