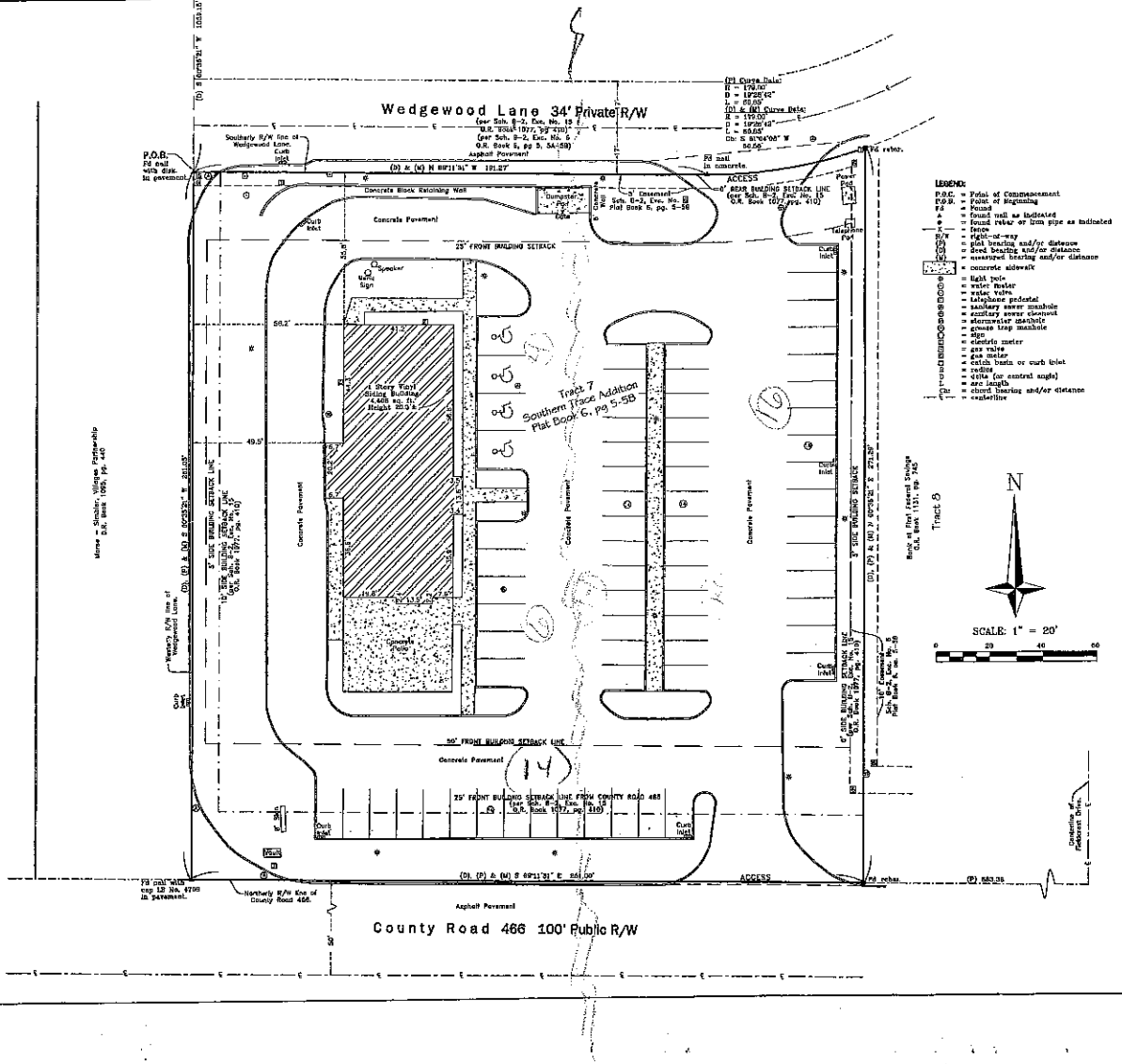




LAWYER'S TITLE INSURANCE CORPORATION COMMITMENT NO. O-050707-L, DATED AUGUST 3, 2005.

SCHEDULE B – SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

5. Matters as shown on the Plat of SOUTHERN TRACE ADDITION recorded in Plat Book 5, Pages 5, 5A through 5B, and Assignment of Easements recorded in Official Records Book 1413, Page 671. PORTIONS PLOTTED HEREON. OTHER MATTERS BLANKET IN NATURE AFFECTING SUBJECT PROPERTY & CANNOT BE PLOTTED.

7. Restrictions, covenants, and conditions as set forth in that instrument recorded in Official Records Book 1095, Page 496. DOCUMENT NOT PROVIDED.

8. Resolution of Sumter County Board of County Commissioners Amended Development Order recorded in Official Records Book 589, Page 755, amended in Official Records Book 722, Page 709, Official Records Book 882, Page 06, Official Records Book 976, Page 561, Official Records Book 1072, Page 327, Official Records Book 1260, Page 125, and Official Records Book 1508, Page 25. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY & CANNOT BE PLOTTED.

9. Memorandum of Option Agreement and Declaration of Restriction on Adjoining Property recorded in Official Records Book 435, Page 653 and Agreement Clarifying Declaration of Restriction recorded in Official Records Book 743, Page 487. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY & CANNOT BE PLOTTED.

10. Agreement with Little Sumter Utility Company recorded in Official Records Book 688, Page 123, and Amended and Restated Agreement recorded in Official Records Book 765, Page 164. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY & CANNOT BE PLOTTED.

11. Agreement and Easement Regarding Storm Water recorded in Official Records Book 743, Page 496. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY & CANNOT BE PLOTTED. (SUBJECT PROPERTY IS PORTION OF EXHIBIT "A" OF DOCUMENT)

12. Reciprocal Easement Agreement recorded in Official Records Book 789, Page 120. EASEMENT LOCATION AMBIGUOUS & CANNOT BE PLOTTED.

13. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain instrument recorded in Official Records Book 784, Page 595, Supplemental recorded in Official Records Book 1035, Page 654, Joinder and Consent recorded in Official Records Book 1048, Page 397, Amendments to Supplemental Restrictions recorded in Official Records Book 1086, Page 484, Official Records Book 1088, Page 341, and Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1169, Page 176. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY & CANNOT BE PLOTTED.

14. Memorandum of Agreement recorded in Official Records Book 1029, Page 304. DOCUMENT TERMINATED BY O.R. BOOK 1077, PAGE 410

15. Memorandum of Agreement recorded in Official Records Book 1077, Page 410. PORTIONS PLOTTED HEREON. PORTIONS REFERRED TO HEREON. PORTIONS BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY & CANNOT BE PLOTTED.

16. Memorandum of Agreement recorded in Official Records Book 899, Page 273, and amendment recorded in Official Records Book 1118, Page 784. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY & CANNOT BE PLOTTED.

17. Grant of Appurtenant Easements recorded in Official Records Book 1042, Page 88. PLOTTED HEREON

MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF WEDGEWOOD LANE BEING N 89°11'31" W, AS PER THE LEGAL DESCRIPTION.
2. 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.
3. 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.
4. THE NORTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE SOUTHERLY RIGHT OF WAY LINE OF WEDGEWOOD LANE AND THE SOUTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 466.
5. THE ORIGINAL DRAWING FROM WHICH THIS COPY WAS MADE IS AT THE SCALE SHOWN HEREON. HOWEVER IN THE PROCESS OF REPRODUCTION, THE SCALE MAY BE SLIGHTLY REDUCED, ENLARGED, OR OTHERWISE DISTORTED FROM ITS ORIGINAL SCALE.

FLOOD ZONE:

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120296 0075 D, DATED MARCH 15, 1982, THE SUBJECT PROPERTY LIES IN ZONE "C", BY SCALE LOCATION ONLY.

ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING."

LAND AREA:

THE LAND AREA IS 85,724 SQUARE FEET OR 1.509 ACRES.

SOURCE OF ZONING DATA:

THE SUMTER COUNTY, FLORIDA ZONING DEPARTMENT
PHONE: 352-793-0270

ZONING:

THE CURRENT ZONING IS RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT "TRI-COUNTY VILLAGES"). THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

BUILDING SETBACK REQUIREMENTS:

FRONT 50 FEET (COUNTY ROAD 466) 25 FEET (WEDGEWOOD LANE)
SIDE 0 FEET
REAR 5 FEET

BUILDING HEIGHT RESTRICTION:

50 FEET (PER ZONING)
35 FEET OR 50 FEET FOR FULLY SPRINKLED BUILDINGS
(PER Sch. B-2, Exc. NO. 15 O.R. BOOK 1077, PG. 410)

PARKING SPACE TABLE:

REGULAR PARKING SPACES:	64
HANDICAP PARKING SPACES:	4
TOTAL	68

PARKING SPACE REQUIREMENTS:

1 PARKING SPACE 125 SQ. FT. OF GROSS LEASEABLE AREA OR
1 SPACE FOR EACH 2.5 SEATS, WHICHEVER IS GREATER.

Because there may be a need for interpretation of the applicable zoning codes, we refer you to Sumter County, Florida and the applicable zoning codes.

PARKING SPACE REQUIREMENTS: (per Sch. B-2, Exc. No. 15)

1 PARKING SPACE 125 SQ. FT. OF GROSS LEASEABLE AREA OR
1 SPACE FOR EACH 2.5 SEATS, WHICHEVER IS GREATER;
PLUS STACKING LANE REQUIREMENTS.

BUILDING AREA:

EXTERIOR FOOT PRINT AT GROUND FLOOR IS 4405 SQUARE FEET.

ACCESS NOTE:

ACCESS TO THE SUBJECT PROPERTY IS BY PRIVATE RIGHT OF WAY OF WEDGEWOOD LANE AND PUBLIC RIGHT OF WAY OF COUNTY ROAD 466.

ENCROACHMENTS:

① PAVEMENT ENCROACHES ONTO THE NORTHWEST AND SOUTHWEST CORNERS OF THE SUBJECT PROPERTY

DESCRIPTION:

Tract 7, SOUTHERN TRACE ADDITION, as recorded in Plat Book 5, Page 5 of the Public Records of Sumter County, Florida, being more particularly described as follows:

Commence at the North 1/4 Section corner of Section 16, Township 18 South, Range 23 East, Sumter County, Florida; thence South 00°35'21" West along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 16 a distance of 1,033.15 feet to the point of beginning; thence continue South 00°35'21" West along the West line thereof, 284.05 feet to the Northerly right-of-way line of County Road No. 466, said right-of-way line being 50.00 feet form the centerline thereof; thence South 89°11'31" East along said Northerly right-of-way line, 251.00 feet; thence departing said right-of-way, North 00°35'21" East 275.29 feet to a point on the arc of a curve concave southerly, and having a radius of 179.00 feet, and a chord bearing and distance of South 81°04'08" West 60.36 feet; thence Westerly along the arc of said curve, through a central angle of 19°26'42", an arc distance of 60.65 feet; thence North 89°11'31" West 191.27 feet to the Point of Beginning.

Property surveyed and shown hereon is the same property as described in title commitment number O-050707-L, dated August 3, 2005, prepared by Lawyers Title Insurance Corporation.

CERTIFICATES:

TO: GE CAPITAL FRANCHISE FINANCE CORPORATION, A DELAWARE CORPORATION AND ITS SUCCESSORS AND ASSIGNS, LASALLEAMERICA FINANCIAL GROUP, INC., LAWYERS TITLE INSURANCE CORPORATION, COMMONWEALTH LAND TITLE INSURANCE COMPANY AND GIBEL AND GIBEL RESTAURANTS OF FLORIDA, LLC:

This is to certify that this map or plat of survey (this "Survey Map") of the real property ("Property") specifically described in Lawyers Title Insurance Corporation title commitment No. O-050707-L, dated August 3, 2005 (the "Title Commitment"), (1) is based on a field survey made on August 9, 2005, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, Items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11a and 13 through 16 of Table A thereof, pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM, and in effect on the date of this certification, undersigned further certifies that the proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys" (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for GE Capital Franchise Finance Corporation, a Delaware corporation" dated August 3, 2005, and (3) to the best of my professional knowledge, information and belief;

(a) This Survey Map correctly represents the facts found at the time of the survey;

(b) There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description provided in the Title Commitment;

(c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/-0.1 feet;

(d) the boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record; and

(e) Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores between said parcels.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this survey for conveyance with respect to the Property.

DATED: AUGUST 9, 2005

WILLIAM B. THOMPSON
REGISTERED LAND SURVEYOR
NO. 2239
STATE OF FLORIDA

The property described and shown hereon is the same property described in Lawyers Title Insurance Corporation title commitment no. O-050707-L, dated August 3, 2005.

THOMPSON & ASSOCIATES
LAND SURVEYING, INC.
900 SW Rutledge Street P.O. Box 1990
Madison, FL 32340
LB No. 6431 850-973-6188 800-805-5378 Fax: 850-973-6921

TB – See Folder	DWG file: 05-282.dwg		Calc File: 05-282.crd
Sec. 16-18s-23e, Sumter Co., FL			
Drawn by: JLG	B-2 By: WBM & CDG	Job Order No:	05-282
Field work completed: August 8, 2005			

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY, Inc.
National ALTA Survey Management

17321 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-2181 Fax: (714)-641-2840
www.thematthewscompany.com

MARK	DATE	REVISION	BY	APV'D

GE Capital
Franchise Finance

3390 Wedgewood Lane
The Villages, Florida
(Dairy Queen)

SCALE: 1" = 20'	CHKD. / APV'D: WBT
DATE: August 9, 2005	APPROVED: WBT
DWN. BY: JLG	GEFF NO.: 8004-2271
CHKD. BY: CDG	UNIT NO.: 41313
	CONTRACT: 28707

J.N.: 27899