

Notes are per Title Commitment GF No: 10R31516 ND5 issued by Republic Title of Texas, Inc., effective February 22, 2011, issued March 8, 2011.

1a) Restrictive covenants described in instrument recorded in Volume 5781, Page 184, (RPRRCT). 1b) Restrictive covenants described in instrument recorded in Volume 5781, Page 200, (RPRCCT).

10a) Intentionally Deleted. 10b) Intentionally Deleted.

10c) Easement to North Texas Municipal Water District recorded in Volume 91, Page 171, (RPRCCT). 10d) Variable width drainage easements, 20' pedestrian access easement, 15' drainage easement, 15' utility easements and variable width fire lane drainage & utility easements as shown on the plat recorded in Cabinet H, Slide 15,

10e) Easement to Oncor Electric Delivery Company L.L.C. recorded in Volume 6141, Page 142, (RPRRCT), it lies on the

west line of Lot 6, Block A. 10f) Mineral estate and interest, and all rights incident thereto recorded in cc#2008-00405630, (RPRRCT). 10g) Mineral estate and interest, and all rights incident thereto recorded in cc# 2008-00405631, (RPRRCT).

10h) Mineral estate and interest, and all rights incident thereto recorded in cc# 2008-00405632, (RPRRCT). 10i) Mineral estate and interest, and all rights incident thereto recorded in cc# 2008-00409649, (RPRRCT). 10) Terms, provisions, and conditions of lease between Metroplex Acquisition Fund LP as Landlord and Randall's Food

and Drugs as Tenant recorded in Volume 5781, Page 200, as affected by Subordination, Non-Disturbance and Attornment Agreement executed by and between Randall's Food & Drugs LP and Amegy Mortgage Company, L.L.C. d/b/a Q10 Amegy Mortgage Capital, recorded in Volume 5820, Page 138, (RPRRCT). Subordination, Attornment and Non-disturbance Agreement filed in cc# 2009-00417761, (RPRRCT).

10k) Terms, provisions, and conditions of lease between Metroplex Acquisition Fund, L.P. as Landlord and Randall's Food and Drugs, LP as Tenant, as evidenced by instrument recorded in Volume 5781, Page 184, (RPRRCT). As affected by Subordination, Non-Disturbance and Attornment Agreement executed by and between Randall's Food & Drugs LP and Amegy Mortgage Company, L.O.C. d/b/a Q10 Amegy Mortgage Capital, recorded in Volume 5820, Page 128, (RPRRCT). Subordination Attornment and Non-disturbance Agreement recorded in cc# 2009-00417762,

101) Rights of parties in possession and rights of tenants under any unrecorded leases or rental agreements. 10m) Reservation of the right to use Caruth name in any manner or respect by the Estate of W.W. Caruth, Jr., in Special Warranty Deeds recorded in Volume 5011, Page 9 and Volume 5010, Page 267, (RPRRCT).

10n) Terms, provisions, conditions, and easements contained in Detention Easement Agreement recorded in cc#2008-00405633, (RPRRCT); as affected by Assignment, Consent and Ratification recorded in cc# 2008-00409650, (RPRRCT).(See sheet 2)

10o) Terms, provisions, conditions, easements contained in the Road Easement, Construction and Dedication Agreement recorded in cc# 2008-00409648, (RPRRCT). As affected by Assignment, Consent and Ratification recorded in cc# 2008-00409650, (RPRRCT). (See sheet 2)

10p) Obligations assumed by Grantee in Special Warranty Deed recorded in cc#2008-00409649, (RPRRCT).

11a) Intentionally Deleted. 10r) Intentionally Deleted.

10s) Terms, provisions, and conditions of Facility Agreement recorded in Volume 6317, Page 76, (RPRRCT). 101) DEED OF TRUST AND SECURITY AGREEMENT from METROPLEX ACQUISITION FUND, LP to DALE H. ANDREAS, Trustee, recorded in cc# 2009-00417519, (RPRRCT), securing a note in the sum of \$*************************, payable to AMEGY MORTGAGE COMPANY, L.L.C. d/b/o/ Q10 AMEGY MORTGAGE CAPITAL, and securing other indebtedness as described therein, if any. Said note further secured by Assignment of Rents and Leases recorded in cc# 2009-00417520, (RPRRCT). As affected by Non-Disturbance, Attornment and Subordination Agreement recorded in cc# 2009-00417761, (RPRRCT). As affected by Non-Disturbance, Attornment and Subordination Agreement

recorded in cc# 200900417762, (RPRRCT). 10u) Terms, provisions, conditions and easements created in Easement Agreement, dated ___/__/2011, by and between Metroplex Acquisition Fund, L.P. and McDonald's USA, LLC, filed __/__/2011, recorded in cc#___

ZONING: Zoned PD-70 (Stone Creek-Residential & Retail) Ord. 07-13, Ord. 09-01, Ord. 09-44

6.11 North SH 205 Corridor Overlay (N-SH 205 OV) District 4.4 General Retail (GR) District

Zoning information listed below was obtained from the City of Rockwall and is listed hereon for informational purposes only. Zoning is subject to interpretation and any information listed hereon shall not create liability on the part of the surveyor. For more detailed information or interpretation please call the City of Rockwall Planning & Zoning Department at 972-771-7745.

Building Setback: All lots within the North SH 205 Corridor Overlay District shall maintain a minimum building setback of 25 feet from the front property line adjacent to

Parking Requirements: Restaurant/Café - 1 for each 100 square feet, or 1 for each 4 seats, whichever is greater.

Minimum site size - 6,000 square feet

Minimum site frontage on a public street - 60 feet

Minimum site depth - 100 feet

Minimum depth of front yard setback - 15 feet from the future ROW as shown on the adopted thoroughfare plan or as actually exists, whichever is greater. Parking should not be located between the front façade and the property line.

Minimum width of side yard setback -Without fire retardant wall - 10 feet, or as required by building and/or fire codes. With fire retardant wall - 0 feet Abutting residentially zoned property - 20 feet plus 1/2 the building height over 36 feet. in no case shall more than a 50 feet setback be required

Minimum depth of rear yard setback -Abutting non-residentially zoned property, with fire retardant wall and alley separating - 0 feet Without fire retardant wall, or alley - 10 feet, or as required by building and/or fire codes Abutting residentially zoned property - 20 feet plus 1/2 the building height over 36 feet. In no case shall more than a 50 foot setback be required

Minimum distance between detached buildings on the same lot or parcel of land -Without fire retardant wall - 15 feet With fire retardant wall - 10 feet

Maximum Building Size - 25,000 square feet in area, unless otherwise approved as a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Counsel.

Maximum building coverage as a percentage of lot area - 40%

Maximum amount of impervious coverage as a percentage of lot area - 85-90%. Minimum amount of landscaped area - all development shall comply with Article VIII Landscape Standards.

Maximum floor area ration (FAR) - 2:1 (FAR)

Maximum building height - 60 feet. Any structure over 36 feet shall require a Specific Use Permit.

Minimum number of paved off-street parking spaces required - See Article VI Parking and Loading.

GENERAL NOTE:

THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

FIELD NOTE DESCRIPTION

TRACT 1

LEASEHOLD ESTATE created in Lease Agreement, dated __/__/2011, by and between Metroplex Acquisition Fund, L.P., as Landlord, and McDonald's USA, LLC, as Tenant, as evidence by Memorandum of Lease filed _ / _/2011, recorded in cc# _______, Real Property Records, Rockwall County, Texas, over and across the following described property:

BEING a 1.323 acre tract of land situated in the W.T. Deweese Survey, Abstract No. 71 in the City of Rockwall, Rockwall County, Texas and being a portion of LOT 6, BLOCK A of STONE CREEK RETAIL ADDITION according plat recorded in Cabinet H, Page 15 of the Plat

Records of Collin County, Texas and being more particularly described as follows: BEGINNING at an "x" cut in concrete found for the northwest corner of said Lot 6 and being located in the east line of State Highway 205

THENCE departing the east line of said State Highway 205 and following the north line of said Lot 6, NORTH 89°09'25" EAST a distance of 166.62 feet to an "x" cut in concrete found for corner;

THENCE NORTH 00°50'35" WEST a distance of 8.00 feet to an "x" cut in concrete found for corner;

THENCE continuing with the north line of said Lot 6, NORTH 89°09'25" EAST a distance of 83.26 feet to an "x" cut in concrete found for an "L" corner in the north line of said Lot 6;

THENCE SOUTH 00°50'35" EAST leaving the north line at 43.20 feet, in all a total distance of 236.23 feet to a 🖁 inch iron rod set for

THENCE SOUTH 89°09'25" WEST a distance of 249.46 feet to a stinch iron rod set in the east line of said State Highway 205;

THENCE along the east line of said State Highway 205, NORTH 00°56'57" WEST a distance of 228.23 feet to the POINT OF

BEGINNING: CONTAINING 1.323 acres or 57,647 square feet of land more or less all according to that survey prepared by A.J. Bedford Group, Inc.

NON-EXCLUSIVE EASEMENT rights created in Detention Easement Agreement dated 09/22/2008, by and between Stone Creek Balance, Ltd. and Betsy Commercial, Ltd., filed 09/23/2008, recorded under cc#2008-00405633, Real Property Records, Rockwall County, Texas. As affected by Assignment, Consent and Ratification filed 12/31/2008, recorded under cc# 2008-00409650, Real Property Records, Rockwall, County, Texas.

TRACT 3

NON-EXCLUSIVE EASEMENT rights created in Road Easement, Construction and Dedication Agreement dated 12/31/2008, by and between Stone Creek Balance Ltd., Stone Creek SF, Ltd., Betsy Commercial, Ltd. and Q Stone Creek Retail, LP, filed 12/31/2008, recorded under cc# 2008-00409648, Real Property Records, Rockwall County, Texas. As affected by Assignment, Consent and Ratification filed 12/31/2008, recorded under cc# 2008-00409650, Real Property Records, Rockwall County, Texas.

TRACT 4

NON-EXCLUSIVE EASEMENT rights created in Easement Agreement, dated __/__/2011, by and between Metroplex Acquisition Fund, L.P. and McDonald's USA, LLC, filed __/__/2011, recorded in cc#_______, Real Property Records, Rockwall County,

SURVEYOR'S CERTIFICATE

I certify to Republic Title of Texas, Inc. and McDonald's USA, LLC, a Delaware limited liability company, McDonald's Real Estate Company d/b/a/ (Delaware) McDonald's Real Estate Company, a Delaware corporation and McDonald's Corporation, a Delaware corporation, that this plan has been complied from a survey actually made on the ground under my supervision on October 01, 2010; that it is correct and complies with the requirements provided by McDonald's Corporation.

Registered Professional Land Survey A.J. Bedford Group, Inc.

301 N. Alamo Road Rockwall, Texas 75087

SURVEYOR'S CERTIFICATE

I certify to Republic Title of Texas, Inc. and McDonald's USA, LLC, a Delaware limited liability company, McDonald's Real Estate Company d/b/a/ (Delaware) McDonald's Real Estate Company, a Delaware corporation and McDonald's Corporation, a Delaware corporation.

I hereby certify that on the October 01, 2010 this survey was made on the ground under my supervision as per the description shown on this survey and is true and correct as to the boundary lines and dimensions of the subject property. It correctly shows the location of all buildings, visible improvements, easement, (based on title commitment issued by Republic Title of Texas) rights-of-way, alleys, streets and roads affecting the subject property. Except as shown on this survey, there are no visible improvements, visible encroachments, protrusions or boundary line conflicts.

Registered Professional Land Surveyor No. 4132 A.J. Bedford Group, Inc.

301 N. Alamo Road

Rockwall, Texas 75087

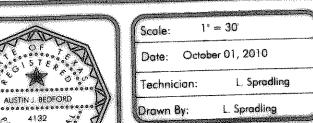
REVISED 03-21-2011 - ADDED 2 SHEET EASEMENT EXHIBIT. REVISED 03-17-2011 - REVISED DISTANCE IN NORTH LINE. REVISED 03-11-2011 - ADDED SETBACK LINES PER ZONING. REVISED 03-10-2011 - REVISED PER UPDATED TITLE COMMITMENT ISSUED 03-08-11. REVISED 02-14-2011 - REVISED PER UPDATED TITLE COMMITMENT ISSUED 02-03-11.

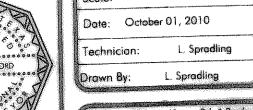
REMISED 01-27-2010 - REMISED NOTE FOR EASEMENT VOLUME 6141, PAGE 142. REVISED 01-13-2010 TO ADD ADDITIONAL TOPO AND REVISED BOUNDARY LIMITS.

BOUNDARY AND TOPOGRAPHIC SURVEY 1.323 ACRES

W.T. DEWEESE SURVEY, ABSTRACT NO. 71 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

Client: McDONALDS CORPORATION 511 EAST CARPENTER FREEWAY SUITE 375 IRVING, TEXAS 75062 (972) 869-5304





P.C.: D. Cnyer Job. No. 387-105

10R31516 ND5 301 N. Alamo Rd. * Rockwall, Texas 75087

McDonald's Restaurant

LC: 42-2854

Rockwall, Texas

hecked By: A.J. Bedford

MCD ROCKWALL 387-105

SH 205 & FM 552

(972) 722-0225 , www.ajbedfordgroup.com



Federal Tax I.D. 20-0584533