With reference to the First American National Title Insurance Company Order No. 5011612–1062–3821185 with an effective date of September 6, 2017. Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".
SCHEDULE B II PART II
1 – 8 Standard Exceptions not addressed.
9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of WOOLBRIGHT PLAZA, as recorded in Plat Book 38, Pages 63 and 64, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Easements per plat that encumber parcel are shown on survey.
10. Easement granted to the City of Boynton Beach, Florida recorded in Book 2905, Page 1333.
Encumbers McDonald's Parcel and shown on survey.
11. Declaration of Covenants, Conditions and Restrictions, which includes provisions for a private charge or assessment, recorded in Book 3124, Page 1510.
Encumbers McDonald's Parcel but not subject to location. Blanket in nature.
12. Easement granted to Florida Power & Light Company by instrument recorded in Book 16623, Page 1416.
Encumbers McDonald's Parcel and shown on survey.
13. Declaration of Easements With Covenants, Conditions and Restrictions recorded in Book 17201, Page 1493, which provides for lien rights.
Encumbers McDonald's Parcel but not subject to location. Blanket in nature.
14. Hold Harmless Agreement recorded in Book 17268, Page 643.
Encumbers McDonald's Parcel but not subject to location. Blanket in nature.
15. Easement granted to the City of Boynton Beach, Florida recorded in Book 17320, Page 1924.
Easement encumbers McDonald's Parcel and shown on survey.
Note: All of the recording information contained herein refers to the Public Records of Palm Beach County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

LEGAL DESCRIPTION:

Tract B, WOOLBRIGHT PLAZA, according to the Plat thereof, recorded in Plat Book 38, Pages 63 and 64, of the Public Records of Palm Beach County, Florida. LESS, however, the following described parcel of land:

Begin at the Northwest corner of said Tract "B", thence North 89°18'10" East, a distance of 394.69 feet; thence South 45°20'21" East, a distance of 35.58 feet; thence South 00°01'07" West, a distance of 208.00 feet; thence North 89°12'38" West, a distance of 82.23 feet; thence South 87°25'59" West, a distance of 63.48 feet; thence North 02°29'12" West, a distance of 28.33 feet; thence North 89°51'25" West, a distance of 99.38 feet; thence South 02°23'48" East, a distance of 33.02 feet; thence South 87°26'00" West, a distance of 175.29 feet, to the West line of said Tract "B"; thence North 00°01'07" East along said West line, a distance of 242.21 feet to the Point of Beginning.

Less & Except the South 120.00 feet of said Tract "B".

SURVEYOR'S NOTES:

- This site lies in Section 22, Township 45 South, Range 42 East, Palm Beach County, Florida.
- All documents are recorded in the Public Records of Palm Beach County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N 00°01'07" E for the West right of way line of Congress Avenue, and evidenced by (2) found nail & disk.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Palm Beach County Bench Mark FILLIOS, Elevation +12.955.
- Lands shown hereon are located within an area having a Zone Designation A9 (EL 13) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120196 0005 C, dated September 30, 1982 and index map revised June 2, 1992, 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 56,354 square feet, or 1.294 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- No striped parking spaces on site.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As–Built plans and/or on–site locations and should be verified before construction.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.
- Parcel Control #08–43–45–31–17–002–0020 per Palm Beach County Property Appraiser's web site.

SURVEYOR'S CERTIFICATION TO:

McDonald's Restaurants of Florida, a Florida corporation
McDonald's USA, TLC, a Delaware limited liability company
McDonald's Corporation, a Delaware corporation
Leopold Korn, P.A.
First American Title Insurance Company

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on September 5, 2017 and last updated on June 5, 2018 in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS 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. The fieldwork was completed on June 5, 2018.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

TREE LEGEND

TREE #	SIZE	SPREAD	HEIGHT	TYPE
470	8"	27'	25'	Oak
471	8"	27'	25'	Oak
472	8"	27'	25'	Oak
473	8"	27'	25'	Oak
474	5"	12'	14'	Gumbo Limbo
475	4"	10'	16'	Palm
476	4"	10'	16'	Palm
477	8"	26'	13'	Oak
478	8"	26'	13'	Oak
479	6"	12'	12'	Gumbo Limbo
480	7"	21'	23'	Eucalyptus
481	7"	21'	23'	Eucalyptus
482	4"	5'	12'	Palm
483	12"	17'	21'	Eucalyptus
484	3 - 6"	21'	23'	Eucalyptus
485	5"	20'	20'	Eucalyptus
486	5"	20'	20'	Eucalyptus
487	4"	6'	19'	Palm
488	5"	11'	17'	Eucalyptus
489	5"	11'	17'	Eucalyptus
490	4"	10'	13'	Eucalyptus
491	4"	6'	12'	Gumbo Limbo
492	9"	12'	15'	Gumbo Limbo
493	11"	21'	20'	Royal Poinciana

TREE LEGEND

494	13"	14'	24'	Cabbage Palm
495	13"	14'	24'	Cabbage Palm
621	18"	16'	17'	Cabbage Palm
622	34"	53'	32'	Bischofia
623	34"	53'	32'	Bischofia
624	10"	13'	28'	Schefflera
625	17"	14'	15'	Cabbage Palm
626	28"	35'	31'	Bischofia
627	13"	12'	12'	Cabbage Palm
628	10"	13'	19'	Cabbage Palm
629	13"	14'	10'	Cabbage Palm
630	11"	12'	20'	Cabbage Palm
631	11"	12'	20'	Cabbage Palm
632	32"	41'	29'	Bishophia
633	10"	10'	24'	Cabbage Palm
634	10"	10'	24'	Cabbage Palm
635	10"	10'	24'	Cabbage Palm
636	10"	10'	24'	Cabbage Palm
637	10"	10'	24'	Cabbage Palm
638	37"	43'	29'	Bischofia
639	37"	43'	29'	Bischofia
640	11"	13'	15'	Cabbage Palm
641	11"	13'	15'	Cabbage Palm
642	11"	13'	15'	Cabbage Palm
643	11"	13'	15'	Cabbage Palm

TREE LEGEND

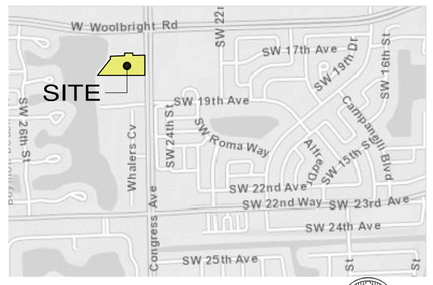
644	11"	13'	15'	Cabbage Palm
645	15"	13'	12'	Cabbage Palm
646	39'	46'	29'	Bischofia
647	31"	33'	36'	Bischofia
648	10"	19'	21'	Cabbage Palm
649	13"	12'	12'	Cabbage Palm
650	41"	41'	35'	Bischofia
651	12"	13'	22'	Cabbage Palm
652	12"	13'	22'	Cabbage Palm
653	12"	12'	17'	Cabbage Palm
654	9"	26'	23'	Oak
655	9"	26'	23'	Oak
658	10"	27'	26'	Oak
659	7"	23'	13'	Oak
660	13"	33'	21'	Oak
661	13"	28'	25'	Oak
662	13"	28'	25'	Oak
663	5"	19'	13'	Oak
664	5"	19'	13'	Oak
665	5"	19'	13'	Oak
666	5"	17'	15'	Oak
667	4"	4'	6'	Gumbo Limbo
668	4"	4'	6'	Gumbo Limbo
669	4"	4'	6'	Gumbo Limbo
670	6"	9'	17'	Black Olive

TREE LEGEND

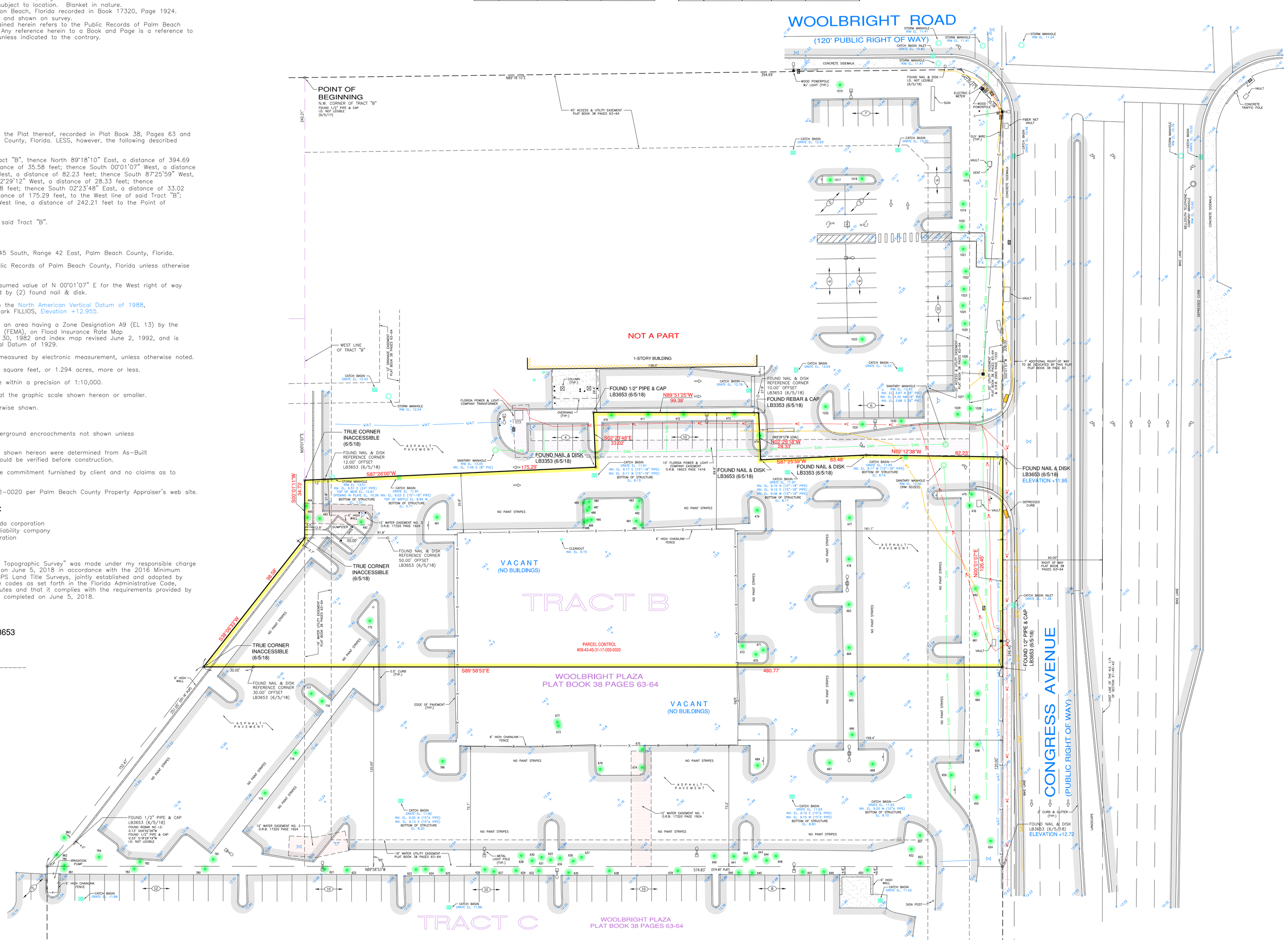
671	13"	15'	23'	Rubber Tree
672	13"	15'	23'	Rubber Tree
673	15"	28'	28'	Dade County Pine
674	9"	24'	23'	Rubber Tree
675	9"	24'	23'	Rubber Tree
676	9"	24'	23'	Rubber Tree
677	19"	23'	18'	Cabbage Palm
775	7"	16'	13'	Gumbo Limbo
776	13"	14'	20'	Cabbage Palm
777	13"	14'	20'	Cabbage Palm
778	13"	27'	24'	Orchid
779	13"	27'	24'	Orchid
780	28"	41'	33'	Bischofia
781	12"	24'	26'	Mohogany
782	11"	27'	30'	Eucalyptus
783	19"	29'	28'	Bischofia
784	12"	24'	27'	Mohogany
785	31"	44'	33'	Bischofia
786	7"	14'	12'	Gumbo Limbo
861	32"	39'	29'	Bischofia
862	9"	13'	20'	Mohogany
863	17"	16'	19'	Cabbage Palm

TREE LEGEND

TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1015	Oak	8	24	25
1016	Queen Palm	7	14	6
1017	Queen Palm	10	20	13
1018	Oak	4	17	17
1019	Oak	9	23	27
1020	Silver Buttonwood	7	14	19
1021	Silver Buttonwood	4	7	9
1022	Oak	13	24	27
1023	Silver Buttonwood	5	14	11
1024	Silver Buttonwood	5	14	11
1025	Oak	7	21	22
1026	Oak	9	24	27
1027	Christmas Palm	7	22	13
1028	Christmas Palm	7	22	13
1029	Christmas Palm	7	22	13
1030	Oak	6	14	14
1031	Oak	11	20	28
1032	Gumbo Limbo	7	9	13
1033	Royal Palm	8	17	10



LOCATION SKETCH
NOT TO SCALE



LEGEND

- CATCH BASIN
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- CATCH BASIN INLET
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SIGN
- BOLLARD
- CLEANOUT
- = 0.5" CURB
- = 2.00' CURB & GUTTER
- = CONCRETE
- = ASPHALT PAVEMENT
- x = CHAIN LINK FENCE
- E = OVERHEAD ELECTRIC LINE
- SL = OVERHEAD SIGNAL LIGHTS
- T-E = OVERHEAD TELEPHONE/ELECTRIC LINE
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- I.D. = IDENTIFICATION
- FP&L = FLORIDA POWER & LIGHT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

LEGEND

- UE = UNDERGROUND ELECTRIC LINE
- GAS = UNDERGROUND GAS LINE
- SAN = UNDERGROUND SANITARY LINE
- T = UNDERGROUND TELEPHONE LINE
- WAT = UNDERGROUND WATER LINE
- C = UNDERGROUND COMMUNICATION LINE

NORTH

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

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McDONALD'S
WOOLBRIGHT & CONGRESS
1661 SOUTH CONGRESS AVENUE
BOYNTON BEACH
PALM BEACH COUNTY, FLORIDA
L/C: 009-2650

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No.	O.N.	Revision Description	
3	180653	UPDATE SURVEY (6/5/18) RLL	MAP
2	180453	AMEND TO SHOW ADD'L TOPO & UTILITIES	MAP
1	171073	AMEND PER UPDATED TITLE COMMITMENT	MAP

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@fhsurvey.com

ALTA/NSPS LAND TITLE SURVEY
McDONALD'S - 1661 SOUTH CONGRESS AVENUE
BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

Original Date	9/5/17
Scale	1"=30'
Drawn By	MAP
CAD No.	170891
Plotted	6/6/18 8:39a
Ref. Dwg.	-
Field Book	645/31&FLD.SHT. RLL
Job No.	171073
Dwg. No.	2017-149-1-NAVD
Sheet	1 of 1