

ALTA / ACSM LAND TITLE SURVEY  
PART OF THE NORTHEAST QUARTER OF  
SECTION 17 T4N, R10E  
JEFFERSON COUNTY, INDIANA.

SCALE 1"=20'

DESCRIPTION  
Job #3604

Being a part of Section 28, Township 4 North, Range 10 East, Jefferson County, Indiana, more fully described as follows, to-wit:

Commencing at a steel pin on the East line of Section 28, in the center of Green Road; thence West along the center of Green Road 221.85 feet to a steel pin; thence north 30 degrees 4' west 687.92 feet to a steel spike in the center of State Highway 7, said iron spike being the actual point of beginning; thence North 74 degrees 45' west 415.00 feet to the center line of Pinehurst Street to a point; thence north 5 degrees 30' East 185.9 feet along an existing fence to a steel fence post; thence north 85 degrees 15' East 199.7 feet to the centerline of State Road No. 7; thence South 30 degrees 4' east 403.1 feet to the actual point of beginning.

DESCRIBED BY SURVEY (NOT INTENDED TO REPLACE TITLE DESCRIPTION)

A part of Section 28, Township 4 North, Range 10 East, Jefferson County, Indiana, more particularly described as follows:

BEGINNING at a mag nail in the centerline of St. Rd 7 and Pinehurst Street; thence NORTH 74 degrees 45 minutes 00 seconds WEST, (basis of bearings per Johnson Oil Deed (Deed Record 170, Page 22)) along the centerline of Pinehurst Street, 415.00 feet to a mag nail; thence NORTH 06 degrees 45 minutes 49 seconds EAST, a distance of 165.90 feet to a 5/8 inch rebar with yellow cap; thence NORTH 67 degrees 03 minutes 58 seconds EAST, a distance of 199.70 feet to a mag nail in the centerline of St. Rd 7; thence SOUTH 29 degrees 14 minutes 42 seconds EAST, along the centerline of St. Rd 7, 403.10 feet to the point of beginning, containing 1.70 acres, more or less.

Subject to right-of-way for St. Rd 7 and Pinehurst Street.

SURVEYOR'S CERTIFICATION:

TO: FFCA ACQUISITION CORPORATION, A DELAWARE CORPORATION, FRANCHISE FINANCE CORPORATION OF AMERICA, A MARYLAND CORPORATION, FFCA CAPITAL HOLDING CORPORATION, A DELAWARE CORPORATION, FFCA FUNDING CORPORATION, A DELAWARE CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, LANDAMERICA FINANCIAL GROUP, INC., LAWYERS TITLE INSURANCE CORPORATION, COMMONWEALTH LAND TITLE INSURANCE COMPANY, AND ALIMENTATION COUCHE-TARD INC.

This is to certify that this map or plot of survey (this "Survey Map") of the real property ("Property") specifically described in Lawyers Title Insurance Corporation title commitment No. 20010461 dated April 30, 2001 (the "Title Commitment"), (1) is based on a field survey made on May 10, 2001, 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 Franchise Finance Corporation of America, FFCA Acquisition Corporation and FFCA Capital Holding Corporation" dated January 23, 2001, 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 presented in the Title Commitment;
- (c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within  $\pm 0.1$  foot;
- (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 accuracy with respect to the Property.

Certified this 13th day of June, 2001.

Ben E. Bledsoe  
Registered Land Surveyor No. S0559  
State of Indiana

The property described and shown hereon is the same property described in Lawyers Title Insurance Corporation title commitment No. 20010461 dated April 30, 2001.

REPORT OF SURVEY  
Job #3604

In accordance with Title 865, 1-12-1 through 1-12-29 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- a) Variances in the reference monuments;  
b) Discrepancies in record descriptions and plats;  
c) Inconsistencies in lines of occupation and;  
d) Random Errors in Measurement (Theoretical Uncertainty):

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class A Survey (0.10 feet) as defined in IAC 865.

This survey was performed at the request of Hayes & Matthews, Inc. to set the title corners of Johnson Oil Co (Deed Record 170, Page 22) Office of the Recorder of Jefferson County, Indiana.

MONUMENTS FOUND:

1. As-built centerline of Pinehurst Avenue and St. Rd 7 as per the deed.  
2. Miscellaneous wood post and bent pipes as shown on the survey.

ESTABLISHMENT OF LINES AND CORNERS:

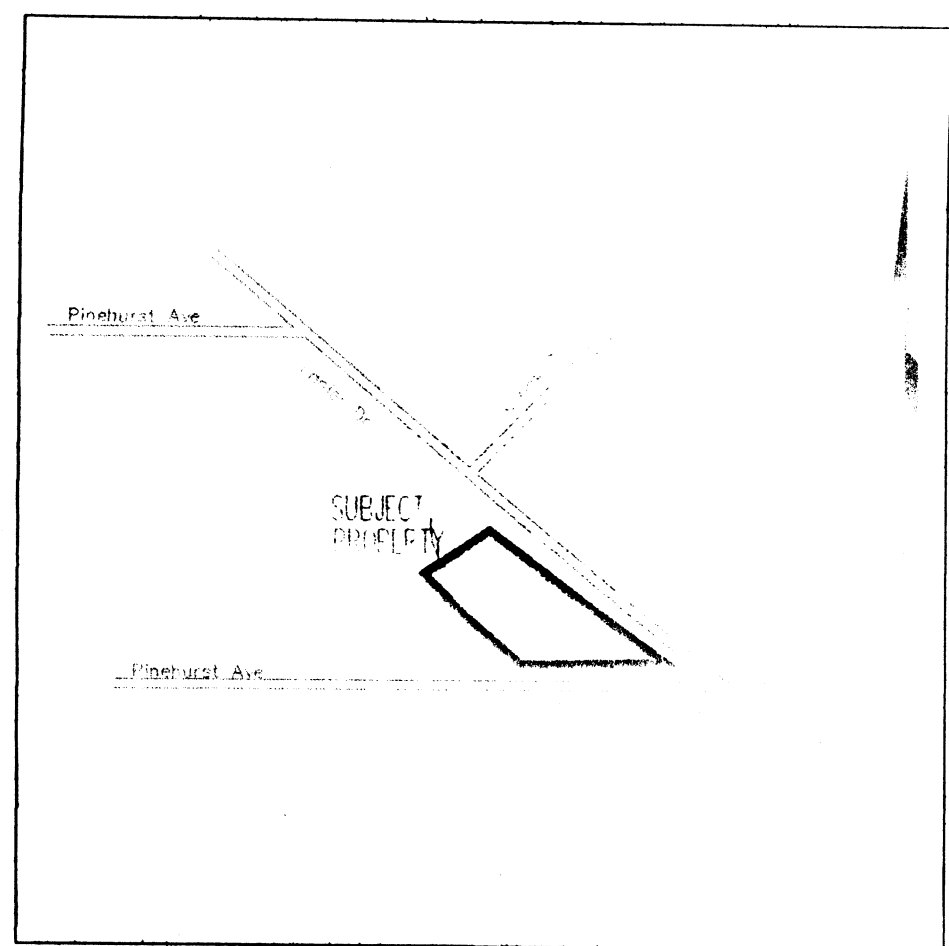
1. Set southerly and easterly lines along center of St. Rd 7 and Pinehurst Avenue at record distances per deed. Set centerline of Pinehurst at record bearing basis.  
2. Intersected westerly and northerly lines at record distances from centerline points previously established.

Subject to the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to variances in reference monuments: Record versus measured bearings as shown on survey. Up to 8 feet North-South and East-West with bent pipes.

Due to discrepancies in the record description: Unable to determine: The adjacent deeds are vague and do not have some calls as subject deed.

Due to inconsistencies on lines of occupation: As shown on survey. Property is subject to right-of-way for Pinehurst Avenue & St. Rd 7.



LEGEND:

- ☉ LIGHT POLE  
☊ UTILITY POLE  
— SIGN  
MH ○ MANHOLE  
PR ○ PIPE RISER  
◇ VALVE  
— GUY WIRE  
OHE—OVERHEAD ELEC LINE  
OHT—OVERHEAD TELE LINE  
CO ○ CLEANOUT  
SG ○ SIGNAL MANHOLE  
P GAS PUMP  
MB MAIL BOX
- ☉ WATER METER  
☊ GAS METER  
■ CATCH BASIN  
○ RIGHT OF WAY MONUMENT  
○ MONITORING WELL  
● ALL 5/8" REBAR SET HAVE YELLOW CAP STAMPED BLED SOE TAPP PC 50920004 AND ARE SET FLUSH UNLESS NOTED  
○ MONUMENT FOUND (as noted)  
(R) RECORD DISTANCE PER CURRENT RECORDED DEED  
(M) MEASURED DISTANCE & BEARING  
(C) CALCULATED  
(T) DISTANCE PER TITLE DESCRIPTION PROVIDED

NOTES:

1. NO FLOOD MAP FOR SUBJECT PROPERTY.  
2. PROPERTY IS ZONED GB, CURRENT USE AS GAS STATION/ CONVENIENCE STORE IS ALLOWED.  
3. SETBACKS: PER CITY OF MADISON ZONING OFFICE FRONT AND SIDE = 0 REAR = 0 MAX BUILDING HEIGHT = 0 PARKING: NONE REQUIRED (NO STRIPED PARKING ON SITE)  
4. FIELD WORK PERFORMED MAY, 2001.

EASEMENT NOTES:

- PER LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT 20010461, DATED APRIL 30TH, 2001.  
RIGHT OF WAY OF STATE ROAD 7 AND PINEHURST ST. APPROXIMATELY AS SHOWN HEREON.

ENCROACHMENT NOTES:

NONE NOTED

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:

HAYES & MATTHEWS, INC.  
NATIONAL DIVISION - ALTA SURVEYS  
17220 Newhope Street -  
Suites 108/109  
Plaza Del Lago Bldg.  
Fountain Valley, CA 92708  
714-979-7181  
FAX 714-641-2840

DATE	REVISION	BY	APPROVED

ALIMENTATION  
COUCHE-TARD INC

1927 Lanier Drive  
Madison, IN  
(Bigfoot Shell)

SCALE: 1"=20'	CHKD./AP'VD:
DATE: MAY 22, 2001	APPROVED:
DWN BY: GSK	Unit No. 12
CHKD BY: BEB	FFCA Contract No.: 8051
	FFCA No.: 8001-2681

Bledsoe Tapp & Riggert, Inc.  
Quality Land Surveying and Civil Engineering Services  
JOB #3604

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