

PREPARED BY AND RETURN TO:

Dale A. Burket, Esquire  
Lowndes, Drosdick, Doster,  
Kantor & Reed, P.A.  
215 North Eola Drive  
P. O. Box 2809  
Orlando, Florida 32802

2000 058516

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2000 AUG 15 PM 12:40

MORRIS W. CARTER  
RECORDER

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1732LK

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of the 24 day of July, 2000, by CNL APF PARTNERS, LP, a Delaware limited partnership, whose address is 450 South Orange Avenue, Orlando, Florida 32801 (hereinafter referred to as the "Grantor") to CNL FUNDING 2000-A, LP, a Delaware limited partnership, whose address is 103 Foulk Road, Suite 202, Wilmington, Delaware 19803 (hereinafter referred to as the "Grantee").

Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to Grantor in hand paid by Grantee, the receipt of which is acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever that certain piece, parcel or tract of land situated in Lake County, Indiana more particularly described on Exhibit "A" (hereinafter referred to as the "Property"), together with all of Grantor's right, title and interest as landlord or lessor in and to any and all leases or rental agreements pertaining to the Property, and all of the rights, benefits and privileges of the landlord or lessor thereunder, including without limitation any and all of Grantor's right, title and interest in and to any and all security deposits and rentals thereunder, to have and to hold the described property to Grantee and Grantee's successors and assigns, forever, and Grantor does fully warrant the title to the land conveyed, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

Mail all tax statements directly to CNL FUNDING 2000-A, LP at 103 Foulk Road, Suite 202, Wilmington, Delaware 19803.

[Signatures on Next Page]

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

AUG 15 2000

PETER BENJAMIN  
LAKE COUNTY AUDITOR

HOLD FOR MERIDIAN TITLE CORP

~~10/10~~  
18.00  
AC  
CR 2121

IN WITNESS OF THE ABOVE, Grantor has executed this deed on the date first written above.

Signed, sealed and delivered in the presence of:

CNL APF PARTNERS, LP, a Delaware limited partnership

[Signature]  
Name: Sandra M. Martin

By: CNL APF GP CORP., a Delaware corporation as general partner

[Signature]  
Name: Tanya Manthe

By: [Signature]  
Name: MICHAEL WOOD  
Its: EXECUTIVE VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on the 24 day of July, 2000, by MICHAEL WOOD EXECUTIVE VICE PRESIDENT CNL APF GP CORP., a Delaware corporation, on behalf of the corporation as general partner of CNL APF Partners LP, a Delaware limited partnership. He/She is personally known to me and did not take an oath.

[Signature]  
Notary Signature

Printed Name: Virginia S. Williams  
Notary Public, State of Florida  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
MY COMMISSION # CC099665 EXPIRES  
December 2, 2001  
BONDED THRU TROY FAIN INSURANCE, INC.

Parcel 1:

That part of Lot 1, Highland Town Center, in the Town of Highland, as shown in Plat Book 77, page 23, in Lake County, Indiana, bounded and described as follows:

Commencing at the Southeast corner of said Lot 1; thence North 89 degrees 27 minutes 34 seconds West, along the South line of said Lot 1, 1148.11 feet; thence North 00 degrees 11 minutes 11 seconds West, along a Westerly line of said Lot 1, 0.09 feet; thence North 34 degrees 45 minutes 25 seconds West, along a Westerly line of said Lot 1, 17.72 feet; thence North 01 degrees 55 minutes 20 seconds East, along a Westerly line of said Lot 1, 248.52 feet; thence North 02 degrees 34 minutes 46 seconds East, along a Westerly line of said Lot 1, 374.45 feet; thence North 44 degrees 51 minutes 46 seconds East, along a Westerly line of said Lot 1, 40.57 feet; thence North 02 degrees 34 minutes 45 seconds East, along a Westerly line of said Lot 1, 60.00 feet; thence North 41 degrees 03 minutes 43 seconds West, along a Westerly line of said Lot 1, 39.55 feet; thence North 02 degrees 34 minutes 45 seconds East, along a Westerly line of said Lot 1, 125.89 feet; thence North 01 degrees 08 minutes 49 seconds East, along a Westerly line of said Lot 1, 184.72 feet; thence South 88 degrees 51 minutes 11 seconds East, 10.00 feet; thence North 01 degrees 08 minutes 49 seconds East, along a Westerly line of said Lot 1, 14.14 feet, to the point of beginning; thence continuing along the last described course North 01 degrees 08 minutes 49 seconds East, 135.86 feet; thence North 44 degrees 02 minutes 57 seconds East, along a Westerly line of said Lot 1, 39.06 feet; thence North 01 degrees 08 minutes 49 seconds East, along a Westerly line of said Lot 1, 6.73 feet; thence North 89 degrees 50 minutes 12 seconds East, along a line at right angles to East line of said Lot 1, 34.00 feet, to a point of curvature; thence Easterly on a curve, tangent to the last described course, concave Southerly, having a radius of 195.00 feet, an arc distance of 91.43 feet and a chord bearing South 76 degrees 43 minutes 51 seconds East, to a point of tangency; thence South 63 degrees 17 minutes 54 seconds East, 138.72 feet; thence South 20 degrees 58 minutes 46 seconds East, 33.66 feet; thence Southerly on a curve, having a radius of 441.00 feet, an arc distance of 58.15 feet and a chord bearing South 17 degrees 33 minutes 43 seconds West; thence South 89 degrees 50 minutes 12 seconds West along a line at right angles to said East line of Lot 1, 270.64 feet to the point of beginning, in the Town of Highland, Lake County, Indiana.

Parcel 2:

Easement for access described in Document No. 94066757 dated September 26, 1994.

Parcel 3:

A Non-Exclusive Easement for Ingress and Egress and Cross Access Agreement as set forth in Instrument No. 96030241, dated April 30, 1996 and recorded May 7, 1996.

Burger King Highland, IN  
NCS Case No. 00-000326  
URN: 761-122127 TPW: 127