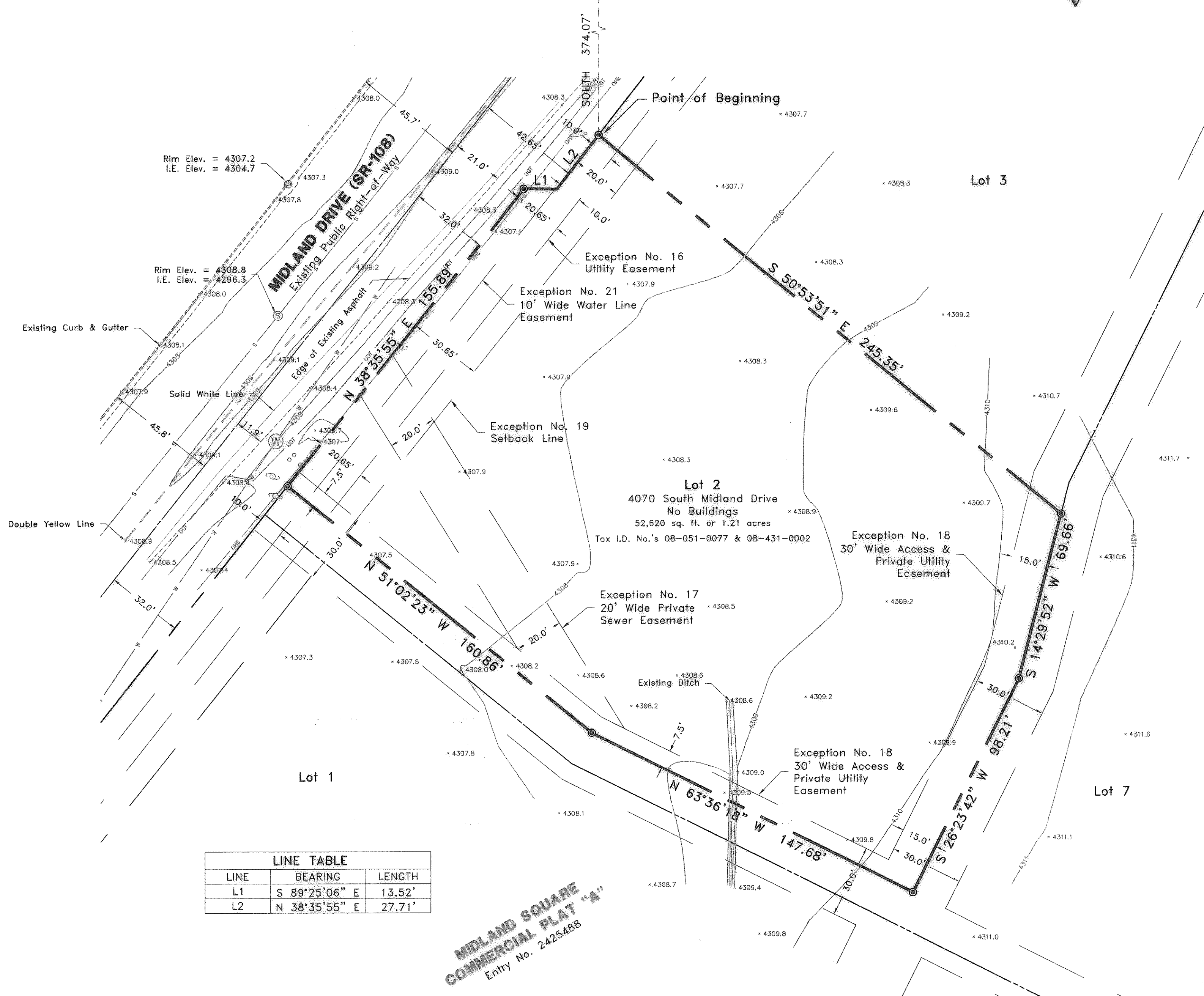


North Corner Section 10
T. 5 N., R. 2 W. S.L.B.&M.
Found Weber County Monument

Northeast Corner Section 10
T. 5 N., R. 2 W. S.L.B.&M.
Found Weber County Monument

Basis of Bearing
N 89°25'05" W 2637.26'

1087.76'

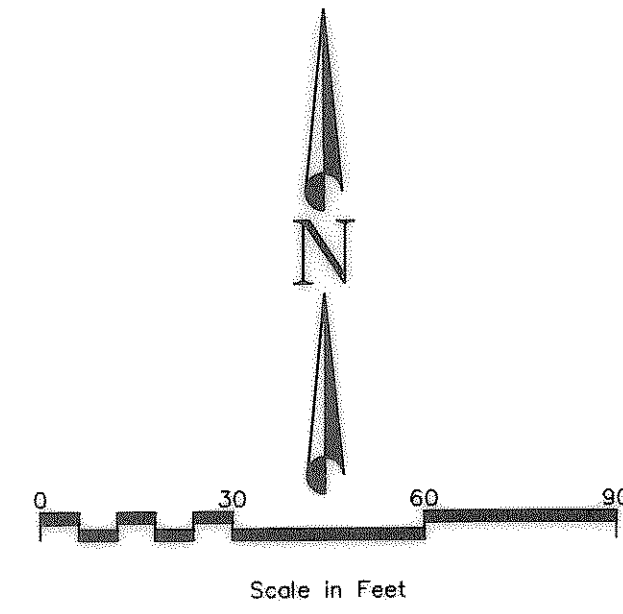


| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L1 | S 89°25'06" E | 13.52' |
| L2 | N 38°35'55" E | 27.71' |

**MIDLAND SQUARE
COMMERCIAL PLAT "A"**
Entry No. 2425488

UTILITY COMPANIES

| | | |
|-------------|--------------------|----------------|
| TELEPHONE | QWEST | 1-800-603-6000 |
| POWER | UTAH POWER & LIGHT | 1-888-221-7070 |
| NATURAL GAS | QUESTAR GAS | 1-800-323-5517 |



004374
RECEIVED
OCT 27 2009
WEBER CO SURVEYOR

SURVEYOR'S CERTIFICATE:

I hereby certify to McDonald's Corporation, a Delaware Corporation, All American Investments, VI, LLC, a Utah limited liability company, Backman Title Services, Ltd. and Lawyers Title Insurance Corporation that this plan has been compiled from a survey actually made on the ground under my supervision on August 05, 2008; that it is correct and complies with ALTA survey requirements and the requirements provided by McDonald's Corporation.

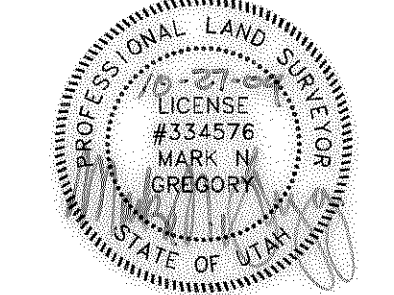
BOUNDARY DESCRIPTION

BEGINNING at a point which is North 89°25'05" West along the centerline of 4000 South Street and the section line 1087.76 feet and South 374.07 feet from the Northeast Corner of Section 10, Township 5 North, Range 2 West, Salt Lake Base & Meridian:

running thence South 50°53'51" East 245.35 feet; thence South 14°29'52" West 69.66 feet; thence South 26°23'42" West 98.21 feet; thence North 63°36'18" West 147.68 feet; thence North 51°02'23" West 160.86 feet; thence North 38°35'55" East 155.89 feet; thence South 89°25'06" East 13.52 feet; thence North 38°35'55" East 27.71 feet to the POINT OF BEGINNING.

Now Known as :

Lot No. 2, as identified in the Plat recorded in the office of the Weber County Recorder as Entry No. 2425488, contained within Plat "A" of Midland Square Commercial, Weber County, Utah, Subject to the Declaration of Protective Easements, Covenants, Conditions and Restrictions of Midland Square Commercial, recorded in the office of the Weber County Recorder as Entry No. 2425489, (as said Declaration may have heretofore been amended or supplemented), together with a right and easement of use and enjoyment in and to the Common Maintenance Areas described, and as provided for, in said Declaration of Protective Easements, Covenants, Conditions and Restrictions (as said Declaration may have heretofore been amended or supplemented).



Date: OCTOBER 27, 2009

Mark N Gregory
P.L.S. No. 334576

NARRATIVE:

The purpose of this survey is to retrace the Midland Square Commercial Plat "A" in order to perform an ALTA/ACSM Land Title Survey on the subject property. The Weber County monuments found marking the Northeast and North Quarter Corners of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian are used to control the location of said property.

The vertical benchmark for this survey is the Weber County Benchmark No. 62SE34, elevation 4272.99 located near the intersection of 3300 South and 2700 West Streets.

The subject property is located in a CC Community Commercial Zone per Chapter 6 of the Roy City Code. CC Zones require a 20 foot front yard setback, side yard setback as required for site plan approval, a 20 foot side yard facing street setback and a rear yard setback as required for site plan approval.

BASIS OF BEARING:

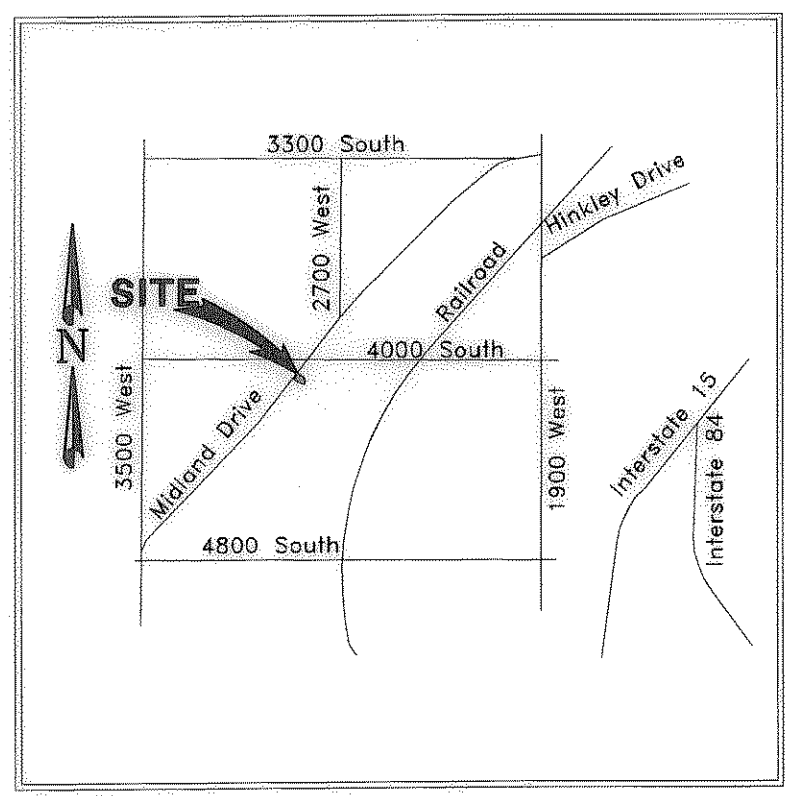
The basis of bearing for this survey is North 89°25'05" West between the Weber County monuments found marking the Northeast and North Quarter corners of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian.

SCHEDULE B - EXCEPTIONS:

- Backman Title Services, Ltd. Order No. 6-037553 Third Amend, dated July 13, 2009.
- Exception No. 15: The terms and conditions of that certain Resolution No. 23-2005 creating and establishing the Weber Area Dispatch 911 and Emergency Services District recorded January 24, 2006 as Entry No. 2156401. Survey findings: The subject property is located within the boundary of the Weber Area Dispatch 911 and Emergency Services District and is subject to its assessments.
- Exception No. 16: Utility Easement, and the terms and conditions thereof disclosed by the plat of said subdivision. Survey findings: Utilities exist within the limits of an easement of varied width along the northwesterly line of the subject property as shown hereon.
- Exception No. 17: 20 foot private sewer easement, and the terms and conditions thereof disclosed by the plat of said subdivision. Survey findings: A 20 foot wide easement exists in the southwesterly portion of the subject property and is shown hereon.
- Exception No. 18: 30 foot access and private utility easement, and the terms and conditions thereof disclosed by the plat of said subdivision. Survey findings: A 30 foot wide access and private utility encompasses the southwesterly 7.5 feet and the southeasterly 15 feet of the subject property as shown hereon.
- Exception No. 19: Subject to building setbacks as shown on the recorded dedication plat. Survey findings: The subject property is subject to a setback varying between 20 and 30.65 feet along the northwesterly line as shown hereon.
- Exception No. 20: Terms, provisions, covenants, conditions and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded July 22, 2009 as Entry No. 2425489. Survey findings: Article 5.05 of this document states that "Each Lot is subject to appurtenant easements for underground lines for utility purposes under and through such portions of the Common Maintenance Areas as are comprised of roads, walkways and landscaped areas." Article 5.06 states that "Declarant reserves for itself such easements and right of ingress and egress over, across, through, and under the Property and any improvements thereon as may be reasonably necessary for Declarant."
- Exception No. 21: Water line easement, and the terms and conditions thereof in favor of Roy City Corporation recorded July 7, 1988 as Entry No. 1051341 in Book 1543 at Page 98. Survey findings: A 10 foot wide easement exists along the northwesterly line of the subject property and is shown hereon.
- Exception No. 22: Subject to the Notes as shown on the official recorded plat of Midland Square Commercial Plat "A". Survey findings: The notes cited in this exception are 1) Detention Pond to remain private and is to be owned & maintained by the owner of Lot 1 and 2) This subdivision is identified as a high risk liquefaction area. It is also noted that "no access to be allowed to Midland Drive access provided by the interior private roads."

LEGEND

- Weber County Section Corner (As Noted)
- Property Boundary Line
- Right-of-Way Line
- Monument Line
- Lot Line
- Easement Line
- Set Rebar w/ Cap Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted)
- Edge of Existing Improvements (As Noted)
- Existing Storm Drain Line
- Existing Overhead Electric Line
- Existing Underground Telephone Line
- Existing Overhead Electric Line
- Existing Water Line
- Existing Sewer Line
- Existing Utility Pole
- Existing Water Valve, Man Hole
- Existing Sewer Man Hole
- Existing Catch Basin
- Existing Bollard



Vicinity Map
Not to Scale

| | |
|-----------------------|-------------------------|
| DRAWN MNG 8/09 | CHECKED JDP 8/09 |
| DESIGNED | PROJECT ENGINEER |
| APPROVED | JDP |
| DATE | PROJECT MANAGER |

MCDONALD'S CORPORATION
ROY CITY, UTAH



IN THE NE 1/4 OF SECTION 10, T5N, R2W, SLBM
ALTA/ACSM LAND TITLE SURVEY

| | |
|--------------------|------------------|
| PROJECT NO. | 1624-01 |
| SHEET NO. | 1 of 1 |
| FILE NAME: | Midland |
| SCALE: | 1"=20' |
| NO. | REVISIONS |
| BY | DATE |