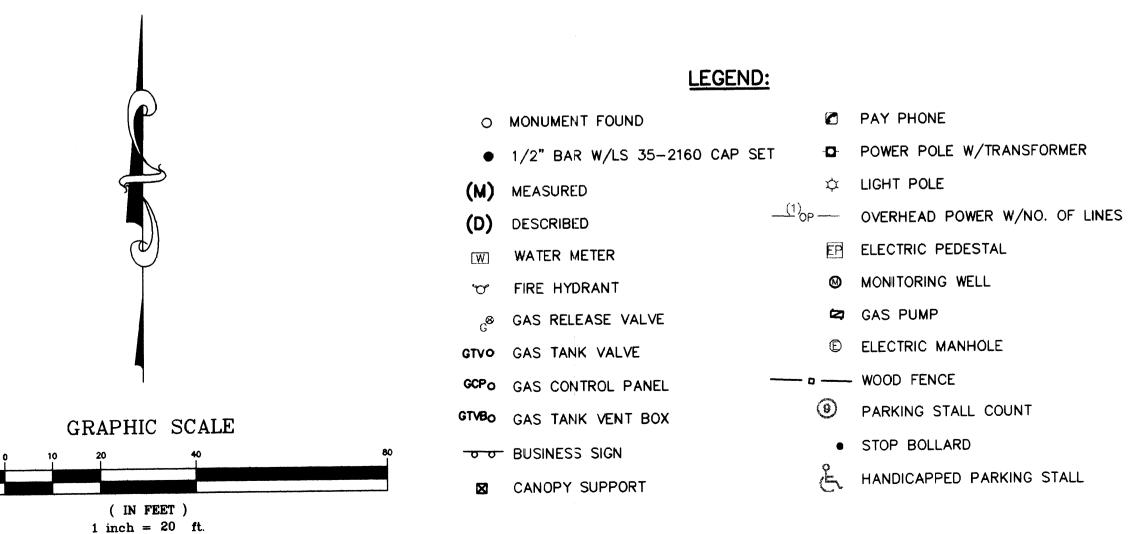
NORTH GRAND AVENUE (90' R/W)
(ASPHALT-GOOD CONDITION-PUBLIC R/W)

UTILITY NOTE: "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."



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 (EXTERIOR); NONE (INTERIOR)

REAR: 10 FEET (25 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT) MAXIMUM BUILDING HEIGHT: 50 FEET

PARKING REQUIREMENTS: 1 PER EACH 2 ATTENDANTS AND 1 PER EACH 200 SQUARE FEET.

3. THERE EXISTS A TOTAL OF 3 PARKING SPACES ON THE SUBJECT PROPERTY (2 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 170604

0012 D, EFFECTIVE DATE FEBRUARY 2, 1982. 5. ACCESS TO PROPERTY VIA PUBLIC RIGHT-OF-WAY, WALNUT STREET AND NORTH GRAND WEST.

6. THE BASIS OF BEARING USED FOR THIS SURVEY WAS N89'32'48"W ON THE SOUTH 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

01LT1473. 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:

RICHMOND, VIRGINIA

TITLE COMMITMENT NUMBER: 01LT1473 EFFECTIVE DATE: MAY 16, 2001 LAWYERS TITLE INSURANCE CORPORATION NATIONAL HEADQUARTERS

THERE ARE NO SCHEDULE B ITEMS WHICH ARE OF A NATURE OF WHICH CAN BE PLOTTED.

PART OF LOT FORTY-SIX (46) IN ANDREW ELLIOTT'S SUBDIVISION OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP SIXTEEN (16) NORTH, RANGE FIVE (5) WEST OF THE THIRD PRINCIPAL MERIDIAN, SPRINGFIELD, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4); THENCE SOUTH 89 DEGREES 32 MINUTES 48 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 186.28 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 12 SECONDS WEST, A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTH GRAND AVENUE, SAID POINT BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING; WHENCE SOUTH GO DEGREES OF MINUTES 22 SECONDS WEST, A DISTANCE OF 161.76 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 48 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER (NE 1/4), A DISTANCE OF 141.11 FEET TO THE EAST RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE NORTH OO DEGREES 06 MINUTES 22 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 78.71 FEET; THENCE NORTH 05 DEGREES 06 MINUTES 42 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 24.18 FEET; THENCE NORTH 37 DEGREES 44 MINUTES 50 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 58.41 FEET; THENCE NORTH 71 DEGREES 38 MINUTES 09 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 38.70 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH GRANT AVENUE; THENCE SOUTH 89 DEGREES 32 MINUTES 48 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 66.63 FEET TO THE POINT OF BEGINNING.

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 01LT1474 DATED MAY 16, 2001 (THE "TITLE COMMITMENT"), (1) IS BASED ON A FIELD SURVEY MADE ON APRIL 30, 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;

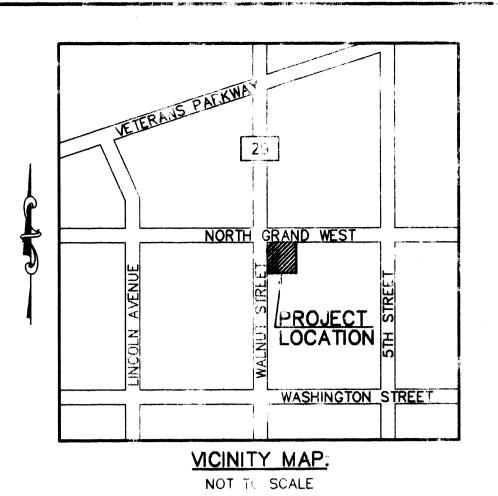
(d) THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC

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. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT ILLINOIS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. DATE OF SURVEY: APRIL 30, 2001

ERROR OF CLOSURE: 1:70,200 **35-2**160 PROFESSIONAL LAND SURVEYOR STATE OF RICHARD D. FIENE ILLINOIS ILLINOIS RLS 35-2160

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NUMBER 01LT1473 DATED MAY 16, 2001.



LAND AREA:

21,158 SQUARE FEET OR 0.49 ACRES

PROPERTY ADDRESS:

634 N. GRAND, WEST SPRINGFIELD, ILLINOIS

REFERENCE PLAT:

AERIAL PHOTO MAP OF SANGAMON COUNTY, ILLINOIS, E. 1/2, N.W. 1/4, SECTION 28-16-5, MAP NUMBER 14-28B, MAP REVISED MARCH, 2000.

ENCROACHMENT:

THERE APPEARS TO BE NO ENCROACHMENTS ON THE SUBJECT PROPERTY.

> PROJECT MANAGER HAROLD D. RODGERS, JR. KAW VALLEY ENGINEERING & FIRM NAME: PROJ. #: C01S0193

14700 W. 114TH TERRACE LENEXA, KANSAS 66215 (913)894-51**5**0 FAX (913)894-5977 E-MAIL Ix@kveng.com

KAW VALLEY ENGINEERING, INC. CONSULTING ENGINEERS

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:



ANTOTAL AREA: 21,158 SQUARE FEET OR 0.49 ACRES MARK DATE BY APV REVISION

> ALIMENTATION COUCHE-TARD INC #4855

634 NORTH GRAND WEST SPRINGFIELD, ILLINOIS (WILKERSON NORTH AMOCO)

SCALE: 1" = 20'	CHKD./AP'VD:
DATE: 6/12/01	APPROVED:
DWN. BY: JDK	UNIT NO.: 3890
CHKD. BY:	FFCA CONTRACT NO.: 8007
	FFCA NO.: 8001-2637