

LEGEND

CB	CATCH BASIN
CONC	CONCRETE
EM	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
FH	FIRE HYDRANT
GM	GAS METER
LP	LIGHT POLE
MH	MANHOLE
PP	POWER POLE
TB	TELEPHONE BOX
WM	WATER METER
WV	WATER VALVE

STATEMENT OF ENCROACHMENTS

- (A) SUBJECT'S PORTICO ENCROACHES 33.20 FEET ONTO ADJOINING LOT B.
- (B) SUBJECT'S BUILDING CORNER ENCROACHES 0.10 FEET ONTO LOT B.
- (C) SUBJECT'S DECK ENCROACHES 9.75 FEET ONTO ADJACENT COMMON AREA.
- (D) SUBJECT'S BUILDING CORNER ENCROACHES 0.10 FEET ONTO ADJACENT COMMON AREA.
- (E) SUBJECT'S BUILDING CORNER ENCROACHES 0.42 FEET ONTO ADJACENT COMMON AREA.
- (F) SUBJECT'S BUILDING CORNER ENCROACHES 0.58 FEET ONTO ADJACENT COMMON AREA.
- (G) SUBJECT'S DECK ENCROACHES 9.88 FEET ONTO ADJACENT COMMON AREA.
- (P) ADJACENT UNDERGROUND PARKING STRUCTURE EXTENDS BENEATH LOTS 10-A, 10-B, 10-C AND 10-D.
- (H) SUBJECT'S BUILDING CORNER ENCROACHES 0.28 FEET ONTO ADJACENT COMMON AREA.
- (I) SUBJECT'S BUILDING CORNER ENCROACHES 0.10 FEET ONTO ADJACENT COMMON AREA.
- (J) SUBJECT'S DECK ENCROACHES 10.18 FEET ONTO ADJACENT COMMON AREA.
- (K) SUBJECT'S BUILDING CORNER ENCROACHES 0.12 FEET ONTO ADJACENT COMMON AREA.
- (L) SUBJECT'S BUILDING CORNER ENCROACHES 0.38 FEET ONTO ADJACENT COMMON AREA.
- (M) SUBJECT'S DECK ENCROACHES 10.48 FEET ONTO ADJACENT COMMON AREA.
- (N) SUBJECT'S BUILDING CORNER ENCROACHES 0.48 FEET ONTO ADJACENT COMMON AREA.

NOTE

THE FOLLOWING EASEMENTS MAY AFFECT THE SUBJECT PROPERTY:
 RIGHT OF WAY AND EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED JUNE 8, 1977 AS ENTRY NO.133287 IN BOOK M-95 AT PAGE 126 OF OFFICIAL RECORDS IS NON-SPECIFIC AS TO LOCATION AND IS NOT PLOTTED HEREON. DOCUMENT INFORMATION SUGGESTS THE EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.
 RIGHT OF WAY AND EASEMENT IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY RECORDED DECEMBER 9, 1975 AS ENTRY NO.129736 IN BOOK M-75 AT PAGE 17 OF OFFICIAL RECORDS. CORRECTION DEED (22 ABOVE) SUPERSEDES THIS DOCUMENT.

NOTE REGARDING UTILITIES

ALL UTILITIES ARE UNDERGROUND. SURFACE EVIDENCE, IF ANY, HAS BEEN SHOWN ON THE SURVEY. SINCE THE BUILDING OCCUPIES ESSENTIALLY THE ENTIRE PROPERTY, THE UTILITIES ENTER THE SUBJECT PROPERTY DIRECTLY FROM PUBLIC STREETS, LOTS AND ADJACENT COMMON AREAS.

LEGAL DESCRIPTION

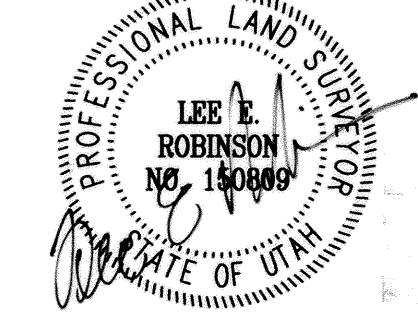
SITUATED IN THE COUNTY OF SUMMIT, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:
 ALL OF LOTS 10-A, 10-B, 10-C, 10-D, 11, 12-A, 12-B, AND 12-C, PROSPECTOR SQUARE SUBDIVISION, AMENDED PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
 SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 11, PROSPECTOR SQUARE SUBDIVISION, AMENDED PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER;
 THENCE ALONG THE SOUTH LINE OF SIDEWINDER DRIVE, N90°00'E 230.00 FEET TO A SET REBAR WITH ALUMINUM CAP;
 THENCE SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00' (CHORD BEARS S45°00'E 21.21 FEET) TO A SET REBAR WITH ALUMINUM CAP;
 THENCE ALONG THE WEST LINE OF POISON CREEK LANE, S00°00'E 135.00 FEET, TO A SET REBAR WITH ALUMINUM CAP AT THE SOUTHEAST CORNER OF LOT 12-C, SAID SUBDIVISION;
 THENCE S90°00'W 50.00 FEET TO A SET REBAR WITH ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID LOT 12-C;
 THENCE N00°00'E 10.00 FEET TO THE SOUTHEAST CORNER OF LOT 12-B, SAID SUBDIVISION;
 THENCE S90°00'W 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12-B;
 THENCE S00°00'E 5.00 FEET TO THE SOUTHEAST CORNER OF LOT 12-A, SAID SUBDIVISION;
 THENCE S90°00'W 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12-A;
 THENCE S00°00'E 5.00 FEET TO A SET REBAR WITH ALUMINUM CAP AT THE SOUTHEAST CORNER OF THE AFORESAID LOT 11;
 THENCE S90°00'W 43.32 FEET TO THE MOST EASTERLY CORNER OF LOT 10-D, SAID SUBDIVISION;
 THENCE S34°00'W 40.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10-D;
 THENCE S56°00'E 7.66 FEET TO THE MOST EASTERLY CORNER OF LOT 10-C, SAID SUBDIVISION;
 THENCE S34°00'W 35.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10-C;
 THENCE S56°00'E 10.00 FEET TO THE MOST EASTERLY CORNER OF LOT 10-B, SAID SUBDIVISION;
 THENCE S34°00'W 35.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10-B;
 THENCE N56°00'W 20.00 FEET TO THE MOST EASTERLY CORNER OF LOT 10-A, SAID SUBDIVISION;
 THENCE S34°00'W 40.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10-A;
 THENCE N56°00'W 60.00 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 10-A;
 THENCE N34°00'E 150.00 FEET TO A SET LEAD PLUG AT THE MOST NORTHERLY CORNER OF THE AFORESAID LOT 10-D;
 THENCE N00°00'E 115.14 FEET TO THE POINT OF BEGINNING.
 CONTAINS 45,194 SQUARE FEET OR 1.0375 ACRES.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO BANK ONE, ARIZONA, NA; FIDELITY NATIONAL TITLE COMPANY; SUNSTONE HOTEL INVESTORS, L.P., A DELAWARE LIMITED PARTNERSHIP; AND SUNSTONE HOTEL PROPERTIES, INC., A COLORADO CORPORATION; AS FOLLOWS:

- (i) THIS SURVEY WAS ACTUALLY MADE ON THE GROUND DURING THE MONTH OF JUNE, 1992, IS CORRECT ACCORDING TO THE RECORD DESCRIPTIONS OF THE SUBJECT PROPERTY, AND CORRECTLY SHOWS (i) THE LOCATION OF ALL WATERCOURSE, 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 AREA 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 LOCATION OF ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER MATTERS OF RECORD LISTED IN THE TITLE COMMITMENT (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 SURFACE OF 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 NO (i) ENCROACHMENTS UPON THE SUBJECT PROPERTY, (ii) ENCROACHMENTS ON ADJACENT PROPERTY, STREETS, EASEMENTS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, OR (iii) PARTY WALLS. THE EXCEPTIONS TO THE ABOVE STATEMENTS ARE NOTED IN THE STATEMENT OF ENCROACHMENTS SHOWN HEREON; (c) ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY POISON CREEK LANE AND SIDEWINDER DRIVE, THE SAME BEING PAVED, DEDICATED PUBLIC RIGHTS-OF-WAY; (d) THERE ARE NO KNOWN VIOLATIONS OF ANY BUILDING SETBACK LINES ON THE SUBJECT PROPERTY; (e) ACCORDING TO THE CURRENT AND APPLICABLE NATIONAL FLOOD INSURANCE RATE MAPS, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X"; AND (f) 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 NOVEMBER, 1992.

AUGUST 22, 1997



LEE E. ROBINSON, PLS
 UTAH REGISTRATION NO. 150809
 SCHUCHERT & ASSOCIATES

FILE No.	6-2813
FILED AT THE REQUEST OF	SCHUCHERT & ASSOCIATES
ALAN SPRIGGS	SUMMIT CO. RECORDER
FEE \$ 10.00	By <i>Alan Spriggs</i>
FILED 11/17/97	at 9:00 A.M.

ZONING AND SETBACKS

THE PARK CITY PLANNING AND ZONING OFFICE VERBALLY REPORTED TO THIS SURVEYOR THAT THE SUBJECT PROPERTY IS ZONED "GENERAL COMMERCIAL WITH 20 FOOT FRONT, 20 FOOT SIDE AND 10 FOOT REAR BUILDING SETBACKS. SUCH SETBACKS MAY BE WAIVED BY VARIANCE DURING PLANNING APPROVAL.

AREA

THE SUBJECT PROPERTY CONTAINS 45,194 SQUARE FEET OR 1.0375 ACRES.

STREET ADDRESS

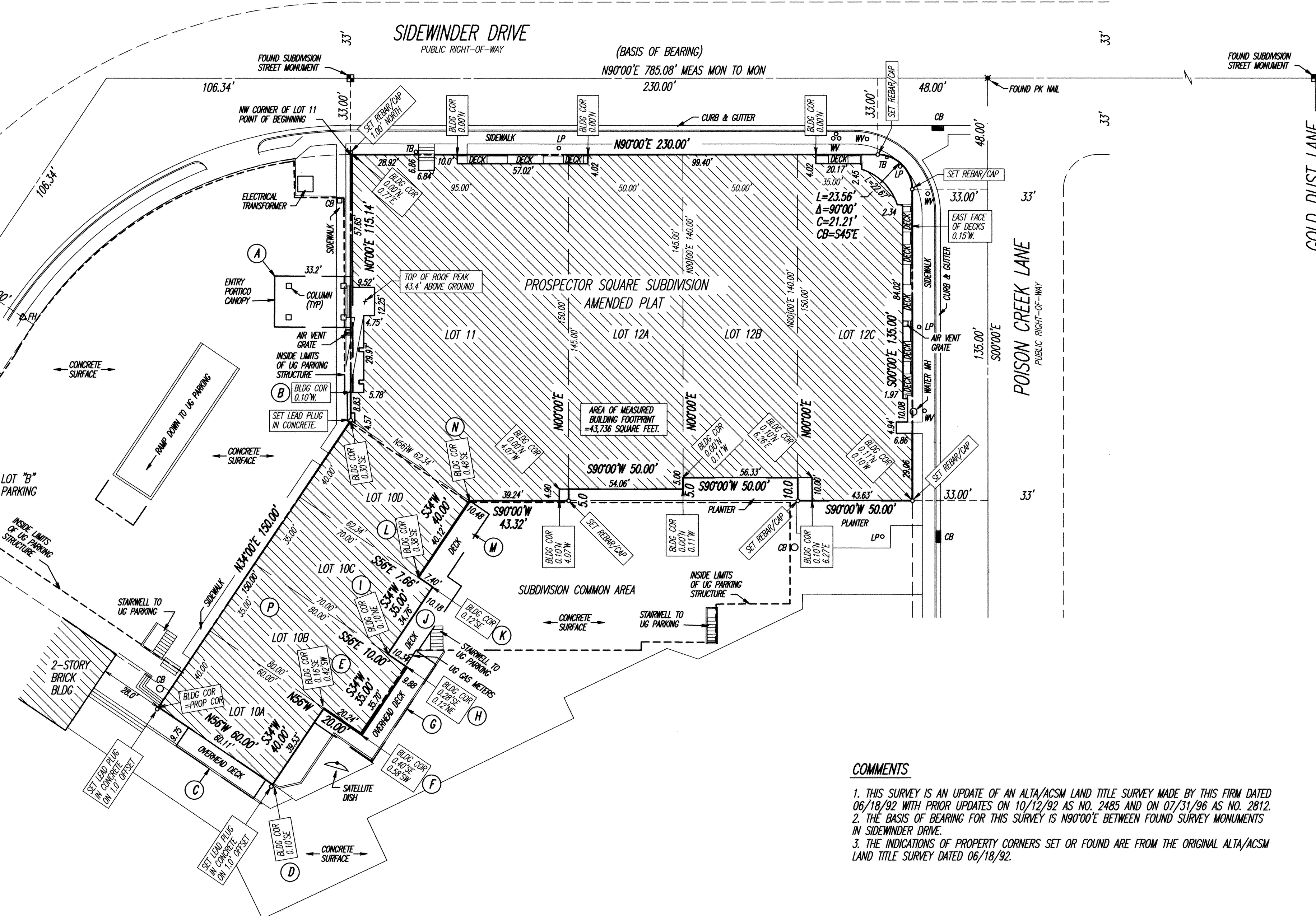
THE SUBJECT PROPERTY IS KNOWN AS THE OLYMPIA HOTEL, 1895 SIDEWINDER DRIVE, PARK CITY, UTAH.

FLOOD BOUNDARY NOTE

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN AN AREA HAVING A ZONE DESIGNATION "X" AS SHOWN ON H.U.D. FLOOD INSURANCE RATE MAP NO. 490139 0005 B, WITH A DATE OF IDENTIFICATION OF JULY 16, 1987.

COMMENTS

- THIS SURVEY IS AN UPDATE OF AN ALTA/ACSM LAND TITLE SURVEY MADE BY THIS FIRM DATED 06/18/92 WITH PRIOR UPDATES ON 10/12/92 AS NO. 2485 AND ON 07/31/96 AS NO. 2812.
- THE BASIS OF BEARING FOR THIS SURVEY IS N90°00'E BETWEEN FOUND SURVEY MONUMENTS IN SIDEWINDER DRIVE.
- THE INDICATIONS OF PROPERTY CORNERS SET OR FOUND ARE FROM THE ORIGINAL ALTA/ACSM LAND TITLE SURVEY DATED 06/18/92.



RBB	SCHUCHERT & ASSOCIATES PROFESSIONAL LAND SURVEYORS 5330 SOUTH 900 EAST, SUITE 120 SALT LAKE CITY, UTAH 84117-7261 (801) 266-1118 (801) 282-5814 Fax	REVISIONS	ALTA/ACSM LAND TITLE SURVEY NE1/4 SEC 9, T2S, R4E, SLB & M PARK CITY, SUMMIT COUNTY, UTAH	DATE 08/22/97 JOB NUMBER 2924 SHEET 1
	SUNSTONE HOTEL PROPERTIES, INC.			