



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☐ Public Works/Engineering
- ☐ Building
- ☐ Title Company
- ☒ Town Attorney
- ☐ Police

Joint Town/County

- ☐ Parks and Recreation
- ☐ Pathways
- ☐ Housing Department

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☐ START
- ☐ Jackson Hole Fire/EMS
- ☐ Irrigation Company

<p>Date: May 20, 2022</p> <hr/> <p>Item #: P22-126</p> <hr/> <p>Planner: Katelyn Page</p> <p>Phone: 733-0440 ext. 1302</p> <p>Email: kpage@jacksonwy.gov</p> <hr/> <p>Owner: G6 Hospitality Property LLC 4001 International Pkwy Carrolton, TX 75007</p> <p>Applicant: Mogul Capital LLC 210 E Main St. STE 109 Midway, UT 84049</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Zoning Compliance for the property located at 600 S Hwy 89 (Motel 6)., legally known as LOT 5, MEADOWLARK SUBDIVISION MAP T-31-D PIDN 22-41-16-32-4-11-003</p> <p>For questions, please call Katelyn Page at 733-0440, x1302 or email to the address shown below. Thank you.</p>
<p>Please respond by: June 3, 2022 (Sufficiency) June 10, 2022 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangley@jacksonwy.gov



MOGUL CAPITAL

Zoning Compliance Verification Request

Motel 6 Current Zoning and Nonconformity Use

May 2022

Zoning Compliance Verification – Request Overview

- Mogul Capital is currently under contract to purchase the Motel 6 located at 600 S US-89, Jackson, WY 83001.
Lot 5, Meadowlark addition
- The information needed is as follows:
 - Verification of current zoning of CR-3 Commercial Residential and what that entails for residential use
 - Verification of current nonconforming use as a Motel
- Attached are the following documents to supplement the application:
 - Application
 - Letter of Authorization
 - Certificate of Occupancy for current owner
 - 2012 ALTA Survey
 - 2022 Preliminary ALTA Survey
 - Photos



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

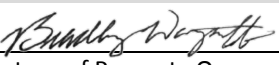
_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

_____ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

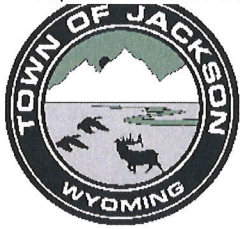


Signature of Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title



TOWN OF JACKSON
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date: 5/18/2022

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Robert Palleschi, Chief Executive Officer

Being duly sworn, deposes and says that G6 Hospitality Property LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed
Address of Premises: 600 S US-89, Jackson, WY 83001

Legal Description: Lot 5, Meadowlark Addition

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Mogul Capital, LLC

Mailing address of Applicant/agent: PO Box 998

Email address of Applicant/agent: calinh@mogulcapital.com

Phone Number of Applicant/agent: 435.503.2747

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☐ Development/Subdivision Plat Permit Application ☐ Building Permit Application
- ☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
- ☐ Demolition Permit ☒ Other (describe) Zoning Compliance Verification

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Robert Palleschi

Property Owner Signature

CEO

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

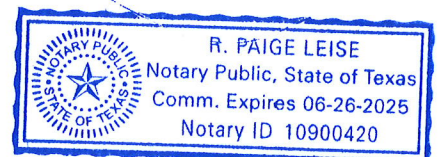
STATE OF Texas)
) SS.
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me by Robert Palleschi this 19th day of May. WITNESS my hand and official seal.

R. Paige Leise

Notary Public

My commission expires:



May 31, 2012

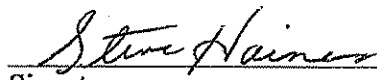
Accor North America
Motel 6 Operating L.P.
4001 International Parkway
Carrollton, Texas 75007

SUBJECT: Motel 6 No.328
600 S. Highway 89
Town of Jackson WY

To Whom It May Concern:

Your request for a copy of the Certificate of Occupancy for the above-referenced Motel 6 location (the "Project") has been received. After researching our records, we have been unable to locate the Certificate.

The absence of a Certificate of Occupancy for the Project will not give rise to any enforcement action by the Town of Jackson Building Department affecting the Project/Facility, and continued right of occupancy of the Project/Facility is allowed. Use and occupancy are as is at date of this document. The Town of Jackson and the TOJ Building Department assume no liability for the continued use/occupancy and signature does not infer the lack of building codes violation(s).


Signature

STEVE HAINES, BUILDING OFFICIAL
Printed Name and Title

JACKSON, WYOMING

5/31/2012

Town of Jackson WYOMING

#328

October 24, 1979

Mr. Austin G. Kerin
Motel 6, Inc.
600 Ward Drive
Santa Barbara, California 93111

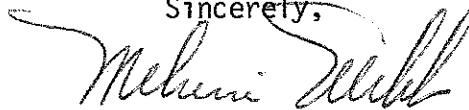
Dear Mr. Kerin,

Please be advised that the Motel 6 in Jackson did receive approval from the Town Planning Commission on September 13, 1978, and architectural approval from the Board of Adjustment on October 18, 1978.

Additionally, the building was constructed under the applicable building codes of the Town of Jackson, Wyoming.

If you have any further questions or comments, please feel free to contact me.

Sincerely,



Melvin Webb
Town Administrator

mm



Items Corresponding to Schedule B

THE FOLLOWING SCHEDULE B, SECTION 2 ITEMS LISTED AS SPECIAL EXCEPTIONS ARE TAKEN FROM CHICAGO TITLE INSURANCE COMPANY'S FILE NO. LCA-23321-12 HAVING AN EFFECTIVE DATE OF APRIL 11, 2012 AT 08:00 A.M. SCHEDULE B, SECTION 2, LISTING AS GENERAL EXCEPTIONS AND SPECIAL EXCEPTIONS NUMBER 2, 3, AND 13 ARE NON-SURVEY RELATED ITEMS AND ARE NOT ADDRESSED HEREON.

C. SPECIAL EXCEPTIONS

1. SECOND HALF OF TAXES AND SPECIAL ASSESSMENTS FOR THE YEAR 2011 AND SUBSEQUENT YEARS; NOTE: TAXES FOR THE YEAR OF 2011 APPEAR TO BE 1ST HALF PAID IN THE AMOUNT OF \$11,724.43, AND 2ND HALF NOT PAID IN THE AMOUNT OF \$11,724.42 FOR SCHEDULE NUMBER OJ-001402. **AFFECTS SUBJECT PROPERTY, NON-SURVEY RELATED ITEM.**

4. EASEMENT OR EASEMENTS ESTABLISHED OR DISCLOSED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN THAT RIGHT-OF-WAY DATED AUGUST 3, 1993, RECORDED AUGUST 3, 1993, IN BOOK 3, OF PUBLIC RECORDS, PAGE 181, TETON COUNTY, WYOMING RECORDS. **RIGHT OF WAY NO. 8904 AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NO DEFINED LOCATION SPECIFIED WITHIN THIS DOCUMENT.**

5. ENCROACHMENT OF TELEPHONE EASEMENT, RECORDED IN BOOK 3, PAGE 181, OF MIXED RECORDS, TETON COUNTY, WYOMING, AS SHOWN ON SURVEY DATED DECEMBER 9, 1997, **RIGHT OF WAY NO. 8904 AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NO DEFINED LOCATION SPECIFIED WITHIN THIS DOCUMENT; A SURVEY DATED DECEMBER 9, 1997 WAS NOT PROVIDED BY TITLE.**

6. EASEMENT OR EASEMENTS ESTABLISHED OR DISCLOSED TO JACKSON HOLE LIGHT & POWER CO., IN THAT RIGHT-OF-WAY GRANT DATED AUGUST 10, 1935, RECORDED MARCH 17, 1945, IN BOOK 4 OF MIXED RECORDS, PAGE 526, TETON COUNTY, WYOMING RECORDS. **AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NO DEFINED LOCATION SPECIFIED WITHIN THIS DOCUMENT.**

7. EASEMENT OR EASEMENTS ESTABLISHED OR DISCLOSED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN THAT RIGHT-OF-WAY AGREEMENT DATED NOVEMBER 15, 1967, RECORDED DECEMBER 7, 1967, IN BOOK 11 OF MIXED RECORDS, PAGE 490, TETON COUNTY, WYOMING RECORDS, AS SHOWN ON SURVEY DATED JUNE 3, 2008 BY SMITH AND WOOLEY LAND SURVEYING COMPANY, INC. **BOOK 11 PAGE 490 AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON. THE SURVEY DATED JUNE 3, 2008 BY SMITH AND WOOLEY LAND SURVEYING COMPANY WAS NOT PROVIDED BY TITLE.**

8. EASEMENT OR EASEMENTS ESTABLISHED OR DISCLOSED TO LOWER VALLEY POWER AND LIGHT, INC., A COOPERATIVE CORPORATION IN THAT EASEMENT DATED MAY 7, 1979, RECORDED OCTOBER 30, 1979, IN BOOK 93, PAGE 199, TETON COUNTY, WYOMING RECORDS, AS SHOWN ON SURVEY DATED JUNE 3, 2008, BY SMITH AND WOOLEY LAND SURVEYING, INC. **AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON. SURVEY DATED JUNE 3, 2008 BY SMITH AND WOOLEY LAND SURVEYING, INC., NOT PROVIDED BY TITLE.**

9. EASEMENT OR EASEMENTS ESTABLISHED OR DISCLOSED TO LOWER VALLEY POWER AND LIGHT, INC., A COOPERATIVE CORPORATION DATED MAY 7, 1979, RECORDED NOVEMBER 29, 1979, IN BOOK 94, PAGE 227, TETON COUNTY, WYOMING RECORDS, AS SHOWN ON SURVEY DATED JUNE 3, 2008 BY SMITH AND WOOLEY LAND SURVEYING, INC. **AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON. SURVEY DATED JUNE 3, 2008 BY SMITH AND WOOLEY LAND SURVEYING, INC., NOT PROVIDED BY TITLE.**

10. EASEMENT OR EASEMENTS ESTABLISHED OR DISCLOSED TO THE TOWN OF JACKSON DATED MAY 25, 1990, RECORDED JUNE 13, 1990, IN BOOK 225, PAGE 459, TETON COUNTY, WYOMING RECORDS, AS SHOWN ON SURVEY DATED JUNE 3, 2008, BY SMITH AND WOOLEY LAND SURVEYING, INC. **AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON. SURVEY DATED JUNE 3, 2008 BY SMITH AND WOOLEY LAND SURVEYING, INC., NOT PROVIDED BY TITLE.**

11. UTILITY AND ACCESS EASEMENT AS SHOWN ON THE RECORDED PLAT OF MEADOWLARK ADDITION, ALONG THE WESTERLY PORTION OF SAID LOT, 30 FEET IN WIDTH. **AFFECTS SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON.**

12. ENCROACHMENT OF BUILDINGS ONTO UTILITY EASEMENT BY 7.6 FEET AND 0.2 FEET AS SHOWN ON SURVEY DATED 6-3-08 BY PAUL W. SMITH. **AFFECTS SUBJECT PROPERTY AND PLOTTED AND SHOWN HEREON. SURVEY DATED 6-3-08 BY PAUL W. SMITH WAS NOT PROVIDED BY TITLE.**

Zoning Information

MUNICIPALITY: TYLER SINCLAIR, TOWN OF JACKSON DIRECTOR OF PLANNING & BUILDING

ZONING, INC. : THIS REPORT WAS RESEARCHED AND PRODUCED BY JULIE WHITMAN, ZONING, INC. (405)-366-9663, jwhitman@zoningreport.com

CURRENT ZONING CODE ADOPTED: 1994

ZONE DESIGNATION: AC, AUTO URBAN COMMERCIAL (PER TOWN OF JACKSON DIRECTOR OF PLANNING, TYLER SINCLAIR.

PERMITTED USE: MOTEL - CONSIDERED LEGAL NON-CONFORMING

PARKING REQUIREMENTS: 1:BEDROOM + 1:500 SQ. FT. COMMERCIAL ACC. SPACE

SETBACK LINES :
FRONT - STREET SIDE - 10 FEET
SIDE - 10 FEET
REAR - 20 FEET
PARKING - 20 FT FROM HWY FRONTAGE, 5 FEET REAR/SIDE LOT LINES
LANDSCAPE - NO REQUIREMENT NOTED

MAXIMUM BUILDING HEIGHT: 35 FEET

MAXIMUM NUMBER OF SIGNS AND HEIGHTS:
"PERMITTED FREESTANDING SIGNS AND SUPPORT STRUCTURES WITHIN THE AC AND BP ZONING DISTRICTS SHALL NOT EXCEED 12 FEET IN HEIGHT."
"FREESTANDING SIGNS WITHIN THE A/C ZONING DISTRICTS SHALL BE SETBACK A MINIMUM OF 5 FEET FROM THE PROPERTY LINE, PROVIDED THAT NO UTILITIES EXIST UNDER THE PROPOSED SIGN LOCATION."
"THE CLEARANCE OF A PROJECTING, CANOPY, OR ROOF SIGN SHALL BE 7 FEET 6 INCHES FROM THE AVERAGE GRADE. CANOPY AND PROJECTING SIGNS SHALL BE MEASURED FROM THE TOP OF THE SIDEWALK TO THE BOTTOM OF THE SIGN. NO PROJECTING SIGN OR CANOPY SIGN SHALL EXTEND FROM A BUILDING TO A POINT BEYOND 18 INCHES FROM THE BACK OF THE ADJACENT CURB.

MAXIMUM FLOOR AREA RATIO: 0.65

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) UN-SHADED ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 56039C29080, WHICH BEARS AN EFFECTIVE DATE OF 08/05/2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 4/10/2012 THE NATIONAL FLOOD INSURANCE PROGRAM http://www.fema.gov/ WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
NOTE: ZONE "X" DENOTES "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

Utility Notes

UN1 UTILITIES AS SHOWN HEREON ARE PER ABOVE GROUND ON-SITE OBSERVATION AND UTILITY LOCATE PERFORMED BY WYOMING ONE-CALL PERFORMED BY THE UTILITY COMPANIES WHICH MAINTAIN AND SERVICE SAID LINES.

Significant Observations

- A EXISTING BUILDING ENCROACHES INTO THE ELECTRIC EASEMENT RECORDED IN BOOK 93 PAGE 119 AND BOOK 94 PAGE 227 BY 7.6"
- B EXISTING BUILDING ENCROACHES INTO THE ELECTRIC EASEMENT RECORDED IN BOOK 93 PAGE 119 AND BOOK 94 PAGE 227 BY 0.2'
- C EXISTING UNDERGROUND ELECTRIC LINE IS 6' EAST OF THE ELECTRIC EASEMENT RECORDED IN BOOK 93 PAGE 119 AND BOOK 94 PAGE 227.

Utility Notes

UN1 UTILITIES AS SHOWN HEREON ARE PER ABOVE GROUND ON-SITE OBSERVATION AND PAINTED MARKS LOCATED BY THE ONE CALL UTILITY LOCATION SERVICE. IT IS RECOMMENDED THAT UNDERGROUND UTILITY LOCATES BE PERFORMED PRIOR TO ANY SITE CONSTRUCTION OR EXCAVATION.

ELECTRIC AND GAS
LOWER VALLEY POWER AND LIGHT, INC.
4000 S. U.S. HIGHWAY 89
JACKSON, WY 83001
(307) 733-2446

CENTURY LINK
JACKSON, WY 83001
(307) 201-7190

WATER, SANITARY SEWER, STORM SEWER
TOWN OF JACKSON PUBLIC WORKS
450 WEST SNOW KING
JACKSON, WY 83001
(307) 733-3079

COMCAST
JACKSON, WY 83001
1-866-922-9521

Miscellaneous Notes

MN1 BASIS OF BEARINGS: THE SOUTH LINE OF LOT 5, MEADOWLARK ADDITION TO THE TOWN OF JACKSON BEARS NORTH 89°51'W WITH ALL BEARINGS BEING RELATIVE THERETO.

MN2 THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

MN3 THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

MN4 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO MEADOWLARK LANE AND U.S. HIGHWAY NO. 26-89-189-191 ALSO KNOWN AS BROADWAY WHICH ARE BOTH PAVED AND PUBLIC RIGHTS-OF-WAY.

MN5 #600 S. HIGHWAY 89 WAS POSTED ON THE SOUTHEAST CORNER OF THE EAST BUILDING

MN6 THE SUBJECT PROPERTY CONTAINS ±161,158 SQUARE FEET OR ±3.700 ACRES MORE OR LESS.

MN7 THERE WAS 147 STRIPED REGULAR PARKING SPACES AND 8 HANDICAPPED PARKING SPACES TOTALING 155 TOTAL PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

MN8 THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES, EITHER COMPLETED OR PROPOSED AND AVAILABLE FROM THE CONTROLLING JURISDICTION AT THE TIME OF SURVEY.

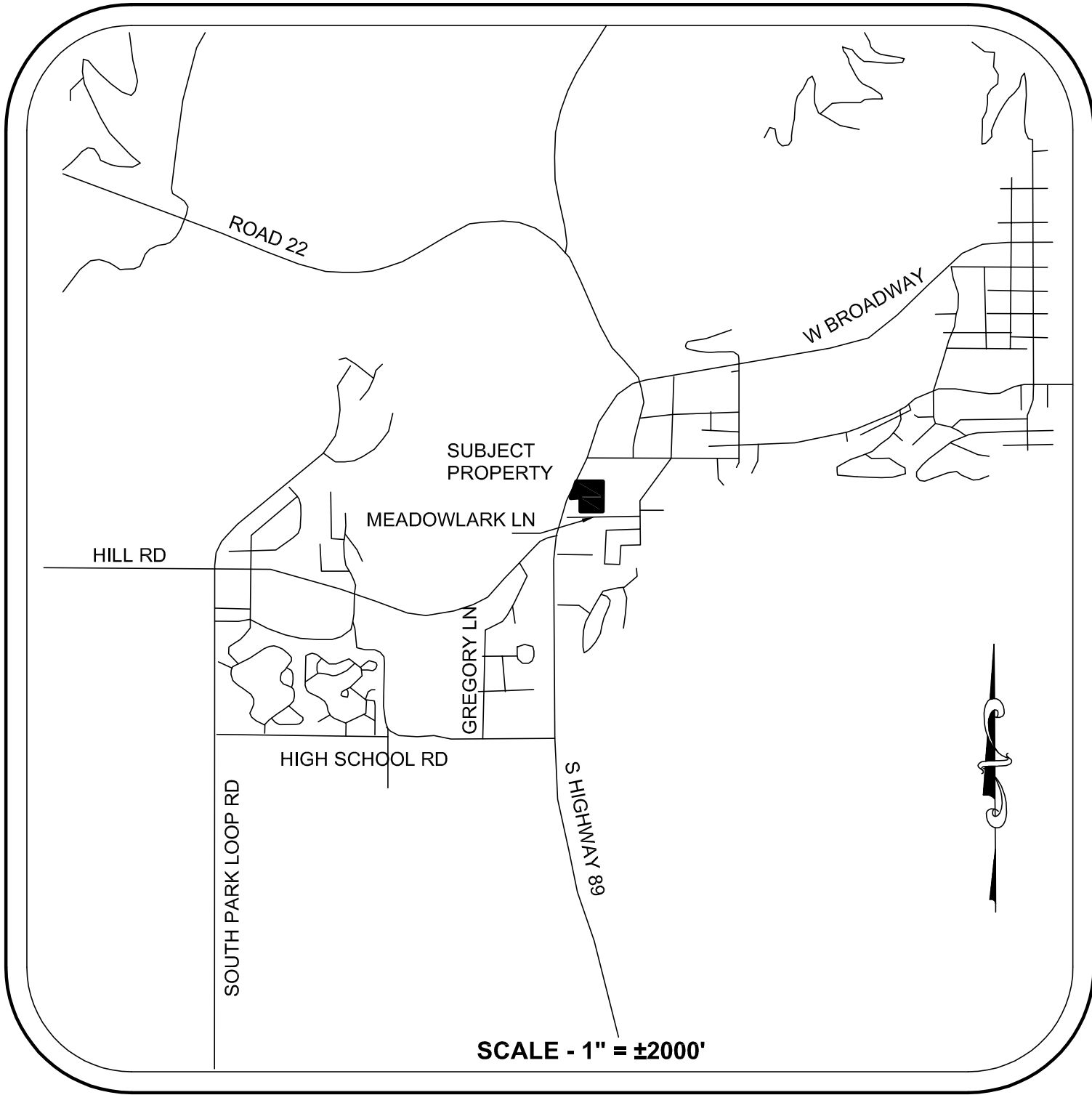
MN9 THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.

MN10 THE FENCES SHOWN ON THE SUBJECT PROPERTY APPEAR TO BE OWNED BY MOTEL 6 OPERATING LP. NO VERIFICATION OF THIS INFORMATION WAS AVAILABLE AT THE TIME OF THIS SURVEY.

MN11 THERE ARE NO PARTY WALLS LOCATED ON THE SUBJECT PROPERTY.

MN12 RECIPROCAL EASEMENTS WERE NOT FOUND IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR PER ITEM NO. 20, 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. NO VISIBLE OFFSITE EASEMENTS BENEFITING OR BURDENING THE SUBJECT PROPERTY WERE DISCOVERED DURING THE PROCESS OF CONDUCTING THIS SURVEY, EXCEPT AS SHOWN HEREON.

Vicinity Map



Legend of Symbols & Abbreviations

- SET 2" ALUMINUM CAP PLS 6956
- FOUND MONUMENT AS NOTED
- EO ELECTRIC OUTLET
- ELECTRIC OUTLET
- ELECTRIC OUTLET
- ☆ LIGHT POLE
- ⚡ POWER POLE
- TELEPHONE PEDESTAL
- GAS METER
- ET ELECTRIC TRANSFORMER
- A/C AIR CONDITIONING UNIT
- ⚡ FIRE HYDRANT
- DRAIN GRATE
- CO CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ⊗ WATER VALVE
- △ ANCHOR
- B• BOLLARD
- OHL— OVERHEAD LINES
- G— GAS LINE
- E— ELECTRIC LINE
- W— WATER LINE
- ST— STORM SEWER
- SS— SANITARY SEWER
- TEL— UNDERGROUND TELEPHONE LINE
- UE— UNDERGROUND ELECTRIC LINE
- CONCRETE PAVEMENT
- UNDER GROUND GAS LINE MARKER
- PER PLAT OF MEADOWLARK ADDITION TO THE TOWN OF JACKSON BOOK 1 OF MAPS PAGE 11

RECORD DESCRIPTION

LOT 5, MEADOWLARK ADDITION TO THE TOWN OF JACKSON, ACCORDING TO THE OFFICIAL PLAT FILED FOR RECORD IN TETON COUNTY, WYOMING.

THE ABOVE DESCRIPTION IS THE SAME AS IN SCHEDULE A OF CHICAGO TITLE INSURANCE COMPANY'S FILE NUMBER LCA-23321-12 BEARING AN EFFECTIVE DATE OF APRIL 11, 2012, AT 08:00 A.M.

THE FOLLOWING "AS SURVEYED" LEGAL DESCRIPTION HAS BEEN PROVIDED AS A MATTER OF CONVENIENCE AND IS NOT INTENDED TO VIOLATE ANY SUBDIVISION LAWS.

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST ONE-QUARTER SECTION 32, TOWNSHIP 41 NORTH, RANGE 118 WEST OF THE 6TH PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 5, MEADOWLARK ADDITION TO THE TOWN OF JACKSON, RECORDED JUNE 16, 1977 AS PLAT NO. 316, TOWN OF JACKSON, COUNTY OF TETON, STATE OF WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SAID LOT 5 BEARS NORTH 89°51'00" WEST ACCORDING TO SAID PLAT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5 BEING A FOUND NO. 5 REBAR; THENCE ALONG SAID SOUTH LINE NORTH 89°51'00" WEST A DISTANCE OF 321.41 FEET (RECORD 321.11 FEET) TO A FOUND 1.5" ALUMINUM CAP (ILLEGIBLE); THENCE NORTH 00°09'00" EAST (RECORD NORTH 00°09' EAST) A DISTANCE OF 200.00 FEET TO A FOUND 1.5" ALUMINUM CAP (ILLEGIBLE); THENCE SOUTH 88°15'04" WEST (RECORD SOUTH 86°05' WEST) A DISTANCE OF 138.63 FEET TO THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NOS. 26, 89, 187 AND 189 AND A FOUND NO. 5 REBAR; THENCE ALONG SAID RIGHT OF WAY NORTH 18°31'04" EAST (RECORD NORTH 18°31' EAST) A DISTANCE OF 20.20 FEET TO A FOUND 3" BRASS CAP; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 18°29'04" EAST (RECORD NORTH 18°23' EAST) A DISTANCE OF 232.27 FEET; THENCE DEPARTING SAID RIGHT OF WAY AND ALONG THE NORTH LINE OF SAID LOT 5 SOUTH 89°48'55" EAST (RECORD SOUTH 89°51" EAST) A DISTANCE OF 380.06 FEET (RECORD 379.96 FEET); THENCE ALONG THE EAST LINE OF SAID LOT 5 SOUTH 00°07'13" WEST (RECORD SOUTH 00°09'30" WEST) A DISTANCE OF 429.99 FEET (RECORD 430.0) TO SAID FOUND NO. 5 REBAR AND THE POINT OF BEGINNING.

CONTAINING ±161,158 SQUARE FEET OR ±3.700 ACRES, MORE OR LESS.

THE ABOVE "AS SURVEYED" DESCRIPTION IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF CHICAGO TITLE INSURANCE COMPANY'S FILE NUMBER LCA-23321-12 BEARING AN EFFECTIVE DATE OF APRIL 11, 2012, AT 08:00 A.M.

ALTA/ACSM Land Title Survey

FOR:
ACCOR NORTH AMERICA
4001 INTERNATIONAL PARKWAY
CARROLLTON, TX 75007

PROJECT:
MOTEL 6, NO. 328
600 S. HIGHWAY 89
CITY OF JACKSON
COUNTY OF TETON
STATE OF WYOMING

B&C PROJECT NO. 201200387, 283
BASED UPON TITLE COMMITMENT LCA-23321-12
OF CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF APRIL 11, 2012

SURVEYOR'S CERTIFICATION

TO: G6 HOSPITALITY PROPERTY LLC, MOTEL 6 OPERATING L.P., BORTH AMERICAN TITLE COMPANY, CHICAGO TITLE INSURANCE COMPANY, NATIONAL LAND TENURE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC, STEWART TITLE GUARANTEE COMPANY, STEWART TITLE INSURANCE COMPANY, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, GERMAN AMERICAN CAPITAL CORPORATION THEIR SUCCESSORS AND ASSIGNS, AND CITIGROUP GLOBAL MARKETS REALTY CORP. AND THEIR SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11B, 13, 14, 16, 17, 18, AND 21 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 1, 2012.

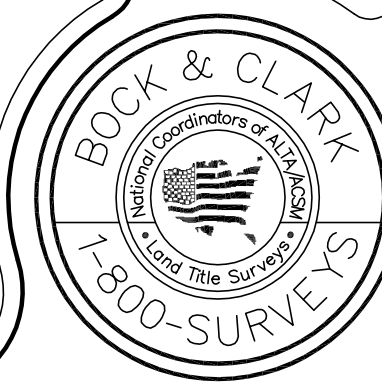
William C. Stampados
Registration No. 6956
In state of Wyoming
Date of Survey: 4-10-12
Date of Last Revision: 8-16-12
Network Project No. 201200387- 283

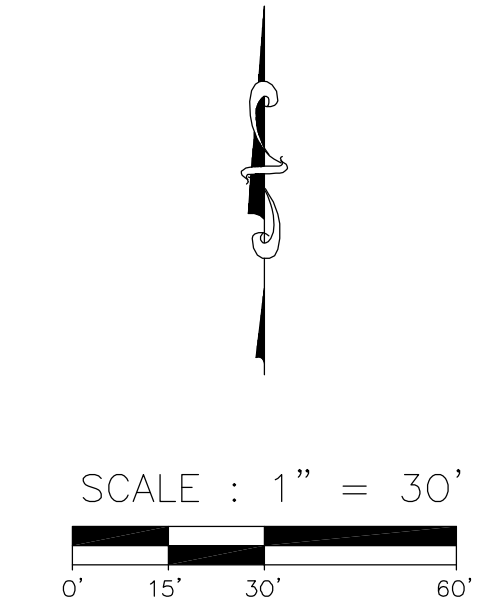
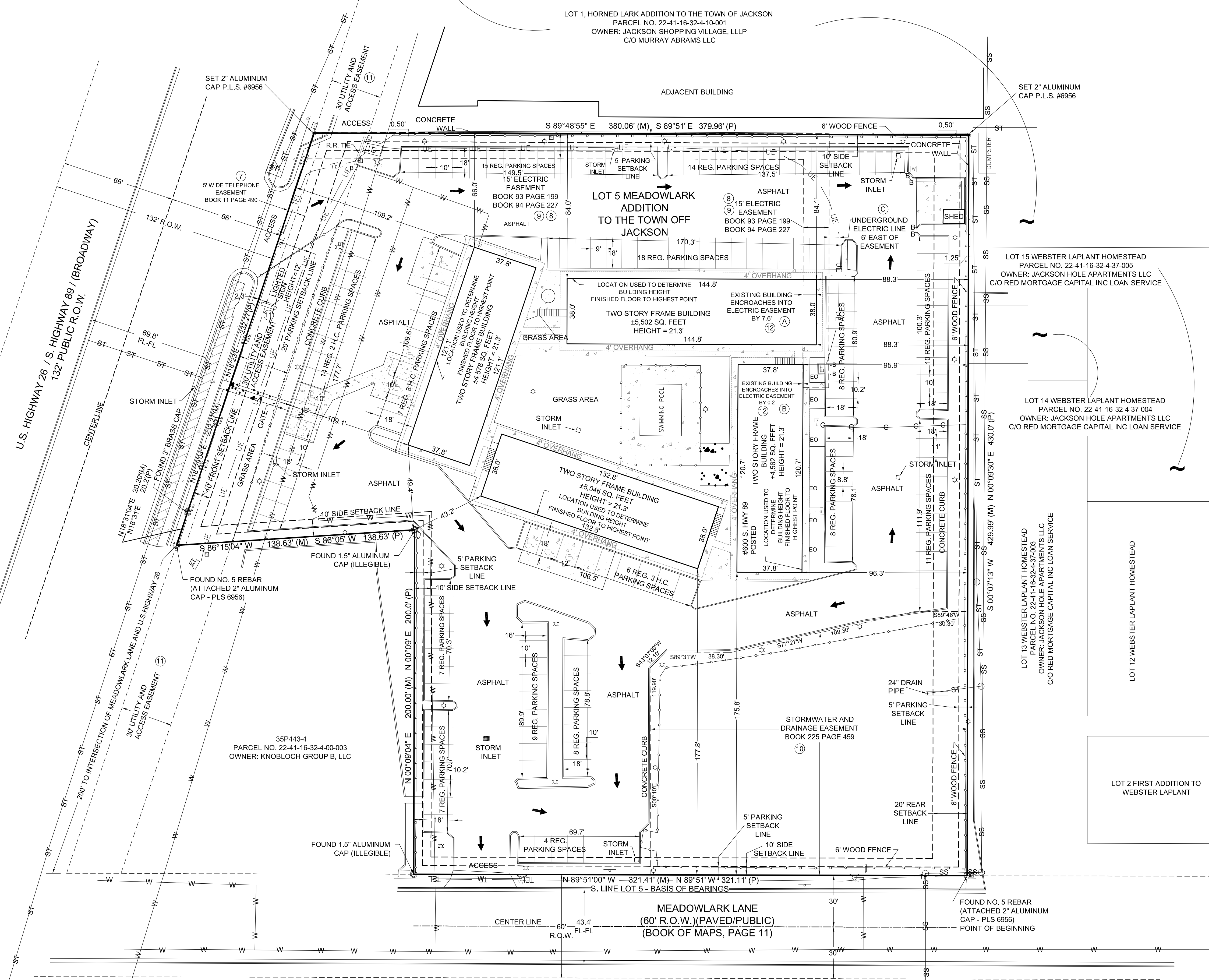
Survey Performed By:
Power Surveying Co., Inc.
120 W. 84th Avenue
Thornton, CO 80260
Phone: 303-702-1617
Fax: 303-702-1488
Email: dyoshida@powersurveyng.com

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Sheet 1 of 2

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666-3600 www.1800surveys.com



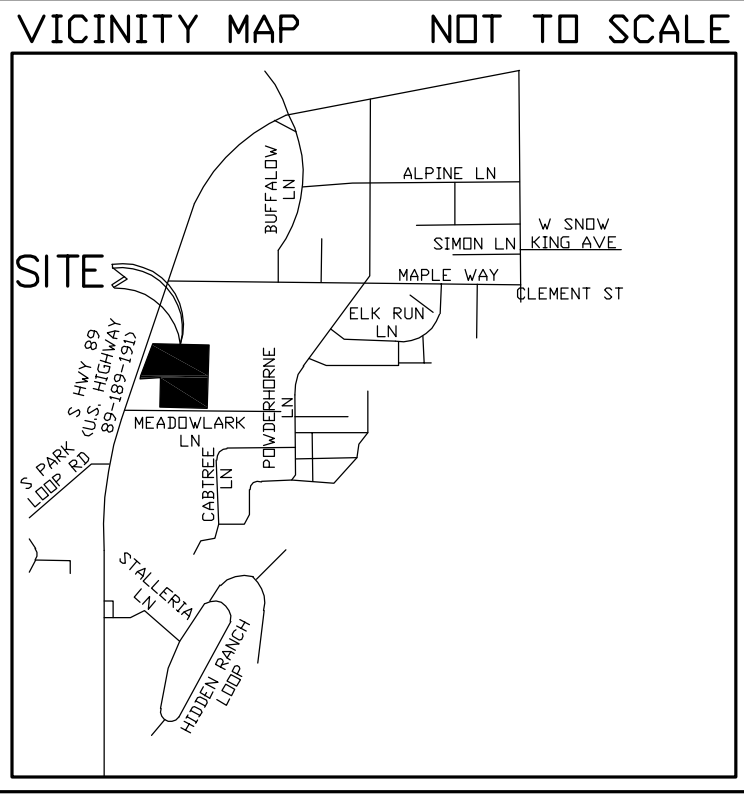


Legend of Symbols & Abbreviations

- | | |
|-------|-----------------|
| N. | North |
| S. | South |
| E. | East |
| W. | West |
| ° | Degrees |
| (M) | As Measured |
| (R) | Per Record |
| Sq. | Square |
| Ft. | Feet |
| Vol. | Volume |
| Pg. | Page |
| O.R. | Official Record |
| Calc. | Calculated |
| Rec. | Record |
| R/W | Right of Way |
| C | Centerline |
-
- | | |
|-----|---|
| ● | SET 2" ALUMINUM CAP PLS 6956 |
| ○ | FOUND MONUMENT AS NOTED |
| EO | ELECTRIC OUTLET |
| □ | ELECTRIC OUTLET |
| ☆ | ELECTRIC OUTLET |
| ☆ | LIGHT POLE |
| ○ | POWER POLE |
| □ | TELEPHONE PEDESTAL |
| □ | GAS METER |
| ET | ELECTRIC TRANSFORMER |
| A/C | AIR CONDITIONING UNIT |
| ☆ | FIRE HYDRANT |
| ■ | DRAIN GRATE |
| ○ | CLEAN OUT |
| ○ | SANITARY SEWER MANHOLE |
| ○ | STORM SEWER MANHOLE |
| × | WATER VALVE |
| △ | ANCHOR |
| B | BOLLARD |
| — | OVERHEAD LINES |
| G | GAS LINE |
| E | ELECTRIC LINE |
| W | WATER LINE |
| ST | STORM SEWER |
| SS | SANITARY SEWER |
| TEL | UNDERGROUND TELEPHONE LINE |
| UE | UNDERGROUND ELECTRIC LINE |
| — | CONCRETE PAVEMENT |
| — | UNDER GROUND GAS LINE MARKER |
| (P) | PER PLAT OF MEADOWLARK ADDITION TO THE TOWN OF JACKSON BOOK 1 OF MAPS PAGE 11 |

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR:
ACCOR R NORTH AMERICA MOTEL 6 NO. 328 JACKSON, WY
DATE: 4-10-2012
NETWORK PROJECT No. 201200387-283
Sheet 2 of 2

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666-3608 www.1800surveys.com



SIGNIFICANT OBSERVATIONS

- A THE BUILDING CROSSES 15' ELECTRIC EASEMENT BY A MAXIMUM DISTANCE OF 7.4 FEET.

TITLE COMMITMENT
LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

LOT 5 MEADOWLARK ADDITION TO THE TOWN OF JACKSON, ACCORDING TO THE OFFICIAL PLAT FILED FOR RECORD IN TETON COUNTY, WYOMING.

PIDN 22-41-16-32-4-11-003

EXHIBIT B-II EXCEPTIONS

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 22002255-41, DATED MARCH 23, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM 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.

- 11 COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ENCROACHMENTS, DITCHES, ROADWAYS, RIGHTS-OF-WAY, COMMON AREAS AND BUILDING SET BACK REQUIREMENTS AS DELINEATED ON THE RECORDED PLAT NUMBER(S) 316 AND MAP-316D, RECORDS OF TETON COUNTY, WYOMING SHOWN AS FOLLOWS:
A 30' UTILITY AND ACCESS EASEMENT OVER THE WESTERLY SIDE OF SAID PROPERTY AS SHOWN ON PLAT 316 SETBACK OVER THE WEST 50 FEET OF THE NORTHERLY APPROX 232.27 FEET SETBACK OVER THE NORTH, SOUTH, EAST AND WEST 20 FEET. (Affects subject property. Plotted as described.)
- 12 EASEMENT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN THAT RIGHT-OF-WAY DATED AND RECORDED AUGUST 3, 1953, IN BOOK 3, OF MIXED RECORDS, PAGE 181, RECORDS OF TETON COUNTY, WYOMING. (Affects subject property but it is blanket in nature.)
- 13 EASEMENT TO JACKSON HOLE LIGHT & POWER CO., IN THAT RIGHT-OF-WAY GRANT RECORDED MARCH 17, 1945, IN BOOK 4 OF MIXED RECORDS, PAGE 526, RECORDS OF TETON COUNTY, WYOMING. (Affects subject property but it is blanket in nature.)
- 14 EASEMENT TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN THAT RIGHT-OF-WAY RECORDED DECEMBER 7, 1967 IN BOOK 11 OF MIXED RECORDS, PAGE 490, RECORDS OF TETON COUNTY, WYOMING. (Affects subject property. Plotted as described.)
- 15 EASEMENT TO LOWER VALLEY POWER AND LIGHT, INC., A COOPERATIVE CORPORATION, RECORDED OCTOBER 30, 1979, IN BOOK 93 OF PHOTO, PAGE 199, RECORDS OF TETON COUNTY, WYOMING. (Affects subject property. Plotted as described.)
- 16 EASEMENT TO LOWER VALLEY POWER AND LIGHT, INC., A COOPERATIVE CORPORATION RECORDED IN BOOK 94 OF PHOTO, PAGES 227, RECORDS OF TETON COUNTY, WYOMING. (Affects subject property. Plotted as described.)
- 17 EASEMENT TO THE TOWN OF JACKSON RECORDED JUNE 13, 1990, IN BOOK 225 OF PHOTO, PAGE 459, RECORDS OF TETON COUNTY, WYOMING. (Affects subject property. Plotted as described.)
- 18 MORTGAGE DATED SEPTEMBER 9, 2021, TO SECURE AN ORIGINAL INDEBTEDNESS OF \$685,000,000.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS SECURED THEREBY. RECORDED: SEPTEMBER 9, 2021, IN DOC 1023891 MORTGAGOR: G6 HOSPITALITY PROPERTY LLC MORTGAGEE: GOLDMAN SACHS BANK USA AND JPMORGAN CHASE BANK, NATIONAL ASSOCIATION ASSIGNED TO GOLDMAN SACHS MORTGAGE COMPANY, A NEW YORK LIMITED PARTNERSHIP, BY INSTRUMENT RECORDED DECEMBER 20, 2021, IN DOC 1030106. ASSIGNMENT OF MORTGAGEE'S INTEREST: ASSIGNEE:WELLS FARGO BANK, NATIONAL ASSOCIATION, SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE BENEFIT OF THE HOLDERS OF THE MOTEL TRUST 2021-MTL6, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2021-MTL6 RECORDED:DECEMBER 21, 2021 RECORDING INFORMATION: DOC 1030106 (Affects subject property but it is blanket in nature.)

SURVEYOR'S NOTES

1. THIS IS AN ALTA/NSPS LAND TITLE SURVEYS, MADE ON THE GROUND UNDER THE SUPERVISION OF AN WYOMING PROFESSIONAL LAND SURVEYOR. DATE OF FIELD SURVEY IS MAY 4, 2022.

2. BEARINGS ARE BASED ON "GRID NORTH", IN ACCORDANCE WITH THE STATE PLANE COORDINATES FOR THE STATE OF WYOMING, ZONE WEST, FROM THE NORTH AMERICAN DATUM OF 1983 (NAD83), VERTICAL DATUM: NAVD 88. ONSITE HORIZONTAL CONTROL WAS ESTABLISHED THROUGH GPS OBSERVATIONS.

3. NO UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.

4. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/NSPS SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

5. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.

6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF AN ABSTRACT TITLE SEARCH PROVIDED BY THE CLIENT.

7. THE RELATIVE POSITIONAL PRECISION FOR THIS SURVEY MEETS OR EXCEEDS 2cm (0.07 FEET) PLUS 50 PARTS PER MILLION, AS REQUIRED BY THE ALTA STANDARDS, SECTION 3.E.V.

8. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF AN WYOMING PROFESSIONAL LAND SURVEYOR.

9. THE BOUNDARIES OF THE PROPERTY SURVEYED ABUTS AND IS CONTIGUOUS WITH THE ADJOINING PROPERTIES, WITHOUT GAPS OR GORES, AND WAS ESTABLISHED BY LOCATION OF EXISTING MONUMENTS AND/OR RECORDED INFORMATION AS SHOWN HEREON.

10. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO SOUTH HIGHWAY 89 (U.S. HIGHWAY 89-189-191) & MEADOWLARK LANE, BEING DEDICATED PUBLIC ROADWAYS.

11. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

12. THERE DOES NOT APPEAR TO BE CHANGES IN STREET RIGHT-OF-WAY LINES THAT HAVE NOT BEEN COMPLETED.

13. THE SURVEYOR IS UNAWARE OF ANY OFFSITE EASEMENTS REGARDING THE SUBJECT PROPERTY, NOR WAS HE PROVIDED ANY SUCH EASEMENTS BY THE CLIENT.

14. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVATIONS ON THE DAY OF THE SURVEY. NO PLANS OR UTILITY MARKINGS WERE PROVIDED TO THE SURVEYOR.

15. THE DIFFERENCES BETWEEN MEASURED AND RECORDED BEARINGS AND DISTANCES DO NOT CREATE ANY GAPS, OVERLAPS OR OTHER TITLE PROBLEMS.

16. THERE WAS NO OBSERVABLE ABOVE GROUND ENCROACHMENTS FOUND AT THE TIME OF SURVEY.

TABLE A ITEM NOTES

1. FLOOD ZONE CLASSIFICATION
1.1. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AS PER COMMUNITY PANEL NO. 56039C2906D & 56039C2908E WITH AN EFFECTIVE DATE OF SEPTEMBER 16, 2015.
2. GROSS LAND AREA
2.1 3.697 ACRES
3. NUMBER AND TYPE OF IDENTIFIABLE PARKING
3.1. 145 REGULAR PARKING SPACES
+ 8 HANDICAP PARKING SPACES
153 TOTAL PARKING SPACES
4. ZONE
4.1 CR-3
4.2 CURRENT HOTEL USE IS LEGAL NON-CONFORMING BECAUSE OF GRANDFATHERED.

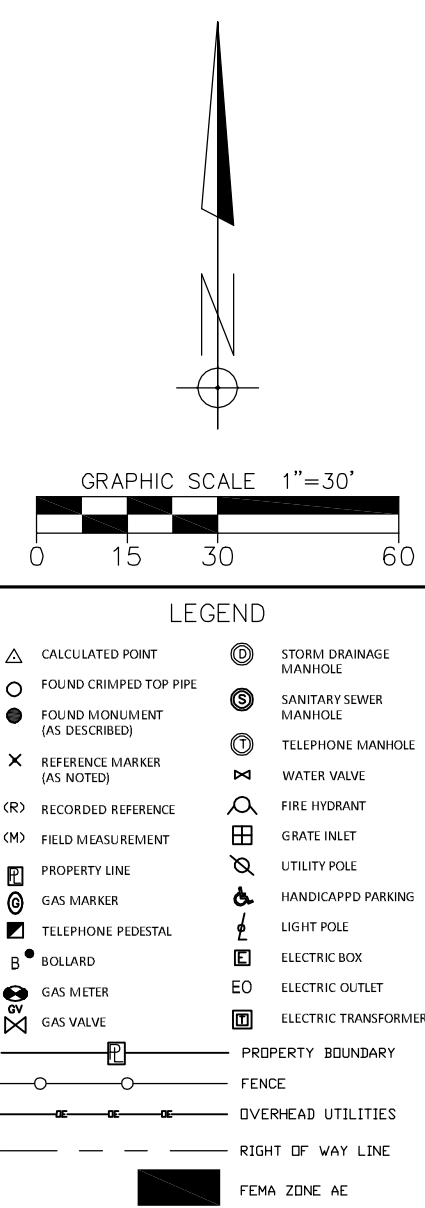
SURVEYOR'S CERTIFICATION

TO: G6 HOSPITALITY PROPERTY LLC, MOGUL CAPITAL, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 4, 2022.

DATE OF MAP: MAY 10, 2022.

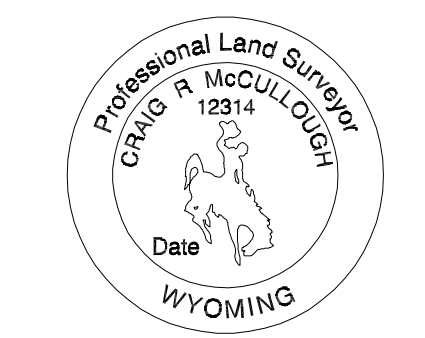
CRAIG MCCULLOUGH, PLS
WY LIC. NO. 12314



ALTA/NSPS LAND TITLE SURVEY
MOTEL 6
600 SOUTH HIGHWAY 89,
JACKSON, WYOMING 83001
TETON COUNTY, STATE OF WYOMING

USA Surveying & Engineering

4. Rivers Surveying Inc.
1310 Shady Ln. Emmett, ID
cmcullough@rivers-surveying.com
Phone 855.477.6901



Drawn By:	GST	Scale:	1"=30'
Project:	2022-600 SOUTH HIGHWAY 89		
File Name:	2022-158.dwg		
Date:	MAY 09, 2022	Sheet:	1 of 1

2019 Aerial Photography

Jackson, Wyoming



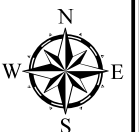
 Approximate Site Boundary

0 340 680 1,020 Feet

T41N, R116W Section 32
Approximate Acreage: 3.7

Figure 1: Site Location Map

600 South Highway 89,
Jackson, Wyoming

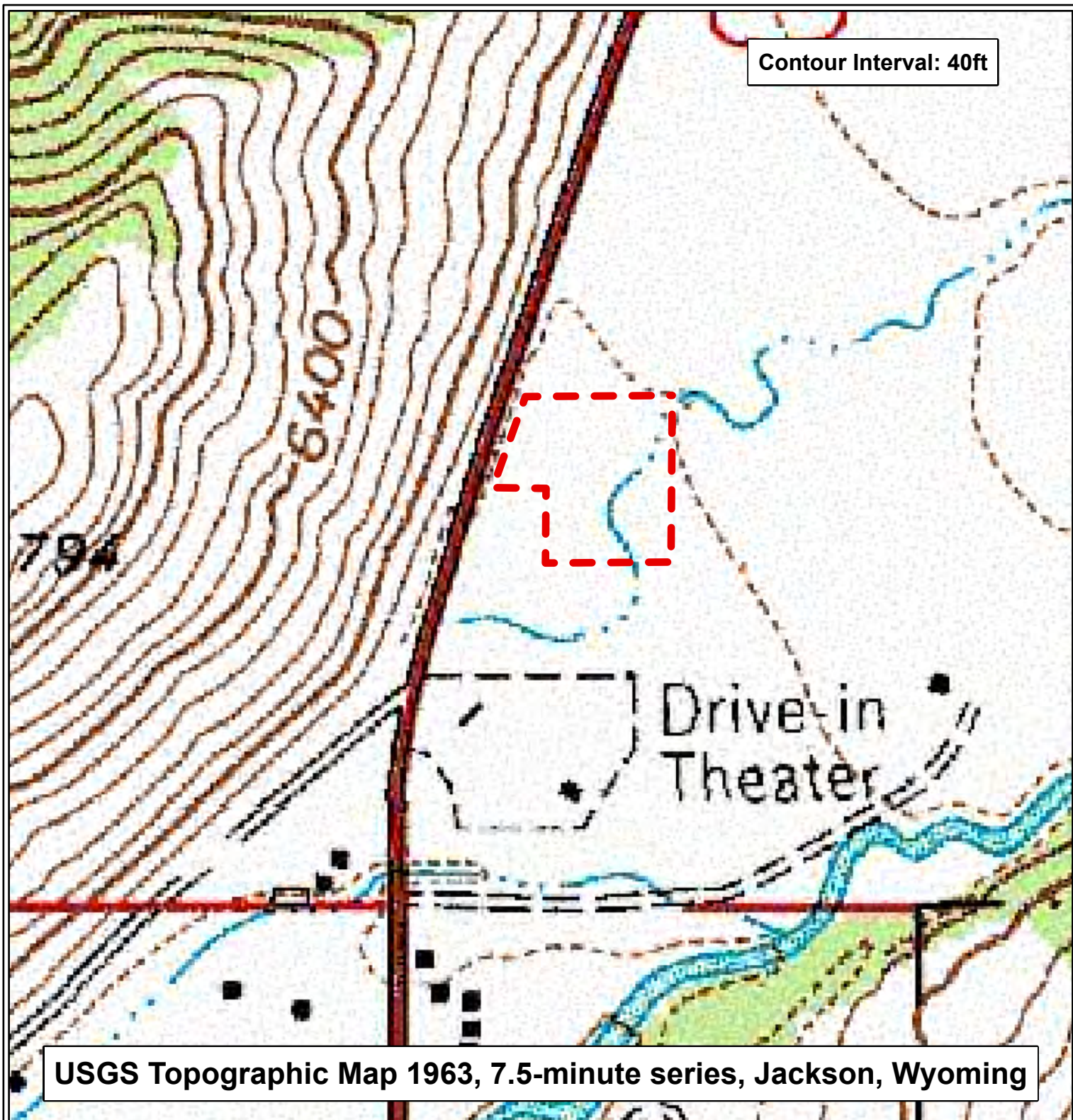


Mogul Capital
Phase 1 ESA
Project Manager: Katherine Ware

Date: 4/7/2022

Project #: 22-0057

Drawn by: AD



--- Approximate Site Boundary

0 480 960 1,440 Feet

T41N, R116W Section 32
Approximate Acreage: 3.7

Figure 2: Topographic Map

600 South Highway 89,
Jackson, Wyoming

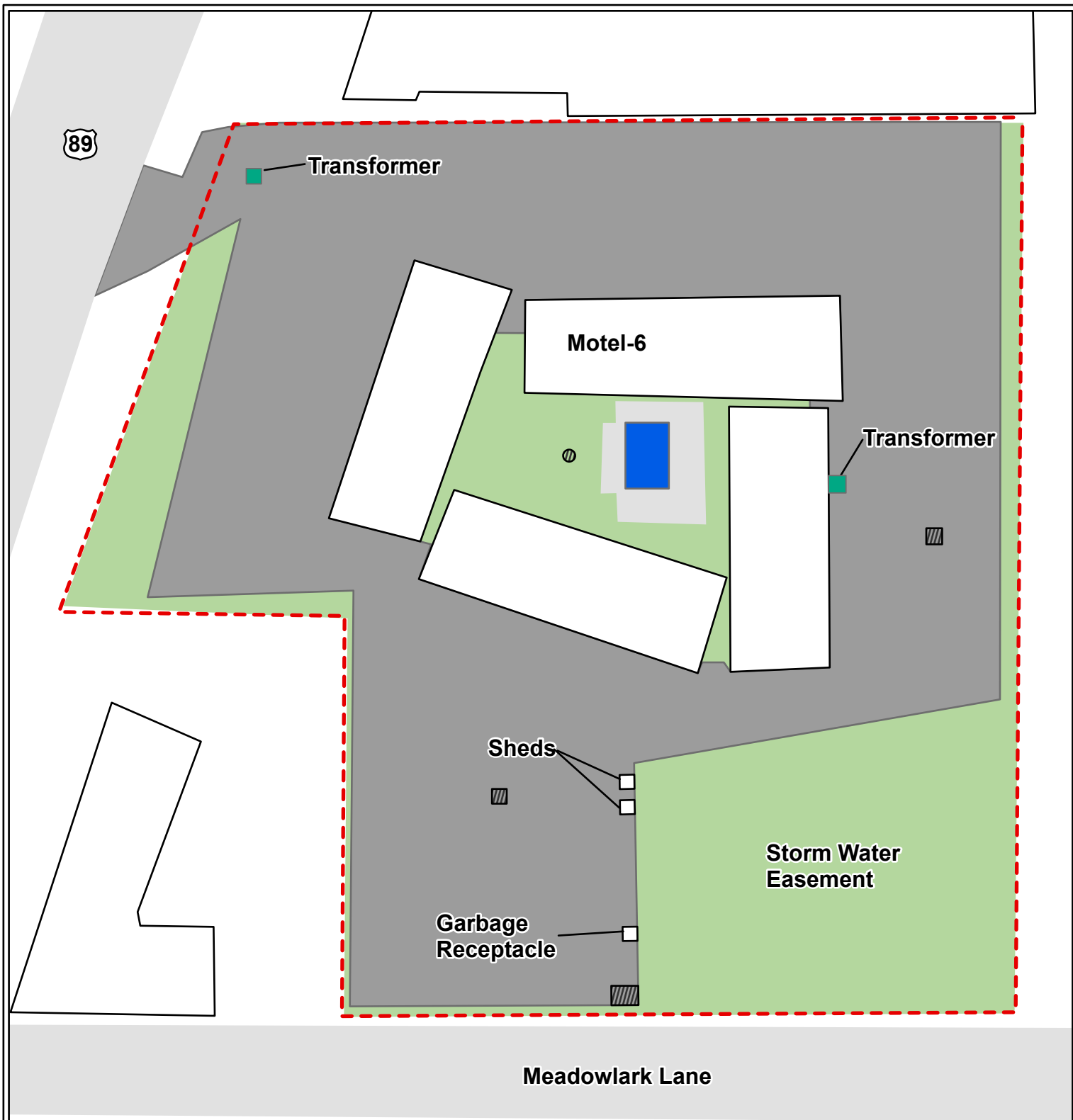


Mogul Capital
Phase 1 ESA
Project Manager: Katherine Ware

Date: 4/7/2022

Project #: 22-0057

Drawn by: AD



--- Approx. Subject Property

Structures

Pool

Parking Lot

Paved Road

Storm Drain

0 90 180 270 Feet

Figure 3: Site Sketch

600 South Highway 89,
Jackson, Wyoming



Mogul Capital
Phase 1 ESA
Project Manager: Katherine Ware

Date: 4/28/2022

Project #: 22-0057

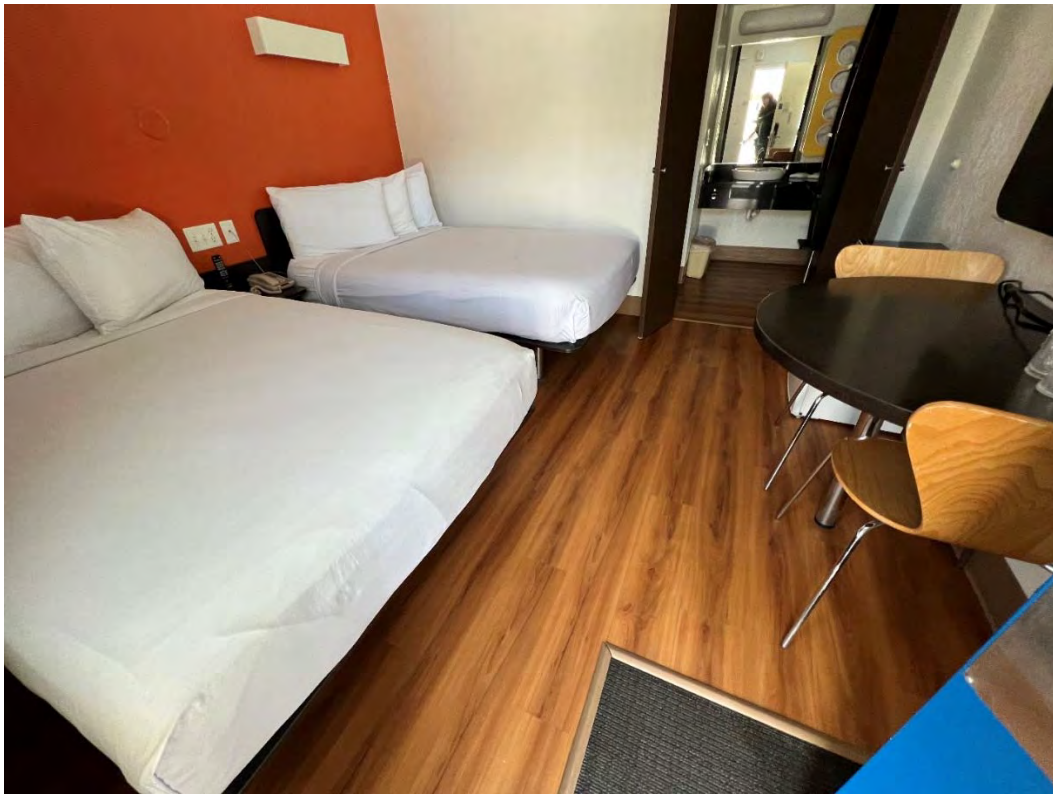
Drawn by: AD



Photograph 1. 600 South Highway 89 in Jackson, Wyoming; view to the north.



Photograph 2. Motel 6, operated by G6 Hospitality; view to the southeast.



Photograph 3. Motel 6 guest room with beds and seating area.



Photograph 4. The main office, located on the northwest corner of the motel; view to the southeast.



Photograph 5. Housekeeping and guest supply storage room.



Photograph 6. Housekeeping and guest supply storage room.



Photograph 7. Housekeeping, office, and laundry supply storage room.



Photograph 8. Commercial washing machines located in the laundry room.



Photograph 9. Detergent and drains located in the laundry room.



Photograph 10. Linens and storage in the laundry room.



Photograph 11. Swimming pool on the Property; view to the west.



Photograph 12. Motel pool and rooms; view to the northwest.



Photograph 13. Pool chemical storage on the Property.



Photograph 14. Pool water maintenance system in the mechanical room.



Photograph 15. Interior of the mechanical room located on the Property; floor drain under the water heater (right).



Photograph 16. Interior of the mechanical room located on the Property.



Photograph 17. Interior of the mechanical room located on the Property.



Photograph 18. Interior of the mechanical room located on the Property.



Photograph 19. Maintenance storage room at the Property.



Photograph 20. Paint, degreasers, and other flammable items properly stored.



Photograph 21. Two, storage sheds on the south side of the Property; view to the east.



Photograph 22. Guest room supplies located in the storage sheds on the Property.



Photograph 23. Miscellaneous supplies stored in the storage sheds on the Property.



Photograph 24. PTAC heating and cooling unit in a guest room.



Photograph 25. Guest room with PTAC wall unit.



Photograph 26. Floor drain in the laundry room of the motel.



Photograph 27. Floor drain in the mechanical room of the motel.



Photograph 28. Garbage receptible on the south side of the Property; view to the east.



Photograph 29. Storm drain located on the south side of the Property; view to the south.



Photograph 30. Storm drain on the southwest side of the parking lot; view to the west.



Photograph 31. Storm drain located west of the pool; view to the west.



Photograph 32. Two, 55-gallon drums located on the southeast side of the Property.



Photograph 33. Transformer located on the east side of the Property.



Photograph 34. Transformer/junction box located on the northwest corner of the Property; view to the west.

APPENDIX B - HISTORICAL RECORDS



HISTORICAL AERIALS

Project Property: Transcas

600 South Highway 89

Jackson WY

Project No: 22-0057

Requested By: Rocky Mountain Environmental Associates, Inc

Order No: 22040600527

Date Completed: April 07, 2022

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services

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1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
2019	United States Department of Agriculture	1" = 500'	
2017	United States Department of Agriculture	1" = 500'	
2015	United States Department of Agriculture	1" = 500'	
2012	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
2006	United States Department of Agriculture	1" = 500'	
1994	United States Geological Survey	1" = 500'	
1983	United States Geological Survey	1" = 500'	
1977	United States Department of Agriculture	1" = 500'	
1967	United States Geological Survey	1" = 500'	
1962	United States Geological Survey	1" = 500'	
1954	Army Mapping Service	1" = 500'	Best Copy Available
1945	United States Department of Agriculture	1" = 500'	

Environmental Risk Information Services

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1.866.517.5204 | info@erisinfo.com | erisinfo.com



Year: 2019
Source: USDA
Scale: 1" = 500'
Comment:

Address: 600 South Highway 89, Jackson, WY
Approx Center: -110.79132751,43.46857633

Order No: 22040600527



one inch



Year: 2017
Source: USDA
Scale: 1" = 500'
Comment:

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Approx Center: -110.79132751,43.46857633

Order No: 22040600527



one inch

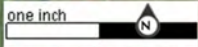


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Order No: 22040600527





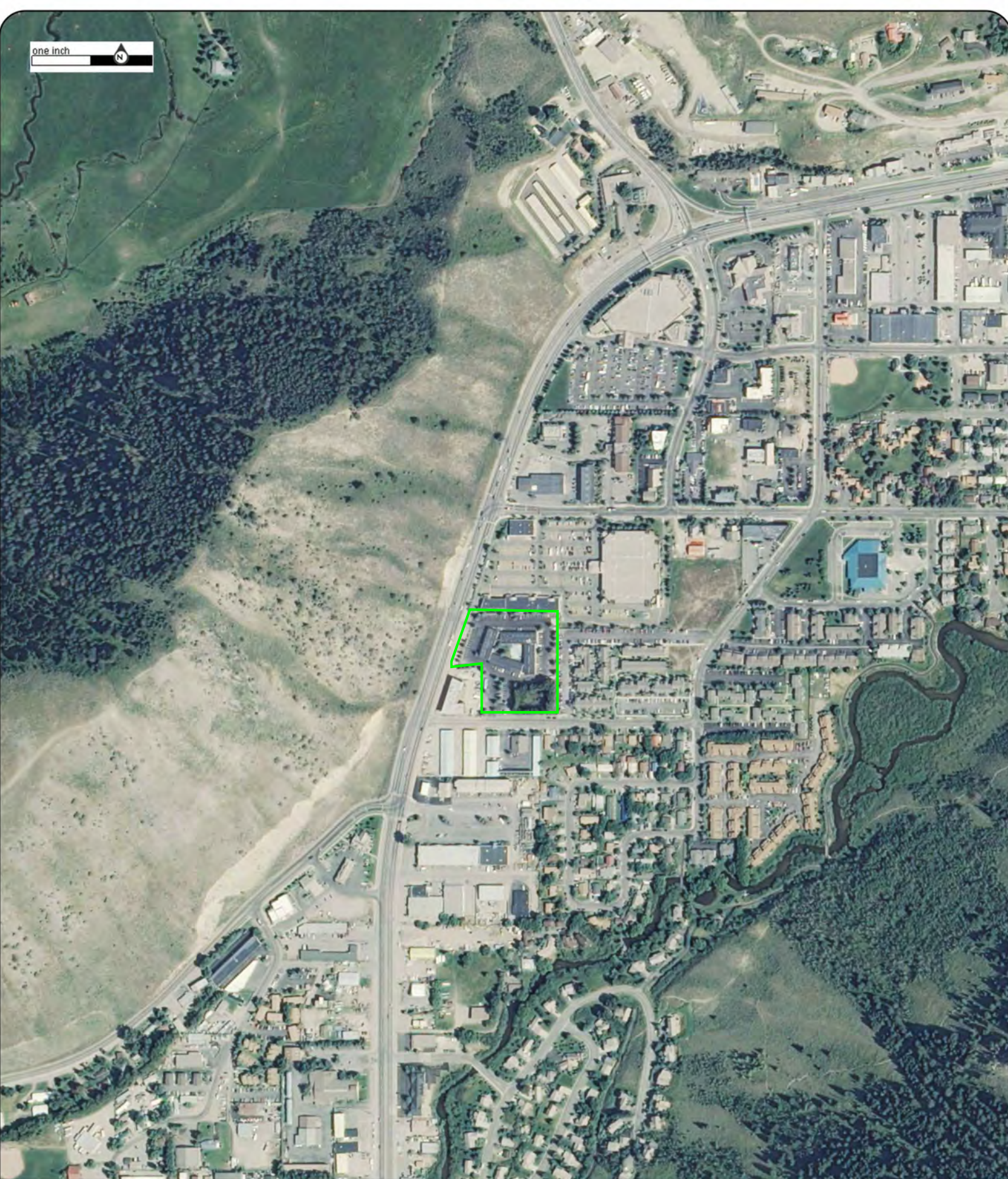
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Order No: 22040600527



one inch

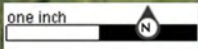


Year: 2009
Source: USDA
Scale: 1" = 500'
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Order No: 22040600527





Year: 2006
Source: USDA
Scale: 1" = 500'
Comment:

Address: 600 South Highway 89, Jackson, WY
Approx Center: -110.79132751,43.46857633

Order No: 22040600527



one inch

N



Year: 1994
Source: USGS
Scale: 1" = 500'
Comment:

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Approx Center: -110.79132751,43.46857633

Order No: 22040600527



one inch



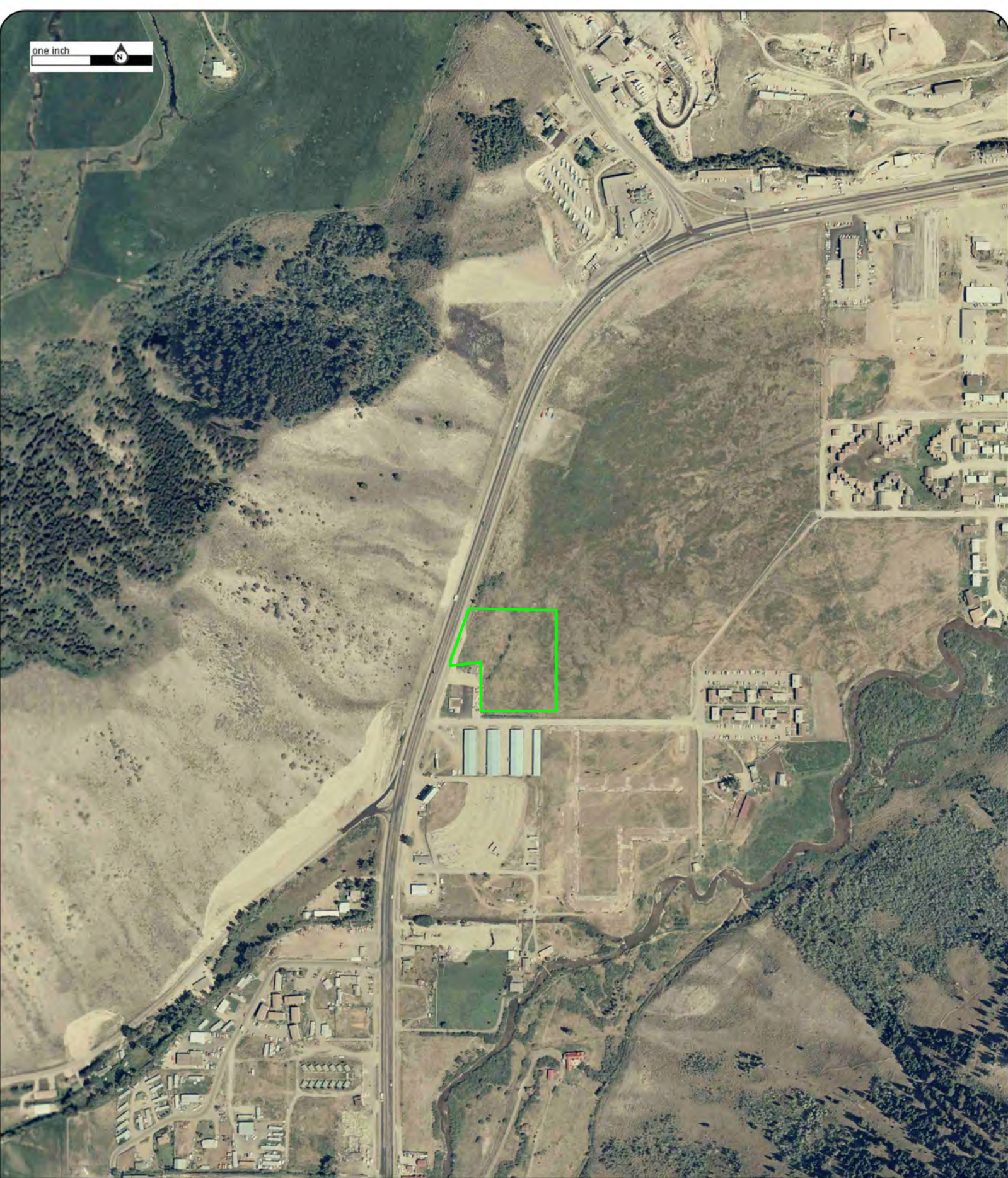
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Source: USGS
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Order No: 22040600527



one inch



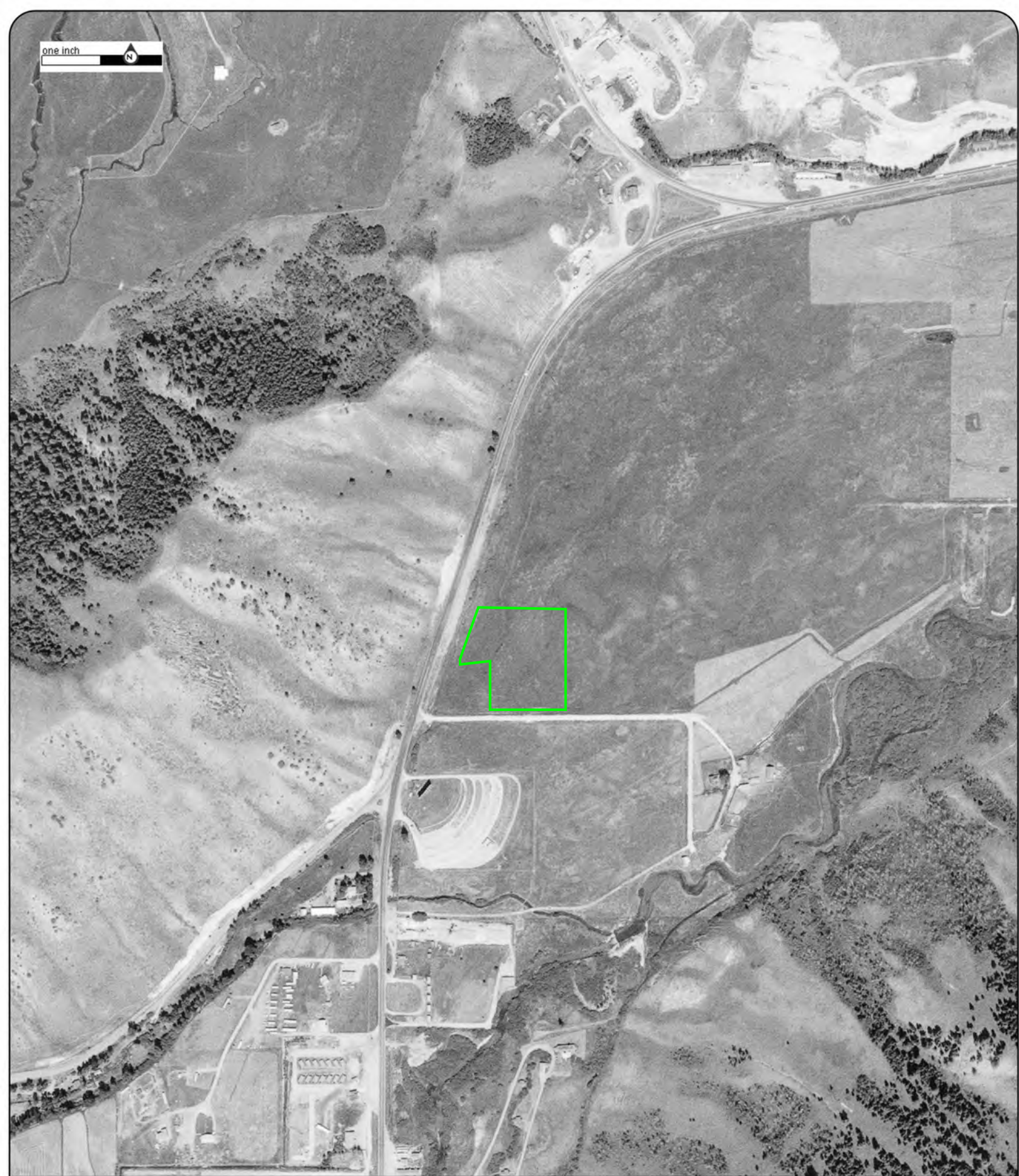
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Scale: 1" = 500'
Comment:

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Approx Center: -110.79132751,43.46857633

Order No: 22040600527



one inch



Year: 1967
Source: USGS
Scale: 1" = 500'
Comment:

Address: 600 South Highway 89, Jackson, WY
Approx Center: -110.79132751,43.46857633

Order No: 22040600527



one inch

N

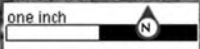


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Source: USGS
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Order No: 22040600527



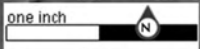


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Source: AMS
Scale: 1" = 500'
Comment: Best Copy Available

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Order No: 22040600527





Year: 1945
Source: USDA
Scale: 1" = 500'
Comment:

Address: 600 South Highway 89, Jackson, WY
Approx Center: -110.79132751,43.46857633

Order No: 22040600527

