LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT NO. 01LT1453 - SCHEDULE A

LOT ONE (1) OF MT. VERNON CENTRE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23, 1980 IN CABINET 2, DRAWER U, INSTRUMENT NO. 421, EXCEPT: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF THE MT. VERNON CENTRE SUBDIVISION, JEFFERSON COUNTY, ILLINOIS; THENCE ON AN ASSUMED BEARING SOUTH 76 DEGREES 07 MINUTES 06 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF FEDERAL AID PRIMARY ROUTE 821 (ILLINOIS ROUTE 15) A DISTANCE OF 15.00 FEET; THENCE NORTH 14 DEGREES 15 MINUTES 43 SECONDS EAST A DISTANCE OF 61.99 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 43 MINUTES 16 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 56.49 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN JEFFERSON COUNTY, ILLINOIS

LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT NO. 01LT1453 - SCHEDULE B SECT. 2

10. SUBJECT TO AN EASEMENT FOR PUBLIC UTILITY PURPOSES DATED OCTOBER 10, 1950 AND FILED NOVEMBER 22, 1950 IN BOOK 207, PAGE 263 MADE BY EARL BULLOCK AND NINA BULLOCK, HIS WIFE, IN FAVOR OF THE ILLINOIS POWER COMPANY.
DOES AFFECT, EASEMENT IS BLANKET, NO PLOTTABLE ITEMS
11. SUBJECT TO AN EASEMENT FOR PUBLIC UTILITY PURPOSES DATED DECEMBER 10, 1976 AND RECORDED APRIL 11, 1977 IN CABINET 2, DRAWER O, INSTRUMENT 1989, MADE BY KELLER OIL PROPERTIES, INC. TO HOWARD B. BULLOCK.
DOES NOT AFFECT
12. SUBORDINATION OF SURFACE RIGHTS FOR PUBLIC ROAD PURPOSES AFFECTING THE ABOVE DESCRIBED EASEMENT WAS FILED JANUARY 22, 1992 IN CABINET 4, DRAWER 6, INSTRUMENT 4204, MADE BY HOWARD B. BULLOCK TO THE PEOPLE OF THE STATE OF ILLINOIS.
DOES AFFECT, PLOTTED AND SHOWN
13. BUILDING SETBACK LINES AS SHOWN ON THE PLAT OF SUBDIVISION OF MT. VERNON CENTRE SUBDIVISION RECORDED JANUARY 23, 1980 IN CABINET 2, DRAWER 76 AS INSTRUMENT 421.
DOES AFFECT, PLOTTED AND SHOWN
14. UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT OF SUBDIVISION OF MT. VERNON CENTRE SUBDIVISION RECORDED JANUARY 23, 1980 IN CABINET 2, DRAWER 76 AS INSTRUMENT 421.
DOES NOT AFFECT
18. NOTE FOR INFORMATION: ENVIRONMENTAL DISCLOSURE STATEMENT RECORDED JANUARY 22, 1992 IN CABINET 4, DRAWER 6, INSTRUMENT 4206, MADE BY L. KELLER OIL PROPERTIES, INC.
DOES AFFECT, NO PLOTTABLE ITEMS

SURVEYOR'S DESCRIPTION

PART OF LOT 1 OF MT. VERNON CENTRE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN CABINET 2, DRAWER U, INSTRUMENT No. 421 IN THE OFFICE OF THE RECORDER OF DEEDS OF JEFFERSON COUNTY, ILLINOIS

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a ½ bar found at the northwest corner of said Lot 1;

Thence, N 77°00'35" E, along the north line of said Lot 1, a distance of 202.95 feet to an iron pin set;

Thence, S 00°54'07" W, along the west line of a parcel of land, now or formerly in the name of Charles F. Keller as recorded in Doc. #97-09402, a distance of 183.51 feet to a mag nail set;

Thence, S 14°24'17" W, along the west line of a parcel of land, now or formerly in the name of The State of Illinois, as recorded in Doc. #92-00478, a distance of 62.07 feet to an iron pin set;

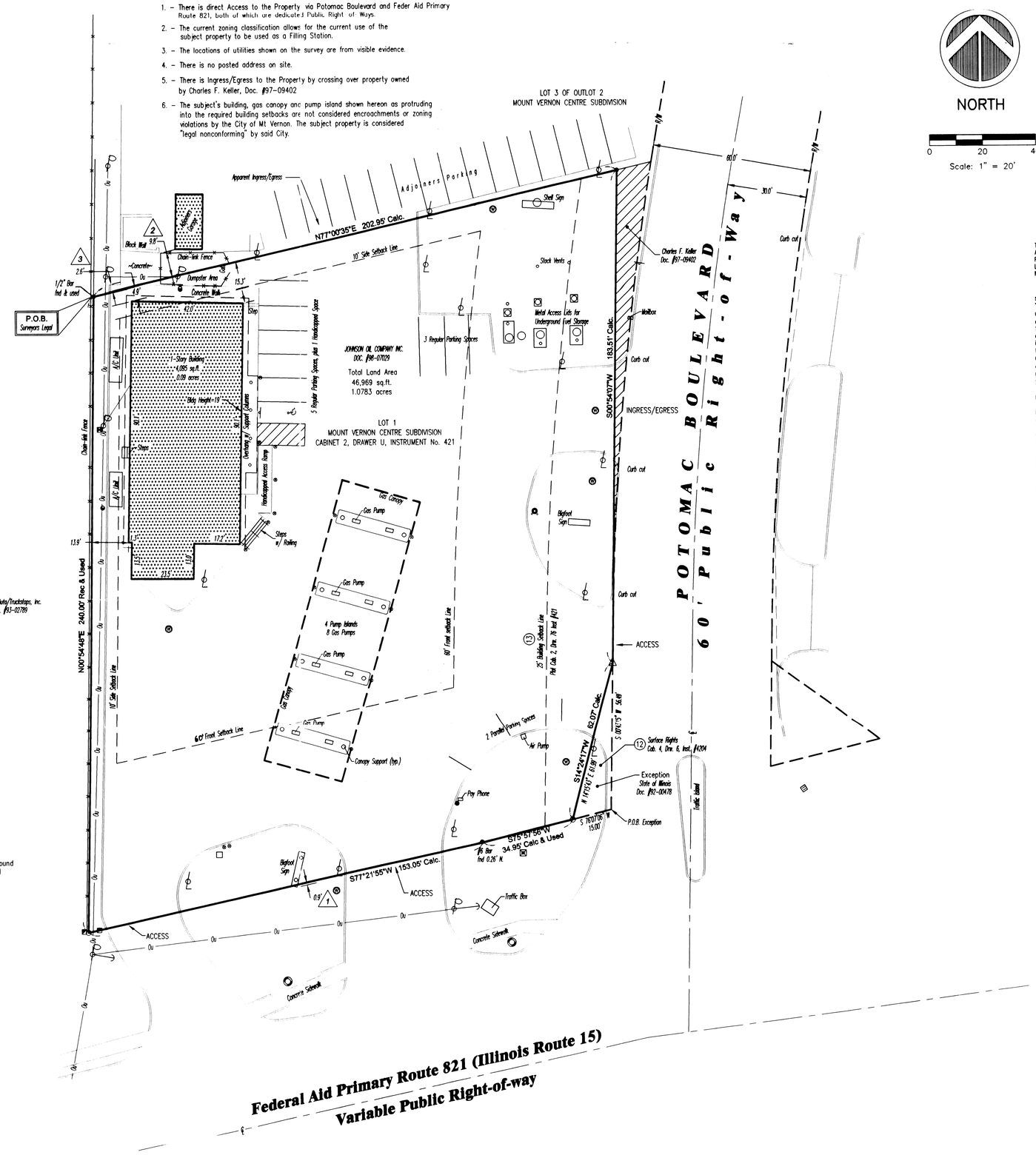
Thence, S 75°57'56" W, along the north line of Federal Aid Primary Route 821, a distance of 34.95 feet to a point. Said point being witnessed by a #6 bar found 0.26' N.

Thence, S 77°21'55" W, continuing along said line, a distance of 153.05 feet to an iron pin set;

Thence, N 00°54'48" E, a distance of 240.00 feet to the Place of Beginning and containing 1.0783 acres (46,969 square feet) of land as surveyed by Kirk D. Eschliman in May of 2001.

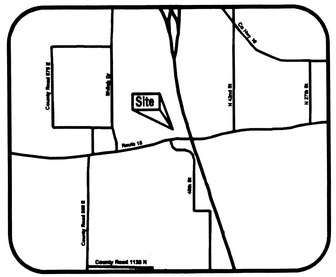
MISCELLANEOUS NOTES

1. – There is direct Access to the Property via Potomac Boulevard and Feder Aid Primary Route 821, both of which are dedicated Public Right of Ways.
2. – The current zoning classification allows for the current use of the subject property to be used as a Filling Station.
3. – The locations of utilities shown on the survey are from visible evidence.
4. – There is no posted address on site.
5. – There is Ingress/Egress to the Property by crossing over property owned by Charles F. Keller, Doc. #97-09402
6. – The subject's building, gas canopy and pump island shown hereon as protruding into the required building setbacks are not considered encroachments or zoning violations by the City of Mt Vernon. The subject property is considered "legal nonconforming" by said City.



NORTH

0 20 40
Scale: 1" = 20'



VICINITY MAP

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 plat of survey (this "Survey Map") of the real property ("Property") specifically described in Lawyers Title Insurance Corporation title commitment No. 01LT1453, dated May 7, 2001 (the "Title Commitment"), (1) is based on a field survey made on May 21, 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 +/-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.

The Property described and shown hereon is the same Property as described in Lawyers Title Insurance Corporation, commitment No. 01LT1453 dated May 7, 2001.

KIRK D. ESCHLIMAN LICENSED NO. 35-3089 ILLINOIS RESIDENT OF WATERLOO IOWA PROFESSIONAL LAND SURVEYOR

BY: 06/06/2001
NAME: KIRK D. ESCHLIMAN, P.L.S. ILLINOIS LICENSE NO. 35-3089
MY LICENSE RENEWAL DATE IS: NOVEMBER 30, 2001

DATE OF SURVEY: May 21, 2001.
DATE OF LAST REV.: 06/06/01

TITLE REPORT BY: LAWYERS TITLE INSURANCE COMPANY
ORDER NO.: 01LT1453
EFFECTIVE DATE: May 7th, 2001

CERTIFICATION DEFINED:
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EITHER EXPRESS OR IMPLIED.

SYMBOL LEGEND

- Schedule B-Section II Item
- Encroachment or Protrusion
- Concrete
- Cleanout
- Manhole
- Monitoring Well
- Baluster
- Drill Hole set
- Fire Hydrant
- Vaccuum
- Mag Nail set
- Power pole
- Light pole
- Water Meter
- Water Valve
- Handicap Parking
- Telephone Pedestal
- Sign
- Iron Pin Found as Noted
- 1/2" Rebar Set
- Electric Meter or Transformer
- Public Pay Telephone
- Gas Meter
- Curb Inlet
- Catch Basin
- —ou— Overhead Utility
- FD. Found
- Air Conditioning Unit
- Enc. Encroachment
- Curb
- Air Pump
- Drw. Drawer
- P.O.B. Point of Beginning
- Ht. Height
- (100.00') 100.02' (Record) Observed
- R/W Right-of-Way
- ℄ Centerline

ENCROACHMENTS

1. Bigfoot sign encroaches in the public right-of-way by a maximum distance of 0.9 feet as shown hereon.
2. Subjects chain-link fence encroaches over the northerly property line by a maximum distance of 9.8 feet as shown hereon.
3. Subjects concrete curb encroaches over the northerly property line by a maximum distance of 2.6 feet as shown hereon.

BASIS OF BEARINGS

The Meridian for all bearings shown hereon is N 00°54'48" E, as the west line of Lot 1 in Mt. Vernon Subdivision Centre, as evidenced by monuments found and is the same bearing as shown in Plat Cabinet 2, Drawer U, Inst. No. 421

PARKING TABLE

10 – REGULAR PARKING SPACES
1 – HANDICAP SPACES
16 – UNSTRIPED PARKING SPACES

27 – TOTAL PARKING SPACES

ZONING

B3 – Interchange Business District
MAXIMUM BUILDING HEIGHT – 50'
BUILDING SETBACKS – FRONT: 60', SIDE: 10', REAR: 15'
PARKING SETBACKS – NONE
PARKING RATIO – 1 per every 2 employees on Maximum Shift.
NOTE * Zoning Inspector has been contacted to determine if the Property is Legal Non-Conforming.

FLOOD ZONE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE C (AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF MOUNT VERNON, COMMUNITY PANEL No. 170308 0007, EFFECTIVE DATE: FEBRUARY 15, 1984.

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

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

MARK	DATE	REVISION	BY	AP'V'D
	06/06/01	REVISED PER ATTORNEY COMMENTS		

ALIMENTATION COUCHE-TARD INC

101 Potomac Boulevard
Mt. Vernon, IL
(Bigfoot Shell) #1146

DATE 05-21-01	APPROVED
DWN. BY DJM	Unit No. 146
CHKD. BY DJM #2302	FFCA Contract No. 7987
	FFCA No. 8001-2617

J.N. 21902