

"THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES."

○ MONUMENT FOUND	— □ — WOOD FENCE	Ⓐ HANDICAPPED PARKING SIGN
● 1/2" REBAR W/ LS35-2160 CAP SET	Ⓢ MONITORING WELL	⑨ PARKING STALL COUNT
□ POWER POLE	☎ PAY TELEPHONE	ⒼⓋ GAS FILLER VALVE
☆ LIGHT POLE	Ⓢ GAS PUMP	ⒼⓋⓈ GAS VENT BOX
— OVERHEAD POWER W/NO. OF LINES	— STREET SIGN	(M) MEASURED
Ⓢ ELECTRIC METER	— BUSINESS SIGN	(P) PLATTED

1. AS PER THE CITY OF DECATUR, ILLINOIS ZONING REGULATIONS, THIS PROPERTY IS ZONED "B-1" — NEIGHBORHOOD SHOPPING DISTRICT.
2. "B-1" ZONING REQUIREMENTS:
 - SETBACKS:
 - FRONT: 25 FEET
 - STREET SIDE: 25 FEET
 - INTERIOR SIDE: NONE REQUIRED
 - REAR: NONE REQUIRED
 - MAXIMUM BUILDING HEIGHT: NO BUILDING SHALL EXCEED 35 FEET IN HEIGHT.
 - PARKING REQUIREMENTS: 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA.
3. THERE EXISTS A TOTAL OF 12 PARKING SPACES ON THE SUBJECT PROPERTY (11 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 COMMUNITY PANEL NUMBER 170429 0015 C, EFFECTIVE DATE AUGUST 1, 1979.
5. ACCESS TO PROPERTY VIA PUBLIC RIGHT-OF-WAY: SOUTH JASPER STREET AND CANTRELL AVENUE.
6. THE BASIS OF BEARING USED FOR THIS SURVEY WAS (ASSUMED) N90°00'00"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF CANTRELL AVENUE.
7. UTILITIES TRaversing ACROSS THE SUBJECT PROPERTY APPEAR TO BE WITHOUT THE BENEFIT OF KNOWN RECORDED EASEMENTS
8. AS PER TITLE COMMITMENT NUMBER X01-23498/FFCA # 8001-2597, THESE MAY BE SERVICE IN NATURE.
9. UNDER THE CURRENT ZONING THE SUBJECT PROPERTY ALLOWS FOR A SERVICE STATION.
10. IN MOST CASES DRAINAGE APPEARS TO DRAIN INTO PUBLIC RIGHT-OF-WAYS.
11. UTILITIES APPEAR TO ENTER SUBJECT PROPERTY VIA PUBLIC RIGHT-OF-WAY OR VIA UTILITY EASEMENT.
12. THERE WERE MONITORING WELLS LOCATED ON THE SUBJECT PROPERTY.
13. THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

TITLE COMMITMENT NUMBER: X01-23498/FFCA # 8001-2597
EFFECTIVE DATE: MAY 8, 2001
LAWYERS TITLE INSURANCE CORPORATION
NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

THERE ARE NO SURVEY ITEMS LISTED IN THE SCHEDULE B-ITEMS THAT AFFECT THE SUBJECT PROPERTY.

ALL OF LOTS ONE (1), TWO (2), THREE (3) AND TWELVE FEET OFF OF THE EAST SIDE OF LOT FOUR (4) IN BLOCK ONE (1), OF STARR AND MILLS FIRST ADDITION TO THE CITY OF DECATUR PER PLAT RECORDED IN BOOK 22 PAGE 470 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS. (EXCEPT COAL AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL AND OTHER MINERALS), SITUATED IN MACON COUNTY, ILLINOIS.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH JASPER STREET, AS NOW ESTABLISHED; THENCE S00°53'22"W ON SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 152.00 FEET TO THE NORTHERLY LINE OF A 16 FOOT WIDE ALLEY; THENCE N90°00'00"W ON SAID NORTHERLY LINE A DISTANCE OF 122.00 FEET; THENCE N00°53'22"E PARALLEL TO AND 12.00 FEET FROM THE EAST LINE OF SAID LOT 4 A DISTANCE OF 152.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CANTRELL AVENUE, AS NOW ESTABLISHED; THENCE N90°00'00"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 122.00 FEET TO THE POINT OF BEGINNING. CONTAINS 18,542 SQUARE FEET OR 0.43 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS NOW OF RECORD.

END OF DESCRIPTION.

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.

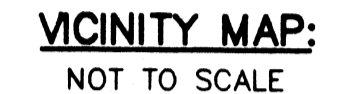
THIS IS TO CERTIFY THAT THIS MAP OR PLAT OF SURVEY (THIS "SURVEY MAP") OF THE REAL PROPERTY ("PROPERTY") SPECIFICALLY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. X01-23498/FFCA # 8001-2597 DATED MAY 8, 2001 (THE "TITLE COMMITMENT"), (1) IS BASED ON A FIELD SURVEY MADE ON MAY 11, 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, 5, 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. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
DATE OF SURVEY: 5/11/01
ERROR OF CLOSURE: 1:30,034

Richard D. Fiene
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 X01-23498/FFCA # 8001-2597 DATED MAY 8, 2001.



LAND AREA:
18,542 SQUARE FEET OR 0.43 ACRES


PROPERTY ADDRESS:
801 SOUTH JASPER STREET
DECATUR, ILLINOIS

REFERENCE PLAT:
PLAT OF STARR AND MILLS FIRST ADDITION TO THE CITY
OF DECATUR

ENCROACHMENTS:
1. BUILDING ENCROACHES OVER THE WEST LINE OF THE
SUBJECT PROPERTY BY 0.14 FEET AND 0.15 FEET.

PROJECT MANAGER HAROLD D. RODGERS, JR.
& FIRM NAME: KAW VALLEY ENGINEERING
PROJ. #: C0150192


14700 W. 114TH TERRACE
LENEXA, KANSAS 66215
(913)894-5150
FAX (913)894-5977
E-MAIL lx@kaveng.com



KAW VALLEY ENGINEERING, INC.
CONSULTING ENGINEERS

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:



HAYES & MATTHEWS, INC.
NATIONAL DIVISION - A.L.T.A. SURVEYS

17220 Newhope Street - Suite 108/109
Pleasant Oak Loop Bldg. - Fountain Valley, CA 92708

714/979-7181

FAX 714/941-2840

TOTAL AREA: 18.542 SQUARE FEET OR 0.43 ACRES

MARK	DATE			REVISION				BY	APVD
<p style="text-align: center;">ALIMENTATION COUCHE-TARD INC</p> <p style="text-align: center;">801 SOUTH JASPER #3885 DECATUR, IL (BOB LUKA'S SHELL)</p>									
SCALE: 1" = 20'					CHKD./AP'VD:				
DATE: 5/23/01					APPROVED:				
DWN. BY: GDC					UNIT NO.: 3885				
CHKD. BY:					FFCA CONTRACT NO.: 7967				
					FFCA NO.: 8001-2597				

KVE: C01S0192 J.N.: 21882