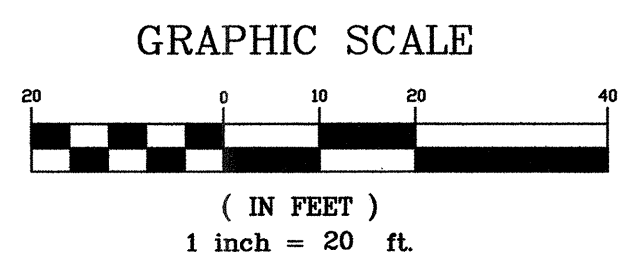


63.00' 37.00'

EAST 1/4 CORNER SECTION 1, TOWNSHIP 48 SOUTH, RANGE 41 EAST FOUND P.B.S.J. NAIL AND DISK (5/15/95)

811
 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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TRACT "A"
SAWGRASS PARK OF COMMERCE
COMMERCIAL SECTION "B"
 PLAT BOOK 144, PAGE 33
ZONING B-3

ONE STORY BUILDING #6502

LOCATION SKETCH
 SCALE 1"=600'

POINT OF BEGINNING NW CORNER PARCEL "A" PLAT BOOK 157 PAGE 23 FOUND NAIL AND DISK BEC (11/14/11) ELEVATION +15.80

CHASE BANK
 1 STORY BUILDING (NOT LOCATED)

ZONING P.U.D.
PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
 PLAT BOOK 157, PAGE 23

ZONING P.U.D.
PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
 PLAT BOOK 157, PAGE 23

ZONING P.U.D.
PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
 PLAT BOOK 157, PAGE 23

SURVEYOR'S NOTES:
 - This site lies in Section 6, Township 48 South, Range 42 East, City of Coconut Creek, Broward County, Florida.
 - All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
 - Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per First American Title Insurance Company, Issuing Office File No. 1062-82287/SLS, with a Commitment date of March 5, 2007. All easements and/or rights-of-way of record per title commitment that are plottable are shown on this "Boundary Survey".
 - Bearings hereon are referred to an assumed value of N00°47'59"W for the East line of State Road 7 (U.S. 441), said bearing is identical with the plot of record, and evidenced by two found nail & disks.
 - Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Broward County Bench Mark No. 1515 A, Elevation +17.033 located at 62nd Terrace and the North Edge of Pavement of Holmberg Road, located on March 20, 2007.
 - The Federal Emergency Management Agency (FEMA) is scheduled to release new Flood Insurance Rate Maps (Flood Maps) for Broward County in 2011. The new flood maps, which are produced by FEMA who reports flood hazard data, will be referenced to the North American Vertical Datum of 1988 (NAVD 88). Refer to the Vertical Datum Conversion Detail, as shown hereon for datum shift between NGVD 29 and NAVD 88.
 - Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0100F, for Community No. 120031, dated August 18, 1992 and index map revised October 2, 1997, and is relative to the National Geodetic Vertical Datum of 1929.
 - Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
 - Lands shown hereon containing 43,592 square feet, or 1.001 acres, more or less.
 - Roof overhang not located unless otherwise shown.
 - Trees shown are surveyed for their horizontal location and/or size.
 - Identification and/or name verification of all trees shown to be confirmed by the Division of Forestry County Forester or a professional in that field.
 - Underground improvements and/or underground encroachments not shown unless otherwise indicated.
 - Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.
 - Tax Folio No. per title commitment 18206-16-00400.

SURVEYOR'S CERTIFICATION:
 This is to certify that this "Boundary and Topographic Survey" was made under my responsible care on May 15, 1995, and last updated on November 14, 2011, in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that it complies with the requirements provided by McDonald's Corporation.

SCHEDULE B - Section II
 8 Utility Easement and Restrictions as shown on the Plat of REGENCY LAKES AT COCONUT CREEK, as recorded in Plat Book 157, Page 23.
 Easements and right-of-way per plat that affect McDonald's (Parcel 1) and Parcels 2, 3 and 4 are shown on survey. Agreement recorded in O.R.B. 24500, Page 956.
 NVA Line affects McDonald's (Parcel 1) and Parcels 2 and 3 and shown on survey.
 O.R.B. 25692, Page 195.
 Does not affect McDonald's (Parcel 1) or Parcels 2 and 3.
 Affects McDonald's (Parcel 1) and Parcels 2 and 3 but not subject to location.
 Affidavit recorded in O.R.B. 28344, Page 823. (As to Parcels 1, 2, 3 and 4.)
 Shown on survey. Not a part of McDonald's (Parcel 1) or Parcels 2 and 3.
 9 Notice of Adoption recorded in O.R.B. 15794, Page 249, modified in O.R.B. 180006, Page 335, O.R.B. 22105, Page 702, O.R.B. 23469, Page 457, and O.R.B. 25304, Page 846. (As to Parcels 1, 2 and 3)
 Affects McDonald's (Parcel 1) and Parcels 2 and 3 but not subject to location.
 10 Restrictive Covenant recorded in O.R.B. 18571, Page 789. (As to Parcels 1, 2, 3 and 4)
 Exhibit "A" legal description does not include McDonald's (Parcel 1) or Parcels 2, 3 and 4.
 11 Ingress/Egress Easement Agreement recorded in O.R.B. 16571, Page 761, O.R.B. 23348, Page 88 and O.R.B. 24425, Page 36. (As to Parcels 1, 2, 3 and 4)
 Ingress/Egress Easement in O.R.B. 24425, Page 36 (Parcel 3) replaces Ingress/Egress Easements in previous documents. Affects McDonald's (Parcel 1) and Parcels 2 and 3 and shown on survey.
 12 Cross Ingress/Egress Access Agreement recorded in O.R.B. 16571, Page 770. (As to Parcels 1, 2, 3 and 4)
 Affects McDonald's (Parcel 1) and Parcel 3 and shown on survey. Document is Parcel 2 of legal description.
 13 Resolution recorded in O.R.B. 22702, Page 167. (As to Parcels 1, 2, 3 and 4)
 Affects McDonald's (Parcel 1) and Parcels 2, 3 and 4 but not subject to location.
 14 Lease recorded in O.R.B. 24120, Page 785, O.R.B. 28252, Page 764, O.R.B. 28541, Page 346 and O.R.B. 29380, Page 1765.
 Affects McDonald's (Parcel 1) and Parcels 2 and 3, but not subject to location.
 15 Easement recorded in O.R.B. 24226, Page 751.
 Affects McDonald's (Parcel 1) and Parcel 3 and shown on survey.
 16 Easement Agreement recorded in O.R.B. 24777, Page 285.
 Benefits McDonald's (Parcel 1) and shown on survey, but not a part of Parcel 1. Affects Parcel 3 and shown on survey.
 All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated.

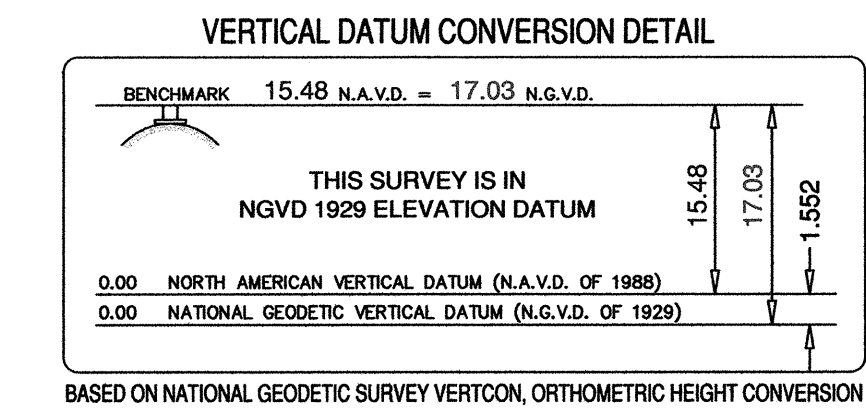
FORTIN, LEAVY, SKILES, INC., LB3853
 Daniel C. Fortin, For The Firm
 Surveyor and Mapper, LS2853
 State of Florida.

McDONALD'S - REGENCY LAKES
 6440 N. STATE ROAD #7
 CITY OF COCONUT CREEK
 BROWARD COUNTY, FLORIDA
 LC: 009-1502

COUNTRY'S POINT PLAT BOOK 119, PAGE 29
 BCRM-5
 WEST RIGHT OF WAY LINE U.S. #441 STATE ROAD #7
 LIMITED ACCESS LINE

STATE ROAD #7
 (U.S. #441)
 (U.S. #441)

STATE ROAD #7
 (PUBLIC RIGHT-OF-WAY)



SW CORNER, SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST FOUND P.B.S.J. REBAR AND CAP (5/15/95)

NW 63RD ROAD
 NOT BUILT

By: Daniel C. Fortin, For The Firm
 Surveyor and Mapper, LS2853
 State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Some.

MAP	DATE	BY	REVISION
11	13071		AMEND TO SHOW GROSS SQUARE FOOTAGE
10	11150		UPDATE SURVEY (11/14/11) S.H.
9	070299		UPDATE SURVEY & TITLE COMMITMENT
8	05147		SHOW EASEMENT, LEGAL & CERT.
7	050906		UPDATE SURVEY (4/29/05) - RLL
			Revision Description
			O.N.

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003633
 180 Northeast 168th Street / North Miami Beach, Florida, 33162
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

ALTA/ACSM LAND TITLE SURVEY
 McDonald's - 6440 NORTH STATE ROAD #7
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

Date	Scale	Drawn By	Cad. No.	Plotted:	Ref. Dwg.	Field Book	Job. No.	Dwg. No.	Sheet
5/15/95	1"=20'	ADC	990058	2/6/13-1136a	N/A	484/10.13-JWL	950851	295D-143	1 of 1