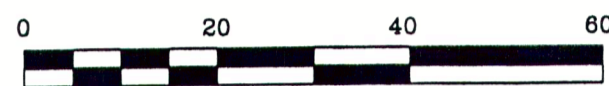
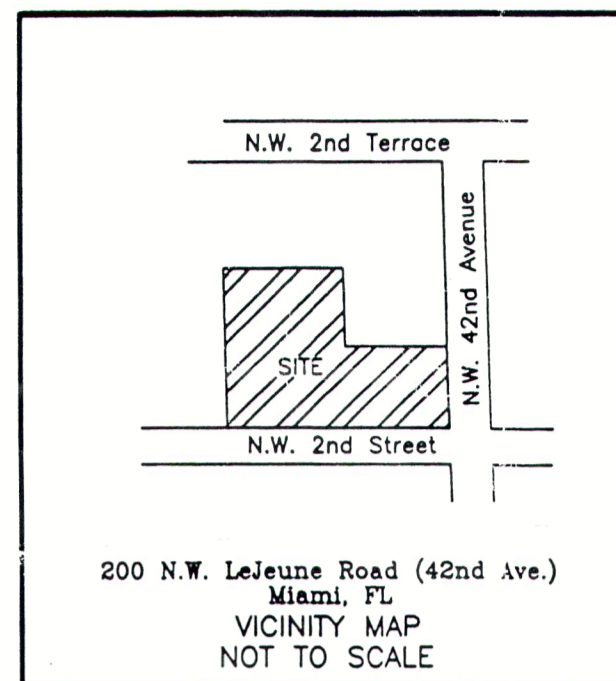


SCALE: 1" = 20'



- LEGEND:**
- P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
  - Fd = Found
  - A = found nail as indicated
  - = found rebar or iron pipe as indicated
  - = fence
  - R/W = right-of-way
  - (D) = dead bearing and/or distance
  - (M) = measured bearing and/or distance
  - = concrete sidewalk
  - = power pole
  - = light pole
  - = fire hydrant
  - = sanitary sewer manhole
  - = stormwater manhole
  - = grease trap manhole
  - = sign
  - = irrigation well
  - = radius
  - = delta or central angle
  - L = arc length
  - Ch = chord bearing and/or distance
  - OE— = overhead powerline



**DESCRIPTION:**

Lot 5, LESS the portion thereof which lies East of a line which is 50 feet West of, as measured at right angles, and parallel to the East line of the Northwest 1/4 of Section 5, Township 54 South, Range 41 East, heretofore condemned by Dade County and all Lots 6 and 7, BECKMAN MANORS, according to the Plat thereof, as recorded in Plat Book 39, Page 78, of the Public Records of Miami-Dade County, Florida.

Tax Folio Number: 01-4105-013-0060

**SURVEYOR'S LEGAL DESCRIPTION:**

Beginning at the Northwest corner of Lot 7, BECKMAN MANORS, according to the plat thereof, as recorded in Plat Book 39, Page 78, of the Public Records of Dade County, Florida; thence North 89°55'08" East, a distance of 100.00 feet; thence South 01°37'53" East, a distance of 64.59 feet; thence South 89°47'20" East, a distance of 84.73 feet to the West Right-of-Way line of N.W. 42nd Avenue (NW LeJeune Road); thence South 01°15'37" East, along said West Right-of-Way, a distance of 67.85 feet to the North Right-of-Way line of N.W. 2nd Street, said point being on a circular curve to the right, having a radius of 25.00 feet and a central angle 24°08'32"; thence Southwesterly, along the arc of said curve and said North Right-of-Way, a distance of 10.53 feet (chord South 77°09'38" West, 10.46 feet) to the Point of Tangency of said curve; thence North 89°57'29" West, along said North Right-of-Way, a distance of 174.72 feet; thence North 01°20'15" West, along the West line of said Lot 7, a distance of 134.60 feet to the Point of Beginning.

Said lands situate, lying and being in Miami-Dade County, Florida.

Property surveyed and shown hereon is the same property as described in title commitment number 00003126, dated July 31, 2000, prepared by Lawyers Title Insurance Corporation.

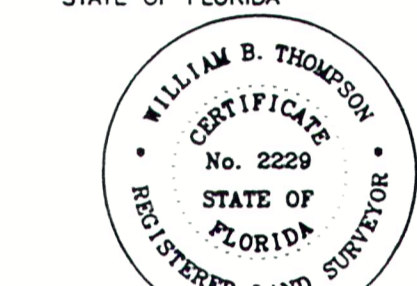
**CERTIFICATION:**

I hereby certify and represent to Koning Restaurants International, LP, CNL Fund Advisors, Inc., a Florida corporation, CNL Franchise Network, LP, a Delaware limited partnership, and its affiliates/successors and/or assigns, Lawyers Title Insurance Corporation and Lowndes, Drosdick, Doster, Kantor & Reed, P.A.,

that (a) this is a true and correct map of survey made under my responsible supervision and direction in accordance with the Minimum Standard Detail Requirements of Florida; (b) this map of survey correctly and completely shows the location of all substantial (i) visible improvements and structures, (ii) easements and rights-of-way, (iii) encroachments, overlaps and boundary line disputes, (iv) areas devoted or restricted in reciprocal easement agreements, and all other matters visible on the ground or of record (as reflected in the below referenced title commitment), or of which the undersigned has otherwise been advised as located on, encumbering or appurtenant to the Property; (c) as shown on this map of survey, ingress and egress to the land described in the map of survey is provided by N.W. 42nd Avenue, the same being a paved and dedicated right of way maintained by the City of Miami; (d) the land described in this map of survey does not serve the adjoining Property for drainage, ingress, egress, or any other purpose; (e) I have consulted the applicable Federal Flood Insurance Map, Map Panel No. 120650 0190J, dated March 2, 1994, and found that the land described in this map of survey is not situated within a federally-designated Special Flood Hazard Area (f) the land described in this map of survey is not subject to any setback, or height restrictions of records or disclosed by applicable zoning or building codes or subdivision maps except as shown on this map of survey; (g) the land described in this map of survey is the same property as that described in Lawyers Title Insurance Corporation title insurance commitment no. 120650 0190J, with an effective date of March 2, 1994; and (h) all utility services to the land described in this map of survey either enter to such land through adjoining public streets or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land.

DATE: JULY 28, 1998  
Updated: August 17, 2000

WILLIAM B. THOMPSON  
REGISTERED LAND SURVEYOR  
NO. 2229  
STATE OF FLORIDA



LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. 00003126, DATED JULY 31, 2000.  
SCHEDULE B - SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

a) Restrictions, covenants and conditions as set forth in that instrument recorded in Official Records Book 18270, Page 1002. BLANKET IN NATURE AND CANNOT BE PLOTTED.

**MISCELLANEOUS NOTES AND SURVEYOR'S REPORT**

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 42nd STREET BEING S 01°15'37" E, AN ASSUMED BEARING.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
- THE SOUTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE NORTHERLY RIGHT OF WAY LINE OF N.W. 2nd STREET AND THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE WESTERLY RIGHT OF WAY LINE OF NW 42nd AVENUE.

**FLOOD ZONE**

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120650 0190 J, DATED MARCH 2, 1994, THE SUBJECT PROPERTY LIES IN ZONE "X", BY SCALE LOCATION ONLY.

**LAND AREA**

THE LAND AREA IS 19465 SQUARE FEET OR 0.447 ACRES.

**ZONING DATA**

THE CURRENT ZONING IS C-1 (NEIGHBORHOOD COMMERCIAL). THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

**SOURCE OF ZONING DATA:**

THE CITY OF MIAMI, FLORIDA ZONING DEPARTMENT  
PHONE: 305-416-1199

**BUILDING SETBACK REQUIREMENTS**

FRONT 10 FEET  
SIDE 0 FEET  
REAR 0 FEET

**BUILDING HEIGHT RESTRICTION**

2 STORIES

**PARKING SPACE TABLE**

REGULAR PARKING SPACES: 32  
HANDICAP PARKING SPACES: 0  
TOTAL: 32

**PARKING SPACE REQUIREMENTS**

1 PARKING SPACE FOR EACH 100 SQ. FT. OF BUILDING AREA

**BUILDING AREA**

EXTERIOR FOOT PRINT AT GROUND FLOOR IS 2669 SQUARE FEET.

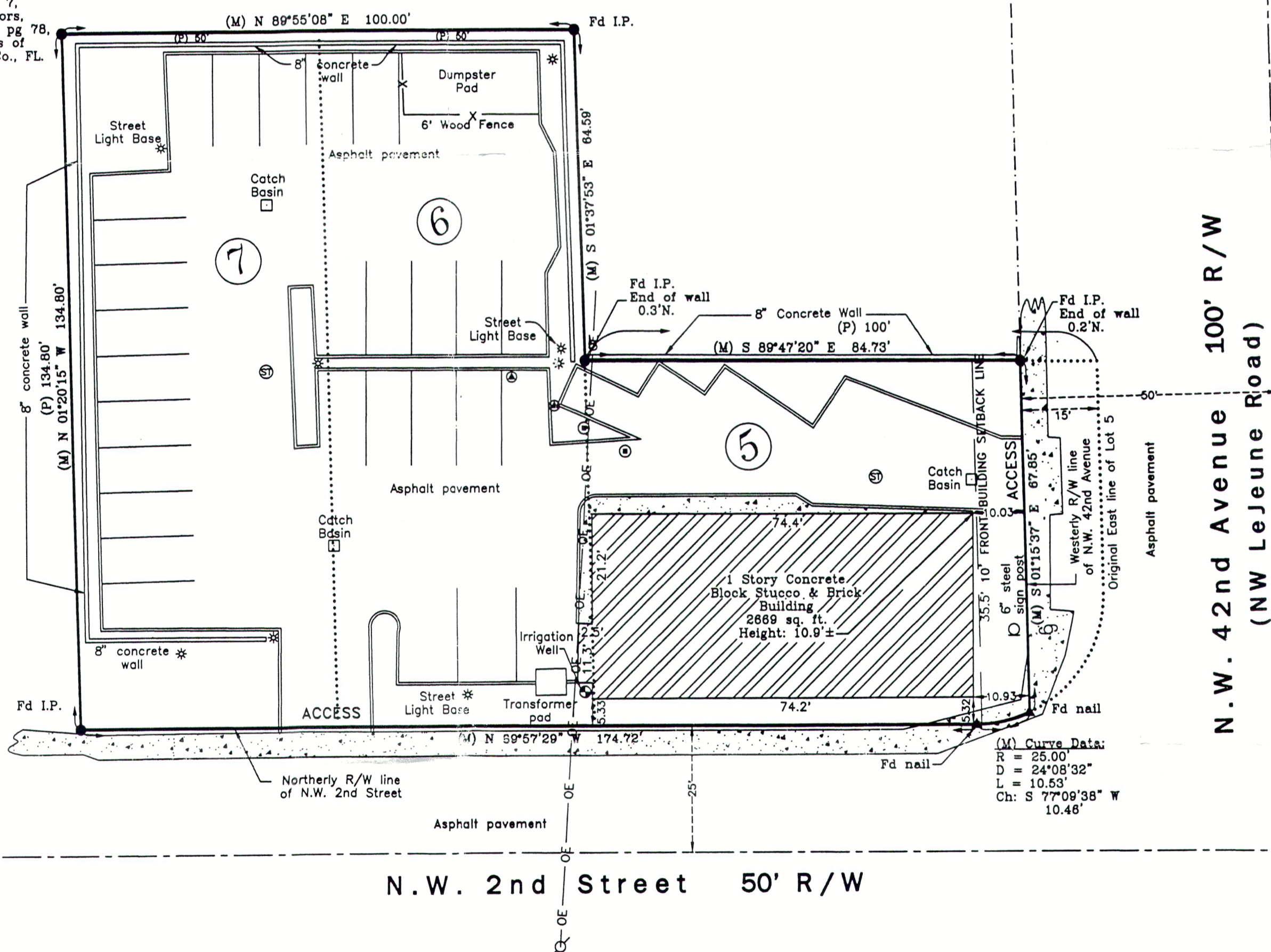
**ACCESS NOTE**

ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHTS OF WAY N.W. 42ND AVENUE N.W. 2ND STREET

**ENCROACHMENTS:**

THERE ARE NO APPARENT ENCROACHMENTS.

P.O.B.  
Fd I.P. at NW corner of Lot 7, Beckman Manors, Plat Book 39, pg 78, public records of Miami-Dade Co., FL.



N.W. 42nd Avenue 100' R/W  
(NW LeJeune Road)

N.W. 2nd Street 50' R/W

**THOMPSON & ASSOCIATES  
LAND SURVEYING, INC.**  
300 SW Rutledge Street P.O. Box 1090  
Madison, FL 32340  
850-973-8188 Fax: 850-973-6931

LB No. 8431  
FB - See folder DWG file: 98-194.dwg Calc File: 98-194 (CVP)  
Miami-Dade County, FL Job Order No: 98-194  
Drawn by: CDG & GWH  
Field work completed: July 28, 1998; Updated: August 17, 2000

**"ALTA/ACSM LAND TITLE SURVEY"**

PREPARED FOR:

**HAYES & MATTHEWS, INC.**  
NATIONAL DIVISION - A.L.T.A. SURVEYS  
17220 Newhope Street - Suites 108/109  
Plaza Del Lago Bldg.  
Fountain Valley, CA 92708  
**714-979-7181**  
FAX 714-641-2840

MARK	DATE	REVISION	BY	AP'VD

**CNL**

200 N.W. LeJeune Road (42nd Ave.)  
Miami, FL  
(Pizza Hut)

SCALE: 1" = 20' CHKD/AP'VD: WBT  
DATE: July 28, 1998 APPROVED: WBT  
UPDATED: August 17, 2000  
DWN. BY: CDG & GWH Unit No. 12337  
CHKD. BY: WBT