

PROPERTY DESCRIPTION:

Parcel 3:

Commencing at the South 1/4 corner of Section 24, Town 10 North, Range 16 West, Muskegon Charter Township, Muskegon County, Michigan; thence North 90 feet; thence West 403.03 feet to Point of Beginning; thence Continue West 258.97 feet; thence North 569.41 feet; thence East 260.75 feet; thence South 570.28 feet to the Point of Beginning.

Tax Number: 61-10-024-300-0024-10

Parcel 4:

Commencing at the South 1/4 corner of Section 24, Town 10 North, Range 16 West, Muskegon Charter Township, Muskegon County, Michigan; thence North 380.06 feet; thence West 403.03 feet; thence North 280.22 feet; thence East 403.06 feet; thence South 281.49 feet to the Point of Beginning.

Tax Number: 61-10-024-300-0024-20

Street Address: 3536 E. Apple Ave. & 891 S. Mill Iron Rd., Michigan

OWNER: ALL PRO BUSINESS SERVICES, INC.
6110-024-300-0016-00

OWNER: ED ROBERTS ASSOC, INC.
(POWERHOUSE C/M)
6110-024-300-0019-00

OWNER: DARWIN SHAVALIER
6110-024-300-0022-00

PARCEL 4
61-10-024-300-0024-20
2.59 ACRES

PARCEL 3
61-10-024-300-0024-10
3.40 ACRES

OWNER: BEACON BOULEVARD CORP
6110-024-300-0024-30

OWNER: McDONALDS CORP.
6110-024-300-0024-00

LEGEND:

- 1/2" CAPPED IRON
- POWER POLE
- GUY ANCHOR
- LIGHT POLE
- HIGH VOLTAGE TRANSFORMER BOX
- UNDERGROUND GAS MARKER
- SIGN
- GAS VALVE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- SPOT ELEVATION
- WATER VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- STORM CATCH BASIN (SQUARE)
- STORM CATCH BASIN (ROUND)
- STORM SEWER MANHOLE
- FENCE
- PROPERTY LINE
- OVERHEAD ELECTRIC
- BUILDING LINE
- CONCRETE

RECORD BEARING BASE
N51°41'00"E 24.10N, R16W
(SEE NORTH)

THIS SURVEY IS CERTIFIED TO:
CHICAGO TITLE INSURANCE COMPANY
MCDONALD'S CORPORATION, A DELAWARE CORPORATION
MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 9, 10, 11(a) (LOCATION OF UTILITIES PER VEHICLE, ABOVEGROUND), ON-SITE OBSERVATION, 13 & 14, OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN DEPENDENCE ON THE USE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MICHIGAN, THE RELATIVE POSITIVE ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH PRESSED IMPRESSION OR INK SEAL

JAY M. SCHWANDT, PS, JD
MICHIGAN PROFESSIONAL LAND SURVEYOR #47974
DECEMBER 15, 2008

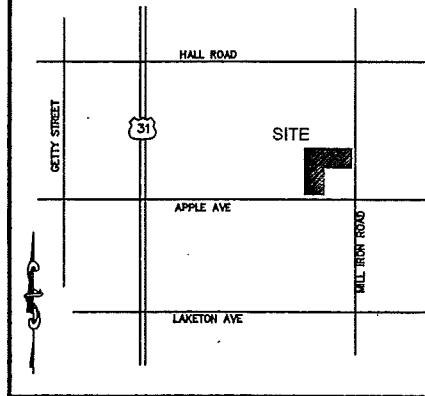
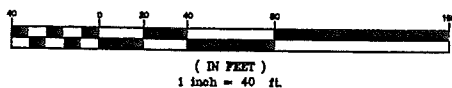
GLOBAL LAND SOLUTIONS, LLC

5065 12 MILE ROAD NE
ROCKFORD, MICHIGAN 49341
(616) 863-7764

www.GlobalLandSolutions.com

FILE NAME	FILE DATE	FILE TIME	FILE USER	FILE PROJECT	FILE STATUS
12-15-08	###-##	##	KMS	CLS	Jay

GRAPHIC SCALE



VICINITY MAP
NOT TO SCALE

NOTES:

- THIS SURVEY WAS COORDINATED BY CONTROL POINT ASSOCIATES, INC. AND PERFORMED AND CERTIFIED BY THE LAND SURVEYOR LICENSED IN THE STATE WHERE THE PROPERTY IS LOCATED.
- PROPERTY KNOWN AS PART OF THE SW 1/4 OF SECTION 24, T10N, R16W, MUSKEGON CO.
- AREA - PARCEL 3 CONTAINS 3.40 ACRES, PARCEL 4 CONTAINS 2.59 ACRES
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY GLOBAL LAND SOLUTIONS, LLC AND OTHER REFERENCE MATERIAL AS LISTED HEREIN.
- THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY LLOYDS TITLE INSURANCE CORPORATION, COMMITMENT NO. 810507139015, WITH AN EFFECTIVE DATE OF 10/01/08, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION I:
(1) EASEMENT IN FAVOR OF MUSKEGON CHARTER TOWNSHIP RECORDED IN LIBER 2010, PAGE 6, APPLIES AND AFFECTS AS SHOWN HEREIN.
(2) DRAINAGE EASEMENT IN FAVOR OF THE MUSKEGON COUNTY DRAIN COMMISSIONER RECORDED IN LIBER 2010, PAGE 270, APPLIES AND AFFECTS AS SHOWN HEREIN.
(3) DECLARATION OF EASEMENTS AND CONVEYANCES RECORDED IN LIBER 2010, PAGE 281, SAID DOCUMENT REFERS TO AN INGRESS AND EGRESS EASEMENT AND REFERENCE A SKETCH SHOWING SAID EASEMENT, HOWEVER, THIS SKETCH WAS NOT PROVIDED AS PART OF THE DOCUMENT, AND THEREFORE, CANNOT BE SHOWN.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- BY GRAPHIC PLATING ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "C" (AREAS OF MINOR FLOODING) PER REF. MAP #20183 00000, DATED 2-15-1984.
- ELEVATIONS SHOWN ARE BASED UPON AN ASSUMED DATUM.

REFERENCES:

- MAP #24-300 OF THE OFFICIAL TAX MAPS OF MUSKEGON COUNTY
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, MUSKEGON COUNTY, COMMUNITY-PLAN NUMBER 280183 00000, MAP REVISED 2-15-1984.

PLANNING & ZONING CONTACT:
Lorraine Grobinksi
(231) 777-2555

TABLE OF APPARENT ENCROACHMENTS:

- ASPHALT ENCROACHES BY 3.4'

X000000000X X00000000X		KMS	Jay	12-15-2008
No.	DESCRIPTION OF REVISION	DRAWN	APPROVED	DATE
Prepared For: ALTA/ACSM LAND TITLE SURVEY McDONALD'S USA, LLC 891 S. MILL IRON RD & 3536 E. APPLE AVE. MUSKEGON MUSKEGON TOWNSHIP, MUSKEGON COUNTY MICHIGAN L/C #21-9049				
This Work Coordinated By: CONTROL POINT ASSOCIATES, INC. NEW BRITAIN CORPORATE CENTER 1600 MANOR DRIVE, SUITE 120 CHALFONT, PA 18914 215.712.9800 - 215.712.9802 FAX 30 TECHNOLOGY DRIVE MUSKEGON, MI 49780 906.866.0000 - 906.866.0005 FAX				
REVISION	DATE	BY	SCALE	FILE NO.
CLS	Jay	12-15-2008	1"=40'	CP08197
				1 OF 1