

- NOTES:**
1. PER THE CITY OF SPRINGFIELD, ILLINOIS ZONING REGULATIONS, THIS PROPERTY IS ZONED "B-1" - HIGHWAY BUSINESS SERVICE DISTRICT.
  2. "B-1" ZONING REQUIREMENTS:  
SETBACKS:  
FRONT: 15 FEET  
SIDE: 7.5 FEET  
REAR: 10 FEET  
MAXIMUM BUILDING HEIGHT: 50 FEET  
PARKING REQUIREMENTS: 1 SPACE PER ATTENDANT PLUS 1 SPACE FOR EVERY 200 SQUARE FEET OF TOTAL AREA.
  3. THERE EXISTS A TOTAL OF 14 PARKING SPACES ON THE SUBJECT PROPERTY (13 REGULAR + 1 HANDICAPPED).
  4. THIS PROPERTY IS LOCATED IN AN AREA LABELED ZONE "C" (AREAS OF MINIMAL FLOODING) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 170912 0235 C, EFFECTIVE DATE JANUARY 6, 1983.
  5. ACCESS TO PROPERTY VIA PUBLIC RIGHT-OF-WAY, 6TH STREET FRONTAGE ROAD & TORONTO ROAD.
  6. THE BASIS OF BEARING USED FOR THIS SURVEY WAS N30°54'32"E ON THE NORTHWESTERLY LINE OF THE SUBJECT PROPERTY.
  7. UTILITIES TRaversing ACROSS THE SUBJECT PROPERTY APPEAR TO BE WITHOUT THE BENEFIT OF KNOWN RECORDED EASEMENTS AS PER TITLE COMMITMENT NUMBER X01-23537. THESE MAY BE SERVICE IN NATURE.
  8. UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A SERVICE STATION.
  9. IN MOST CASES DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS.
  10. UTILITIES APPEAR TO ENTER SUBJECT PROPERTY VIA PUBLIC RIGHT-OF-WAY OR VIA UTILITY EASEMENT.
  11. THERE WERE MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY.
  12. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**SURVEY REFERENCE:**  
TITLE COMMITMENT NUMBER: X01-23537  
EFFECTIVE DATE: MAY 16, 2001  
LAWYERS TITLE INSURANCE COMPANY, INC.  
AGENT FOR: LAWYERS TITLE INSURANCE CORPORATION

THERE ARE NO SURVEY ITEMS IN THE SCHEDULE B ITEMS WHICH AFFECT THE SUBJECT PROPERTY.

**DESCRIPTION:**  
PART OF THE NORTHEAST QUARTER (NE 1/4) AND NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP FIFTEEN (15) NORTH, RANGE FIVE (5) WEST OF THE THIRD PRINCIPLE MERIDIAN, SANGAMON COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4); THENCE SOUTH 00°51'39" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 91.52 FEET; THENCE NORTH 88°51'37" EAST, A DISTANCE OF 22.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TORONTO ROAD (COUNTY HIGHWAY 23), SAID POINT BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE CONTINUING NORTH 88°51'37" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 158.03 FEET; THENCE SOUTH 88°16'38" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 94.37 FEET; THENCE SOUTH 00°47'57" EAST, A DISTANCE OF 243.93 FEET; THENCE SOUTH 88°29'20" WEST, A DISTANCE OF 288.55 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF F.A.I. 55 FRONTAGE ROAD, SAID POINT BEING ON A NON-TANGENT CURVE HAVING A RADIUS OF 1220.92 FEET WHOSE CENTER BEARS NORTH 88°05'07" WEST FROM SAID POINT; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03°23'15", A DISTANCE OF 72.18 FEET; THENCE NORTH 01°08'23" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 81.33 FEET; THENCE NORTH 12°20'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 65.84 FEET; THENCE NORTH 30°54'32" EAST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 38.93 FEET TO THE POINT OF BEGINNING, CONTAINING 1.613 ACRES MORE OR LESS.

**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 PLAT OF SURVEY (THIS "SURVEY MAP") OF THE REAL PROPERTY ("PROPERTY") SPECIFICALLY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NUMBER X01-23537 DATED MAY 16, 2001 (THE "TITLE COMMITMENT"), (1) IS BASED ON A FIELD SURVEY MADE ON MAY 7, 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 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

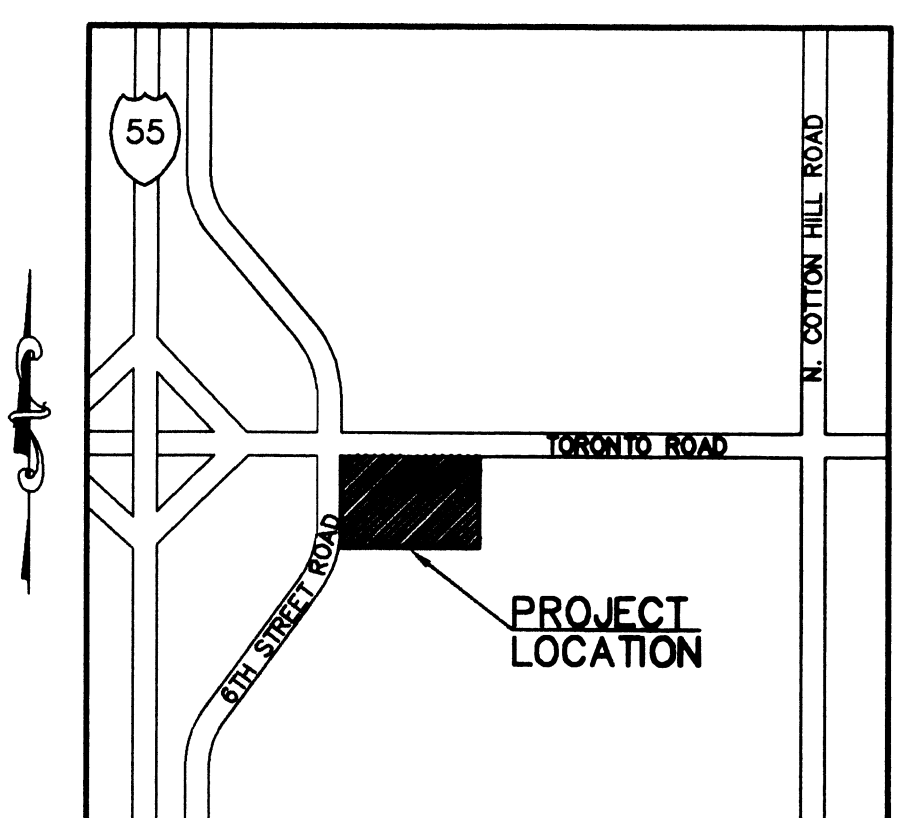
(e) EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.

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. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

DATE OF SURVEY: MAY 7, 2001  
ERROR OF CLOSURE: 1:44,233

RICHARD D. FIENE  
ILLINOIS RLS 35-2160

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NUMBER X01-23537 DATED MAY 16, 2001.



**VICINITY MAP:**  
NOT TO SCALE

**LAND AREA:**  
70,243 SQUARE FEET OR 1.61 ACRES.

**PROPERTY ADDRESS:**  
6000 SOUTH SIXTH STREET, SPRINGFIELD, ILLINOIS

**REFERENCE PLAT:**  
AERIAL PHOTO MAP OF SANGAMON COUNTY, ILLINOIS, MAP NUMBER 22-Q, REVISED IN SEPTEMBER 1996.

**ENCROACHMENT:**  
A CONCRETE SLAB ENCROACHES THE RIGHT-OF-WAY TO THE WEST OF THE SUBJECT PROPERTY BY 0.40 FEET.

**PROJECT MANAGER & FIRM NAME:** HAROLD D. RODGERS, JR. K&W VALLEY ENGINEERING CO1S0184

**PROJ. #:** 14700 W. 114TH TERRACE LENEXA, KANSAS 66215 (913)894-5150 FAX (913)894-5977 E-MAIL: lx@kveeng.com

K&W VALLEY ENGINEERING, INC. CONSULTING ENGINEERS

**"ALTA / ACSM LAND TITLE SURVEY"**

PREPARED FOR:

**HAYES & MATTHEWS, INC.**  
NATIONAL DIVISION - ALTA SURVEYS  
17220 Newhope Street - Suite 108/109  
P.O. Box 100 - Fountain Valley, CA 92708  
714/978-7181  
FAX: 714/941-2840

TOTAL AREA: 70,243 SQUARE FEET OR 1.61 ACRES

MARK	DATE	CHANGED TITLE COMMITMENT NUMBER	REVISION	BY	AP/VD
1	5/14/01			JKK	

**ALIMENTATION COUCHE-TARD INC #163**

**6000 SOUTH SIXTH STREET  
SPRINGFIELD, ILLINOIS  
(BIGFOOT AMOCO)**

SCALE: 1" = 20'	CHKD./AP/VD:
DATE: 5/25/01	APPROVED:
DWN. BY: DD	UNIT NO.: 163
CHKD. BY:	FFCA CONTRACT NO.: 8006
	FFCA NO.: 8001-2636