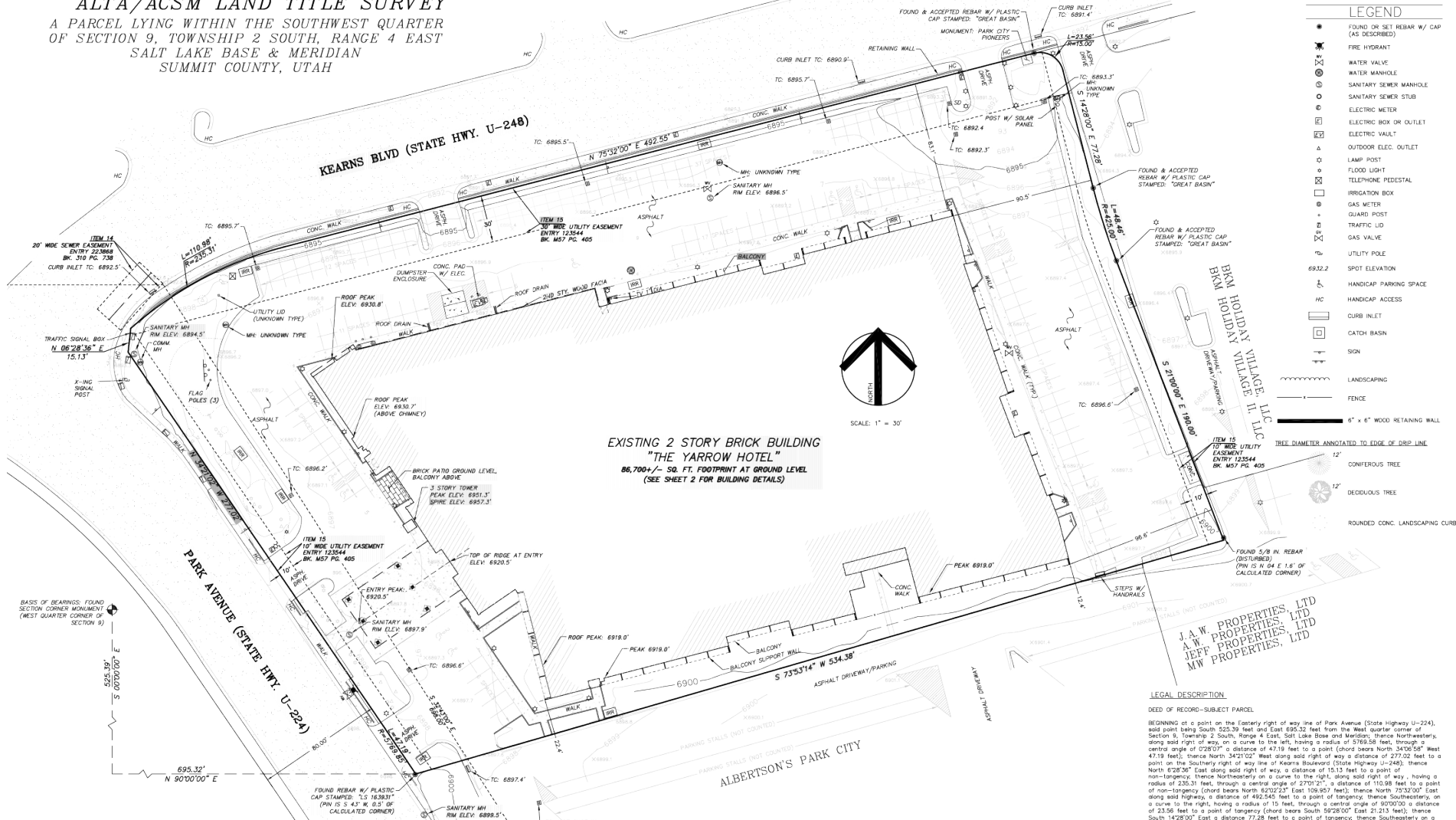
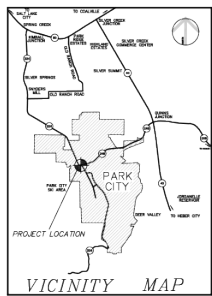


ALTA/ACSM LAND TITLE SURVEY
 A PARCEL LYING WITHIN THE SOUTHWEST QUARTER
 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST
 SALT LAKE BASE & MERIDIAN
 SUMMIT COUNTY, UTAH



**EXISTING 2 STORY BRICK BUILDING
 "THE YARROW HOTEL"**
 86,700+/- SQ. FT. FOOTPRINT AT GROUND LEVEL
 (SEE SHEET 2 FOR BUILDING DETAILS)

| LEGEND | |
|--------|--|
| ● | FOUND OR SET REBAR W/ CAP (AS DESCRIBED) |
| ⊗ | FIRE HYDRANT |
| ⊕ | WATER VALVE |
| ⊖ | WATER MANHOLE |
| ⊙ | SANITARY SEWER MANHOLE |
| ⊚ | SANITARY SEWER STUB |
| ⊛ | ELECTRIC METER |
| ⊜ | ELECTRIC BOX OR OUTLET |
| ⊝ | ELECTRIC VAULT |
| ⊞ | OUTDOOR ELEC. OUTLET |
| ⊟ | LAMP POST |
| ⊠ | FLOOD LIGHT |
| ⊡ | TELEPHONE PEDESTAL |
| ⊢ | IRRIGATION BOX |
| ⊣ | GAS METER |
| ⊤ | QUARTZ POST |
| ⊥ | TRAFFIC LID |
| ⊦ | GAS VALVE |
| ⊧ | UTILITY POLE |
| ⊨ | SPOT ELEVATION |
| ⊩ | HANDICAP PARKING SPACE |
| ⊪ | HANDICAP ACCESS |
| ⊫ | CURB INLET |
| ⊬ | CATCH BASIN |
| ⊭ | SIGN |
| ⊮ | LANDSCAPING |
| ⊯ | FENCE |
| ⊰ | 6" x 6" WOOD RETAINING WALL |
| ⊱ | 12" CONIFEROUS TREE |
| ⊲ | 12" DECIDUOUS TREE |
| ⊳ | ROUNDED CONC. LANDSCAPING CURB |



NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO CONDUCT AN ALTA/ACSM LAND TITLE SURVEY ON THE PROPERTY DESCRIBED IN THE PROVIDED TITLE REPORT ISSUED BY HIGH COUNTRY TITLE, FILE NO. 24108, EFFECTIVE DATE AUGUST 21, 2007 AT 8:00 AM.
 EXISTING SURVEY MONUMENTS ON THE SUBJECT LOT AND THE FOUND SECTION CORNER WERE USED TO REESTABLISH THE PROPERTY CORNERS. EVIDENCE FOR THIS SURVEY WAS TAKEN FROM SAID TITLE REPORT, RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.
 THE BASIS OF BEARING IS BETWEEN FOUND CORNERS AS SHOWN HEREON. ALL BEARINGS AND DISTANCES SHOWN ARE THE EQUIVALENT OF RECORD UNLESS NOTED.
 SURVEY COMPLETED: 06/27/2006
 THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.

NOTES:
 ACCESS: THE ENTIRE SITE IS ACCESSIBLE FROM THE FRONTAGE ROAD AS IT HAS A ROLLED BACK CURB AND GUTTER. THERE ARE NO SPECIFIC CURB CUTS OR ENTRANCES DESIGNATED.
 FLOOD ZONE DESIGNATION: THE PARCEL IS DESIGNATED AS "ZONE X" ON THE FEMA MAP# 4904300917C EFFECTIVE DATE MARCH 16, 2006.
 ZONING: THE PARCEL RESIDES IN THE "GENERAL COMMERCIAL" ZONE AS DEFINED BY PARK CITY CODE.
 NO OBSERVABLE EVIDENCE OF EARTHWORK OR CONSTRUCTION HAS BEEN SEEN, WITH THE EXCEPTION OF THE NEW SIDEWALK AND RETAINING WALL ALONG THE NORTHERLY BOUNDARY, ADJACENT TO KEARNS BOULEVARD. IN CONJUNCTION WITH THIS, THERE HAVE BEEN NO CHANGES IN RIGHT OF WAYS ADJACENT TO THE SUBJECT PROPERTY.
 NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 THERE ARE 162 STANDARD PARKING STALLS AND 12 HANDICAP ACCESSIBLE STALLS WITHIN THE BOUNDARY OF THE PROPERTY.

NOTES (LOCAL):
 THERE IS AN INNER COURTYARD AREA THAT IS NOT SHOWN HEREON AT THE ARCHITECT'S DIRECTION. IT CONTAINS AN IN GROUND POOL AND PERMETRIN CONCRETE PATIO AREAS.
TITLE COMMITMENT:
 SCHEDULE B, PART II, EFFECTIVE DATE AUGUST 21, 2007 AT 8:00 A.M.
 ITEM 12. SAID PROPERTY LIES WITHIN THE BOUNDARIES OF THE PROSPECTOR LANDSCAPING AND MAINTENANCE OF SOIL COVER ORDINANCE, ENFORCEMENT NO. 31124, BOOK 529, PAGE 755 OF THE OFFICIAL RECORDS.
 ITEM 13. SHOWN HEREON.
 ITEM 14. SHOWN HEREON.
 ITEM 15. SHOWN HEREON.
 ITEM 16 THROUGH 22. NOT SHOWN HEREON.

LEGAL DESCRIPTION:
 DEED OF RECORD-SUBJECT PARCEL
 BEGINNING AT A POINT ON THE Easterly right of way line of Park Avenue (State Highway U-224), said point being South 523.39 feet and East 692.32 feet from the West quarter corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, thence Northwesterly, along said right of way, on a curve to the left, having a radius of 5769.50 feet, through a central angle of 0°28'07", a distance of 47.19 feet to a point (chord bears North 34°56'58" West 47.19 feet); thence North 34°21'02" West along said right of way a distance of 277.02 feet to a point on the Southerly right of way line of Kearns Boulevard (State Highway U-248), thence North 6°28'36" East along said right of way, a distance of 10.13 feet to a point of non-tangency, thence Northwesterly on a curve to the right, along said right of way, having a radius of 235.31 feet, through a central angle of 27°01'21", a distance of 110.98 feet to a point of tangency (chord bears North 83°22'23" East 108.807 feet); thence North 73°30'00" East along said highway, a distance of 492.545 feet to a point of tangency, thence Southeasterly, on a curve to the right, having a radius of 15 feet, through a central angle of 90°00'00" a distance of 23.56 feet to a point of tangency (chord bears South 50°28'00" East 21.213 feet); thence South 14°29'00" East a distance 77.28 feet to a point of tangency; thence Southeasterly on a curve to the left, having a radius of 425.00 feet, through a central angle of 63°00'00" a distance of 48.46 feet to a point of tangency (chord bears South 17°44'00" East 48.463 feet); thence South 27°00'00" East a distance of 190.00 feet to a point; thence South 73°31'44" West 534.38 feet to the point of BEGINNING.

CERTIFICATION:
 TO: THE YARROW CORPORATION, A NEW YORK CORPORATION AND HIGH COUNTRY TITLE.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, CONVEY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b), 8, 9, 10, 11(a), 12, 13, 14, 15, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDISCOVERED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
 CHRISTOPHER R. BRAUN
 REGISTRATION NO. PLS_3126204
 DATE: OCTOBER 15, 2007

PARK CITY SURVEYING

P.O. BOX 68989
 PARK CITY, UTAH 84308
 (435) 646-2518

| DATE | BY | REVISIONS |
|------|----|-----------|
| | | |

ALTA/ACSM LAND TITLE SURVEY
 1800 PARK AVENUE PARK CITY, UTAH

YARROW CORPORATION
 (P) YARROW ALTA.dwg

SHEET 1 OF 2