

SURVEYOR'S CERTIFICATE:

To McDonald's USA, LLC, a Delaware Limited Liability company; McDonald's Real Estate Company, a Delaware corporation; McDonald's Corporation, a Delaware corporation; Cottonwood Title & Chicago 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 1-11, 13-14 & 16-20 of Table A thereof. The on-site measurements were completed on May 13, 2022.

LEGAL DESCRIPTIONS:

(Exhibit A, File No. 150840-TTF, dated March 1, 2023)

PARCEL 1:

The leasehold estate created pursuant to that certain Ground Lease dated June 15, 2022, as amended by that certain First Amendment to Ground Lease dated August 9, 2022, by that certain Second Amendment to Ground Lease dated January 2, 2023, and by that certain Third Amendment to Ground Lease dated _____ between RKF Salem MCD, LLC, a Utah limited liability company ("Landlord"), and McDonald's USA, LLC, a Delaware limited liability company ("Tenant"), as disclosed by that certain Memorandum of Lease and Grant of Permanent Easements dated _____ and recorded _____ as Entry No. _____ in the office of the County Recorder of Utah County, State of Utah, in and to the following described parcel of land, to-wit:

Lot 61, NORTHFIELD CROSSING PLAT C, according to the official plat thereof, as recorded on March 17, 2023 as Entry No. 16665:2023, Map Filing No. 18684, in the office of the County Recorder of Utah County, State of Utah.

PARCEL 2:

A non-exclusive easement for vehicular ingress and egress, as described and provided for in that certain Reciprocal Easement Agreement recorded March 16, 2023 as Entry No. 16205:2023 in the office of the County Recorder of Utah County, State of Utah, over and across the following described tract of land, to-wit:

Beginning at a point being South 89°06'50" West 555.28 feet along the Section Line and South 1382.17 feet from the North Quarter Corner of Section 1, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 88°21'00" East 26.00 feet; thence South 01°27'37" West 49.43 feet; thence 50.535 feet along the arc of a 35.00-foot radius curve to the left through a central angle of 82°43'37" (Chord bears South 39°54'11" East 46.26 feet); thence South 81°16'00" East 18.93 feet; thence 16.19 feet along the arc of a 28.00-foot radius curve to the left through a central angle of 33°07'55" (Chord bears North 75°01'18" East 15.97 feet) to the Westerly Right-of-Way line of State Route 198; thence South 23°02'16" West 65.73 feet along said Westerly Right-of-Way line; thence 31.97 feet along the arc of a 38.00-foot radius curve to the left through a central angle of 48°11'51" (Chord bears North 41°19'02" West 31.03 feet); thence North 66°30'00" West 49.00 feet; thence North 01°27'37" East 102.07 feet to the point of beginning.

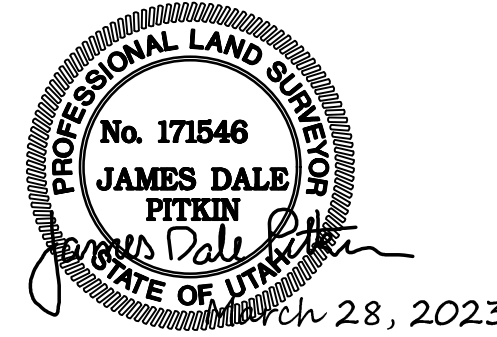
PARCEL 3:

A non-exclusive easement, appurtenant to Parcel 1 described herein, for vehicular and pedestrian ingress and egress, as described and provided for in Section 3 of the Third Amendment to Ground Lease dated _____ between RKF Salem MCD, LLC, a Utah limited liability company ("Landlord"), and McDonald's USA, LLC, a Delaware limited liability company ("Tenant"), and in Section 4 of that certain Memorandum of Lease and Grant of Permanent Easements dated _____ and recorded _____ as Entry No. _____ in the office of the County Recorder of Utah County, State of Utah, over, upon and across those portions of the following described property intended for purposes of vehicular and pedestrian ingress and egress, to-wit:

Lot 62, NORTHFIELD CROSSING PLAT C, according to the official plat thereof, as recorded on March 17, 2023 as Entry No. 16665:2023, Map Filing No. 18684, in the office of the County Recorder of Utah County, State of Utah.

Date: March 28, 2023

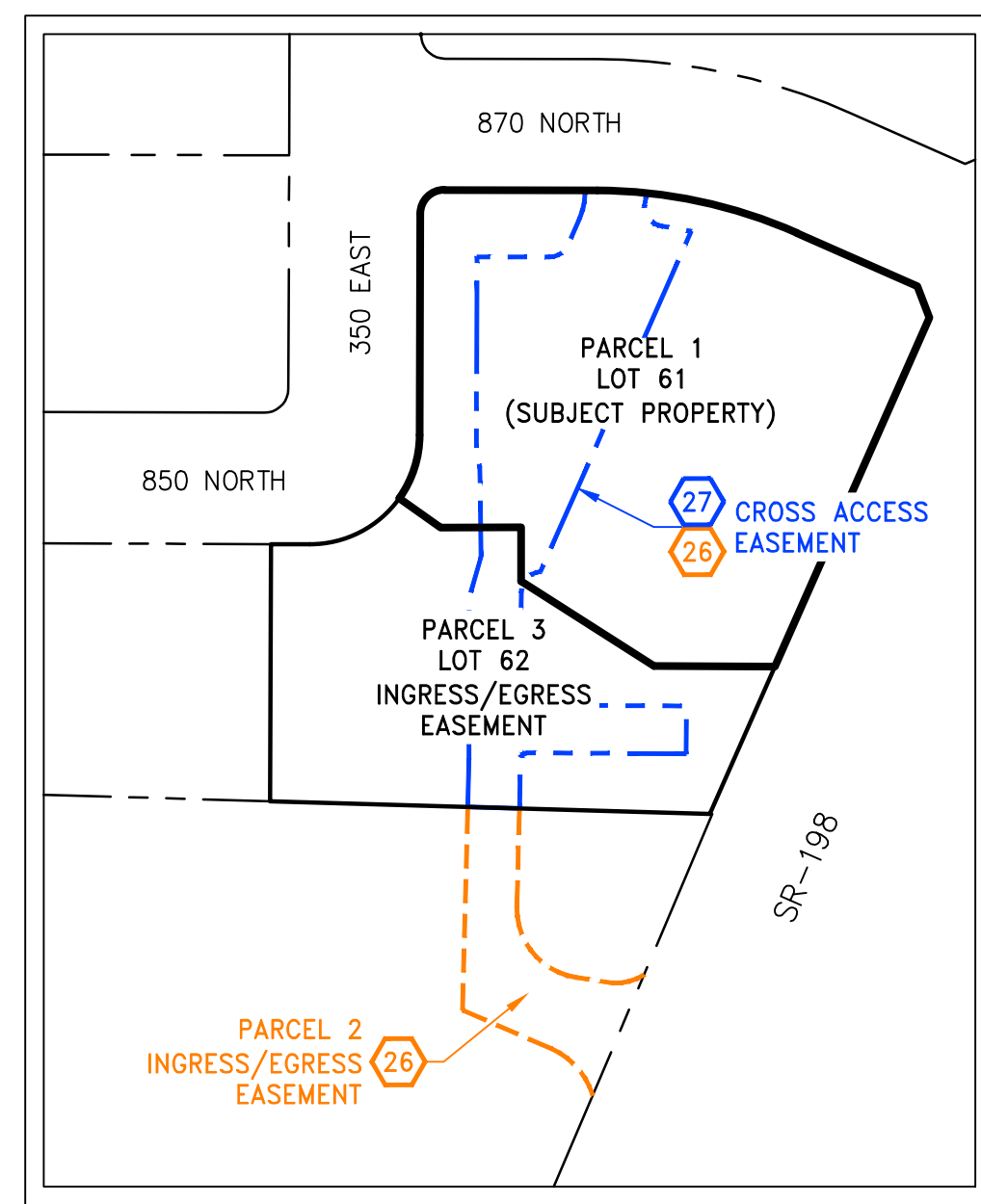
James D. Pitkin, PLS
License No. 171546



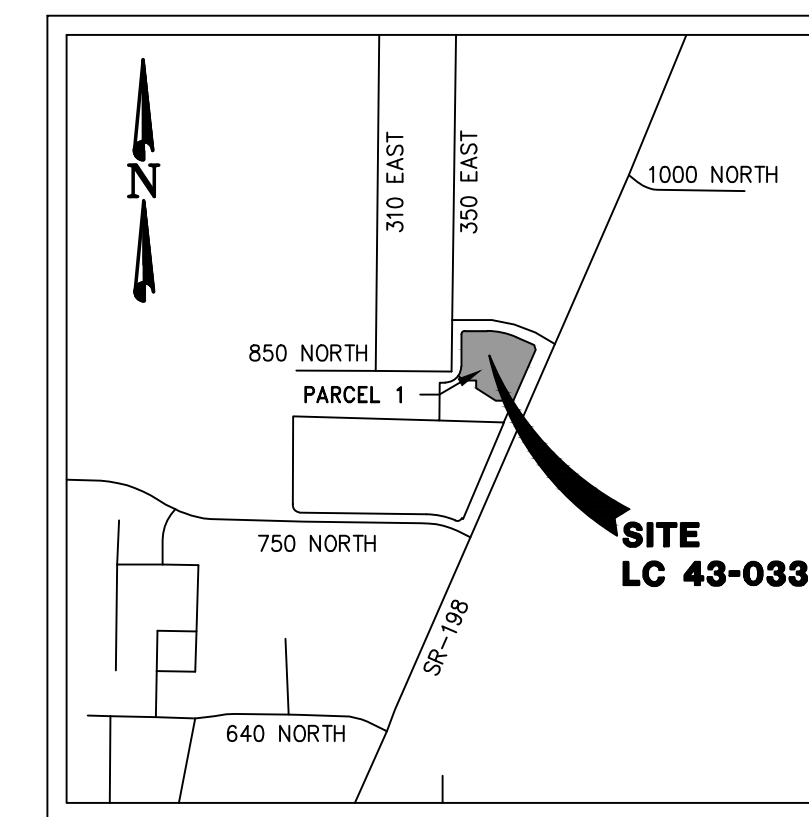
NARRATIVE:

An ALTA/NSPS Land Title Survey of the subject property was requested by McDonald's USA as a part of future design considerations. A commitment for title insurance, File No. 150840-TTF, dated March 1, 2023, prepared by Cottonwood Title was provided and relied upon for the preparation of this survey.

The Basis of Bearings is North 89°06'50" East 2650.41 feet measured between the Northwest Corner and North Quarter Corner of Section 1, T9S, R2E, SLB&M (ref. Plat "A", Northfield Crossing Subdivision Plat). The Elevation Benchmark is 4562.44' (NAVD88) measured on the Northwest corner of Section 1, T9S, R2E, SLB&M (ref. Utah County Surveyor's Section Tie Nos. 58-60, dated June 15, 2020).



PARCEL LOCATION DETAIL
Not to Scale



VICINITY MAP
Not to Scale

FIELD DESCRIPTION OF SUBJECT PROPERTY:

All of Lot 61, NORTHFIELD CROSSING PLAT C, according to the official plat thereof, recorded March 17, 2023 as Entry No. 16665:2023, Map Filing No. 18684, in the Office of the Utah County Recorder, located in the Northwest Quarter of Section 1, Township 9 South, Range 2 East, Salt Lake Base & Meridian, Salem City, Utah County, Utah, more particularly described as follows:

BEGINNING at the southwesterly corner of said Lot 61, NORTHFIELD CROSSING PLAT C, said point located 2041.86 feet North 89°06'50" East along the Section line and 1226.34 feet South 00°53'10" East from the Northwest Corner of Section 1, Township 9 South, Range 2 East, Salt Lake Base & Meridian, and running thence along said Lot 61 the following eight (8) courses: 1) northerly along the arc of a 55.00 foot radius curve to the left 33.78 feet through a central angle of 35°11'18" (chord bears North 17°47'45" East 33.25 feet); thence 2) North 00°12'00" East 111.23 feet to a point of curvature with a 12.00 foot radius curve to the right; thence 3) northeasterly 18.85 feet along the arc of said curve through a central angle of 90°00'00" (chord bears North 45°12'00" East 16.97 feet); thence 4) South 89°48'00" East 76.83 feet to a point of curvature with a 250.00 foot radius curve to the right; thence 5) easterly 103.28 feet along the arc of said curve through a central angle of 23°40'13" (chord bears South 77°57'54" East 102.55 feet); thence 6) South 66°07'47" East 65.98 feet; thence 7) South 21°07'47" East 16.97 feet; thence 8) South 23°52'13" West 191.72 feet; thence North 89°39'49" West 60.75 feet; thence North 57°28'34" West 79.17 feet; thence North 00°07'40" East 27.12 feet; thence South 89°48'00" West 40.38 feet; thence North 54°36'21" West 25.47 feet to the POINT OF BEGINNING.

Contains 46,336 square feet or 1.064 acres, more or less.

Parcel No. 47-421-0061

NOTES:

- A. This survey is prepared to and complies with the requirements set forth in the McDonald's Survey Order Form and Minimum Requirements unless superseded by the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, dated Feb. 23, 2021. Table A, Item 20 was utilized to include additional statements such as "affects" or "does not affect" and specific statements by McDonald's shown in [brackets] for the exceptions.
- B. The "Field Description" is a requirement of the McDonald's Survey Order Form and Minimum Requirements and represents the area for development. The description was updated to reflect the amended subdivision plat.
- C. Utilities shown have been located from visible indications surveyed on the project site and from information obtained from utility providers. The surveyor has not physically located the underground utilities and makes no guarantees that the utilities shown hereon comprise all such utilities in the area either in service or abandoned.
- D. The subject property is located within an area identified as Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) on Flood Insurance Rate Map No. 49049C0758F with an Effective Date of June 19, 2020 for Community No. 490160 in the City of Salem, Utah County, Utah which is the current Flood Insurance Rate Map.
- E. A zoning report was not provided. The Salem City GIS Map indicates the subject property as being located in a C-1 Zone (Commercial). According to Salem City Code Section 14-14-040, required setback distances are indicated as follows: front setback shall be 15 feet, 10 feet for Side Yard, and 10 feet rear. The maximum building height is 65 feet. The parking requirement is four parking spaces for each 1000 feet of main building.
- F. No clearly identifiable parking spaces were observed on Parcel 1 during the fieldwork.
- G. Adjacent roads and utilities are constructed, but the site is vacant. No evidence of solid waste dumps, sumps, landfills or wetlands was apparent at the time of this survey.
- H. No proposed changes to the adjoining street right of way lines is planned according to the Salem City Engineering Department (801-423-2770).
- I. The parcel shown is contiguous, no gaps or gores are apparent from the information provided for this survey or apparent from the recorded plat and deed description information listed.
- J. No encroachments were observed at the time of this survey.

REFERENCES:

- 1. A Commitment for Title Insurance & associated documentation prepared by Cottonwood Title, File No. 150840-TTF, dated March 1, 2023.
- 2. Plat "A", Northfield Crossing Subdivision Plat recorded August 21, 2020 as Entry No. 125520:2020, Map Filing No. 17218 in the Office of the Utah County Recorder.
- 3. Utah County Surveyor's Section Tie Sheets for Tie Nos. 58-60, 58-61 & 59-60 and Dependent Resurvey for Township 9 South, Range 2 East, Salt Lake Base & Meridian on file in the Office of the Utah County Surveyor.
- 4. Survey No. 02-1 prepared by LEI Consulting Engineers and Surveyors signed July 27, 2001 on file in the Office of the Utah County Surveyor.
- 5. Survey No. 21-164 prepared by Legend Engineering signed May 3, 2021 on file in the Office of the Utah County Surveyor.
- 6. Northfield Crossing Plat C recorded March 17, 2023 as Entry No. 16665:2023, Map Filing No. 18684 in the Office of the Utah County Recorder.

SCHEDULE B PART II - EXCEPTIONS:

(File No. 150840-TTF, dated March 1, 2023)

Note: The location and/or affect of the conditions described in the standard exceptions 1-3, 5-13, 23 & 24 below cannot be determined. No information was provided.

- 4. Conditions that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records are reflected hereon.
- 14. Notice of Adoption of Ordinance No. 110707 Adopting the Salem North Community Development Project Area Plan, recorded December 10, 2007 as Entry No. 170319:2007 and Notice of Adoption of Community Development Project Area Plan Entitled "Salem North Community Development Project Area Plan", recorded February 28, 2008 as Entry No. 23342:2008 describes property south of the subject property. [Does not affect the subject property]
- 15. Public Utility Easement in favor of Salem City, a municipal corporation as disclosed in that certain Quit-Claim Deed recorded November 15, 2010 as Entry No. 99046:2010 describes a 10 foot wide easement south of the subject property. [Does not affect the subject property]
- 16. Lease Agreement by and between Salem City Redevelopment Agency (Lessor) and Crisp, LLC (Lessee), dated February 20, 2008 and recorded February 28, 2008 as Entry No. 23345:2008, Assignment of Lease in favor of Keystone Business Group, LLC and Wyatt Rentals, LLC, dated August 2, 2011 and recorded August 5, 2011 as Entry No. 55358:2011 and Assignment of Lease in favor of Stokes Brothers Real Estate, LLC, an Idaho Limited Liability Company dated September 22, 2016 and recorded September 27, 2016 as Entry No. 94796:2016 describes property south of the subject property. [Does not affect the subject property]
- 17. Commercial Real Estate Deed of Trust from Stokes Brothers Real Estate, LLC, an Idaho Limited Liability Company to Cottonwood Title Insurance Agency, Inc., Trustee for Ireland Bank, dated September 22, 2016 and recorded September 27, 2016 as Entry Number 94797:2016, Modification Agreement under said Deed of Trust dated December 3, 2018 and recorded December 7, 2018 as Entry No. 115964:2018, Modification Agreement under said Deed of Trust dated April 13, 2021 and recorded April 26, 2021 as Entry No. 77835:2021 and Request for Copy of Notice of Default and Notice of Sale recorded November 30, 2018 as Entry No. 113889:2018 describes property south of the subject property. [Does not affect the subject property]
- 18. UCC Financing Statement by Stokes Brothers Real Estate, LLC and Stokes Salem Inc., as Debtor, in favor of Ireland Bank, as Secured Party, recorded September 27, 2016 as Entry No. 94798:2016 describes property south of the subject property. [Does not affect the subject property]
- 19. Leasehold Deed of Trust, Security Agreement and Fixture Filing from Stokes Brothers Real Estate, LLC to Bartlett Title Insurance Agency, Inc., Trustee for Eastern Idaho Development Corporation, dated November 28, 2018 and recorded November 30, 2018 as Entry No. 113885:2018, the above stated Deed of Trust was assigned to U.S. Small Business Administration, dated November 28, 2018 and recorded November 30, 2018 as Entry No. 113886:2018, Assignment of Leases and Rents recorded November 30, 2018 as Entry No. 113887:2018, Deed of Trust and Third Party Lender Agreement by and between Ireland Bank and Eastern Idaho Development Corporation, dated November 28, 2018 and recorded November 30, 2018 as Entry No. 113888:2018 describes property south of the subject property. [Does not affect the subject property]
- 20. Easements, notes and restrictions as shown on the recorded plat for Plat "A", Northfield Crossing Subdivision, recorded August 21, 2020 as Entry No. 125520:2020, Map Filing No. 17218, Lot 58, Plat "A", Northfield Crossing Subdivision was amended by Northfield Crossing Plat C. [Affects the subject property]
- 21-22 Intentionally deleted by Title Company
- 25. Conditions which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and (NSPS) National Society of Professional Surveyors) may disclose are reflected hereon.
- 26. Reciprocal Easement Agreement recorded March 16, 2023 as Entry No. 16205:2023 describes two access easements and a temporary construction easement. An access easement of varied width plots on the subject property and the southerly adjoining property and is shown. An access easement (same as Parcel 2) and associated temporary construction easement plots south of the subject property and is shown. [Affects the subject property]
- 27. Easements, notes and restrictions as shown on the recorded plat for Northfield Crossing Plat C, recorded March 17, 2023 as Entry No. 16665:2023 are shown. [Affects the subject property]
- 28. Memorandum of Lease recorded March 10, 2023 as Entry No. 14859:2023 describes the overall boundary of Plat "A", Northfield Crossing Subdivision, is blanket in nature, and includes the area of the subject property. [Affects the subject property]
- 29. Terms, conditions, and provisions of that certain Ground Lease dated June 15, 2022, as heretofore amended, between RKF Salem MCD, LLC, a Utah limited liability company ("Landlord"), and McDonald's USA, LLC, a Delaware limited liability company ("Tenant"), as disclosed by that certain Memorandum of Lease and Grant of Permanent Easements dated _____ and recorded _____ as Entry No. _____, No information provided; not shown or addressed.

Path: P:\MCDONALDS\Utah\SURVEY\ALC 43-0333.dwg | plot date: March 28, 2023 | plotted by: bryan

DRAWN	BCD 5.22	CHECKED	JDP 05.22
DESIGNED		PROJECT ENGINEER	
APPROVED		JDP	
		PROJECT MANAGER	

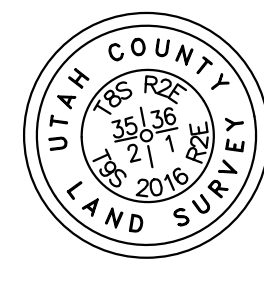
MCDONALD'S USA, LLC
SALEM CITY, UTAH COUNTY, UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

ALTA/NSPS LAND TITLE SURVEY
406 EAST 870 NORTH - LC 43-0333
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

PROJECT NO.		3498-10	
SHEET NO.		1 of 2	
1	UPDATE TITLE COMMITMENT	BJE	03.28.23
0	RELEASED FOR REVIEW	JDP	05.24.23
NO.	REVISIONS	BY	DATE
FILE NAME:		LC 43-0333	
SCALE:		N/A	

NORTHWEST CORNER
SECTION 1, T9S, R2E, SLB&M
FOUND 3" BRASS CAP MONUMENT
BENCHMARK = 4562.44' (NAVD88)



JUSTIN & TEYA J. NORRONE
PARCEL No. 47-372-0019
ENTRY No. 140489:2021
LOT 19

PLAT "A" NORTHFIELD
CROSSING SUBDIVISION
ENTRY No. 125520:2020
MAP FILING No. 17218

850 NORTH STREET
(EXISTING 66' WIDE
PUBLIC RIGHT-OF-WAY)

ISABEL CHRISTINA LARA
- SAAVEDRA & ROCIO LARA
PARCEL No. 47-372-0038
ENTRY No. 141319:2021
LOT 38

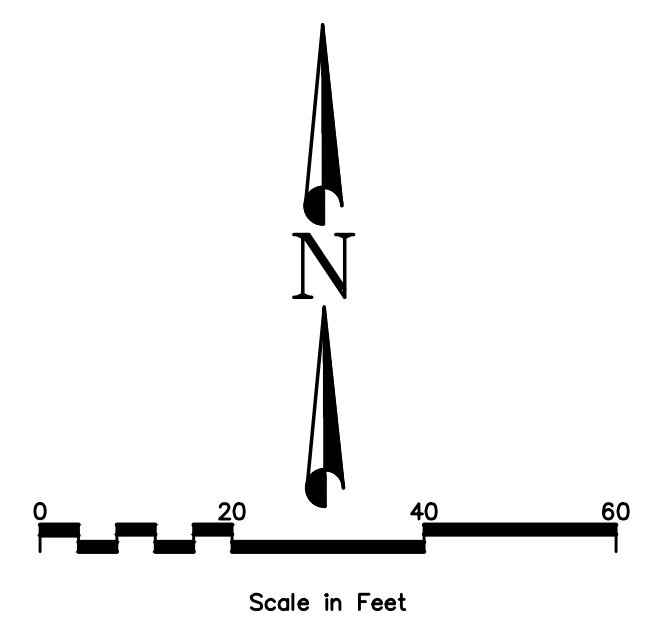
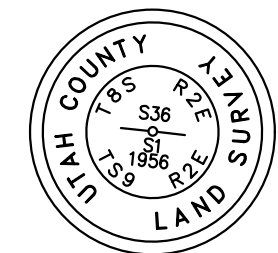
WEST QUARTER CORNER
SECTION 1, T9S, R2E, SLB&M
FOUND 2" BRASS CAP MONUMENT

AZTEC ENG.
(PLS 6418780)
R&C FOUND

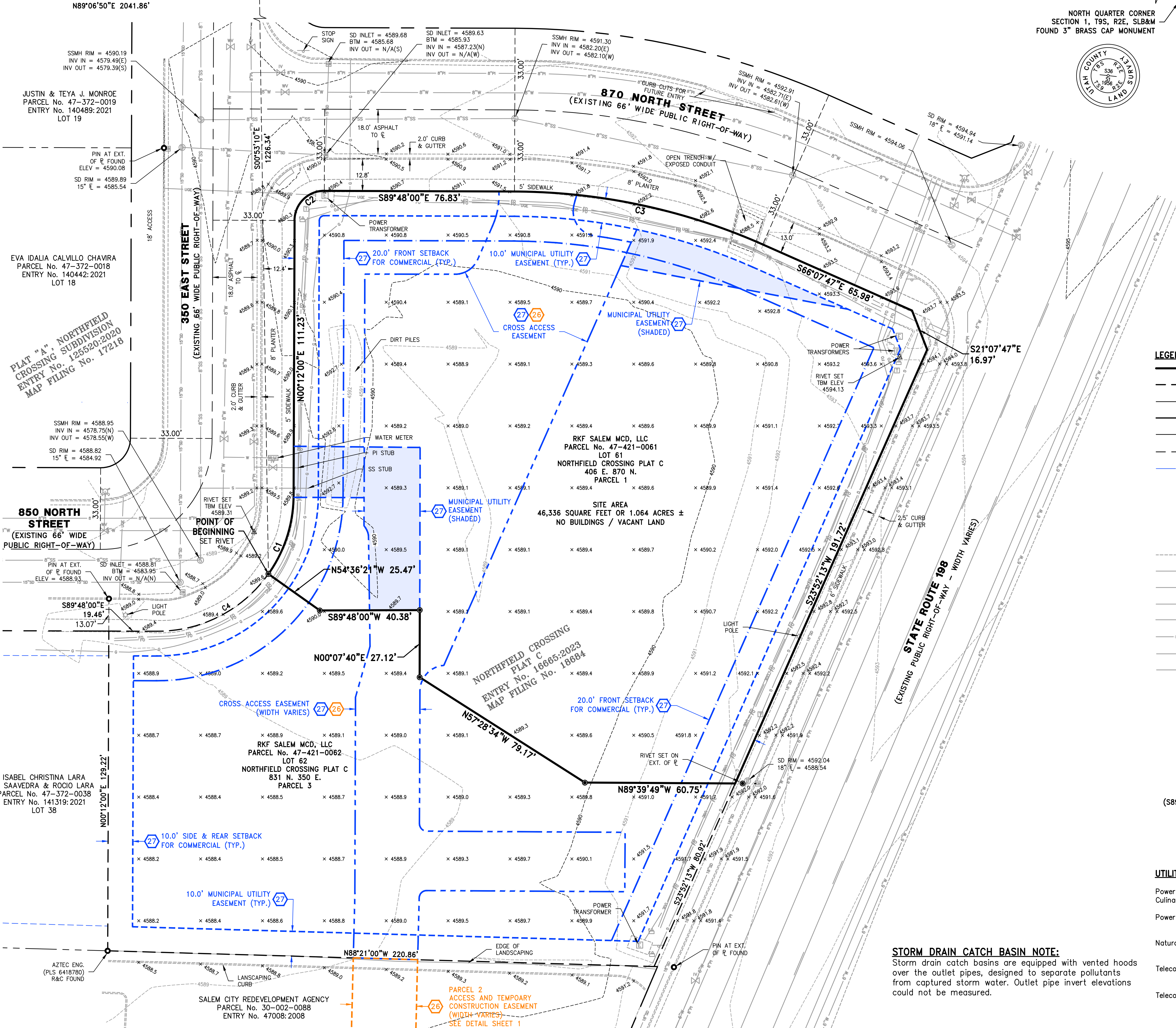
SALEM CITY REDEVELOPMENT AGENCY
PARCEL No. 30-002-0088
ENTRY No. 47008:2008

BASIS OF BEARING
N89°06'50"E 2650.41' (2650.40')

NORTH QUARTER CORNER
SECTION 1, T9S, R2E, SLB&M
FOUND 3" BRASS CAP MONUMENT



S00°12'49"W 2617.23' (S00°12'52"E 2617.22')



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	55.00'	33.78'	35°11'18"	N 17°47'45" E	33.25'	17.44'
C2	12.00'	18.85'	90°00'00"	N 45°12'00" E	16.97'	12.00'
C3	250.00'	103.28'	23°40'13"	S 77°57'54" E	102.55'	52.39'
C4	55.00'	52.61'	54°48'28"	N 62°47'46" E	50.63'	28.51'

- LEGEND**
- SUBJECT PROPERTY BOUNDARY LINE
 - - - REMAINDER PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - RIGHT OF WAY LINE
 - - - CENTER LINE
 - - - EASEMENT LINE (LINE TYPE VARIES)
 - - - SETBACK LINE
 - ⊙ FOUND R&C MARKED "DOMINION ENG" (OR AS NOTED)
 - ⊙ FOUND CORNER MONUMENTS (AS NOTED)
 - ⊙ SECTION MONUMENT FOUND (AS NOTED)
 - - - EDGE OF EXISTING IMPROVEMENTS (AS NOTED)
 - 4" W WATER LINES ±
 - 8" SS SEWER LINES ±
 - 18" SD STORM DRAIN LINES ±
 - 8" PI PRESSURIZED IRRIGATION LINES ±
 - UGC UNDERGROUND POWER LINES ±
 - FO UNDERGROUND FIBER OPTIC LINES ±
 - ☀ EXISTING ELECTRIC BOX, LIGHT POLE
 - ⊕ EXISTING WATER VALVE, FIRE HYDRANT, METER
 - ⊕ EXISTING STORM DRAIN MAN HOLE, CATCH BASIN
 - ⊕ EXISTING FIBER OPTIC BOX
 - ⊕ EXISTING SEWER MAN HOLE, CLEAN OUT
 - ⊕ EXISTING IRRIGATION VALVE
 - ⊕ EXISTING SIGNAGE
 - (S89°50'20"W 2658.20')
 - 26 TITLE EXCEPTION REFERENCE NUMBERS

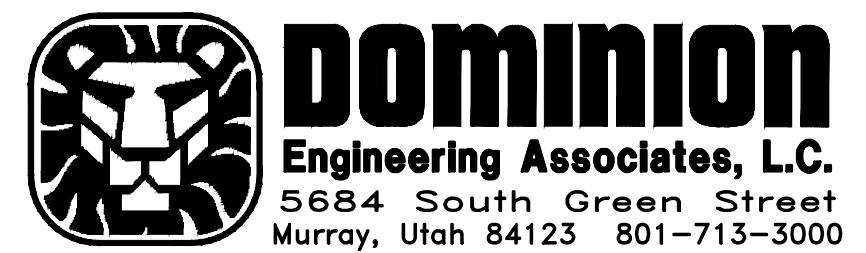
UTILITY CONTACTS

Power Storm Drain, Sewer, Culinary & Irrigation Water	Salem City Corporation	801-423-2770 robny@mcity.org
Power	Rocky Mountain Power	503-813-6993 gisdept@pacifiCorp.com
Natural Gas	Dominion Energy	801-324-3970 map.requests@dominionenergy.com
Telecommunications	Comcast	435-224-2356 jeff.houston@telecom.ca
Telecommunications	Lumen/CenturyLink	385-479-7357 larry.buhler@lumen.com

STORM DRAIN CATCH BASIN NOTE:
Storm drain catch basins are equipped with vented hoods over the outlet pipes, designed to separate pollutants from captured storm water. Outlet pipe invert elevations could not be measured.

DRAWN	BCD 05.22	CHECKED	JDP 05.22
DESIGNED		PROJECT ENGINEER	
APPROVED	JDP	PROJECT MANAGER	

MCDONALD'S USA, LLC
SALEM CITY, UTAH COUNTY, UTAH



ALTA/NSPS LAND TITLE SURVEY
406 EAST 870 NORTH - LC 43-0333
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

PROJECT NO.		3498-10	
SHEET NO.		2 of 2	
NO.	REVISIONS	BY	DATE
1	UPDATE TITLE COMMITMENT	BJE	03.28.23
0	RELEASED FOR REVIEW	JDP	05.24.23
SCALE:		1"=20'	

Path: P:\MCDONALDS\Utah\SURVEY\43-0333.dwg | plot date: March 28, 2023 | plotted by: bryan