

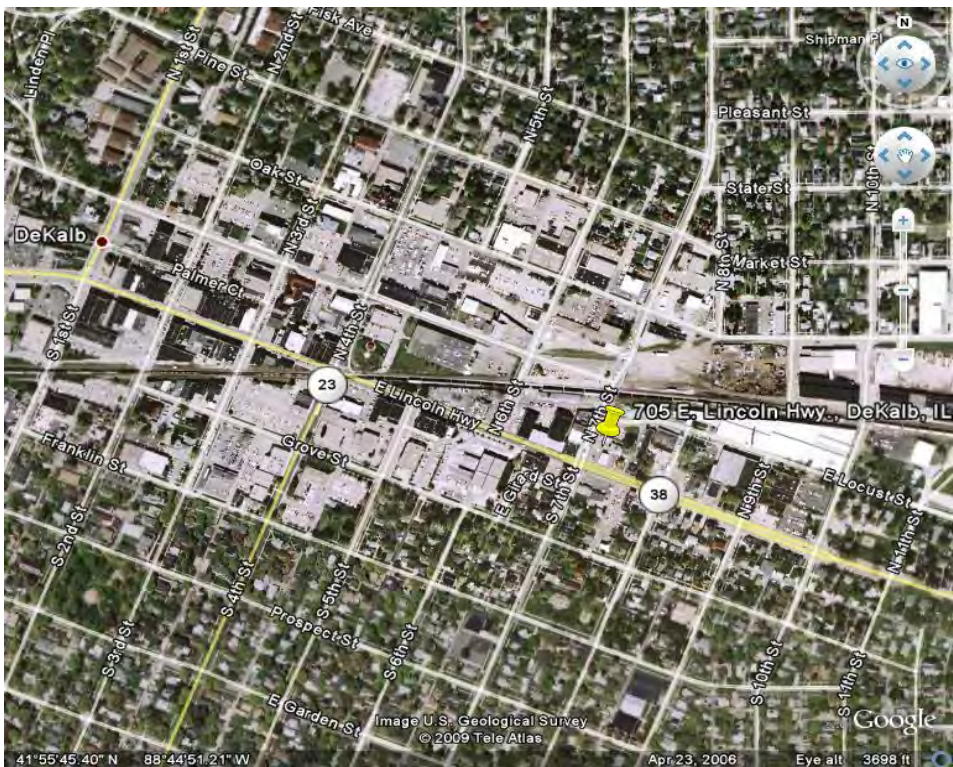
FOR SALE
705 E. LINCOLN HWY.
DEKALB, IL



C-store/gas station located on E. Lincoln Hwy. 2 miles east of Northern Illinois University

Lot Size: 17,456 sq. ft.
Zoning: LI
Bldg Size: 2,386 sq. ft.
Other:

Price: \$ 550,000



SURVEYOR'S CERTIFICATE

FFCA ACQUISITION CORPORATION, A DELAWARE CORPORATION, FRANCHISE FINANCE CORPORATION OF AMERICA, A MARYLAND CORPORATION, FFCA CAPITAL 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. 01LT1434 DATED MAY 03, 2001 (THE "TITLE COMMITMENT"), (1) IS BASED ON A FIELD SURVEY MADE ON MAY 22, 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(c), 7(b), 7(c), 8, 9, 10, 11g 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, UNDESIGNED 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.

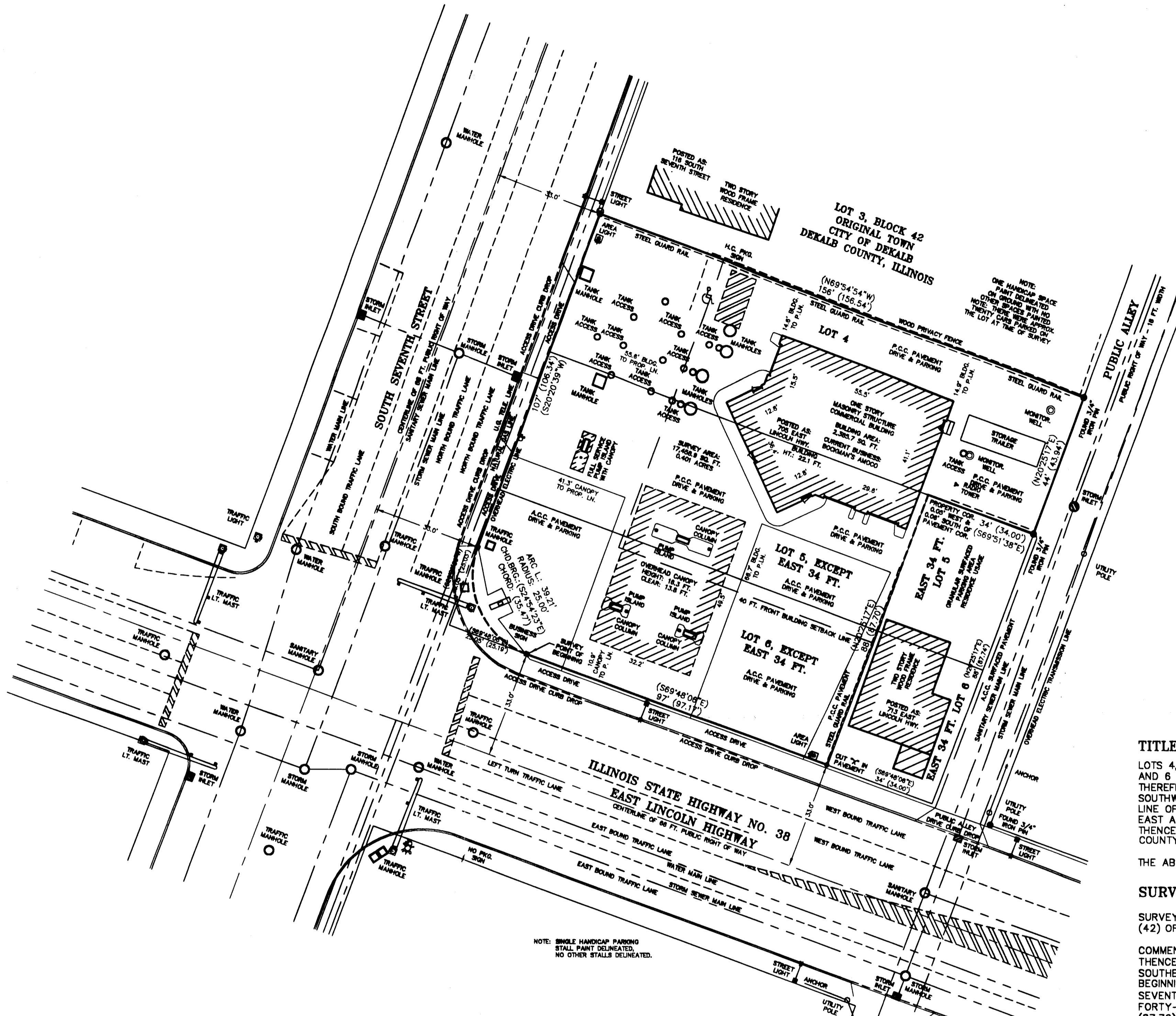
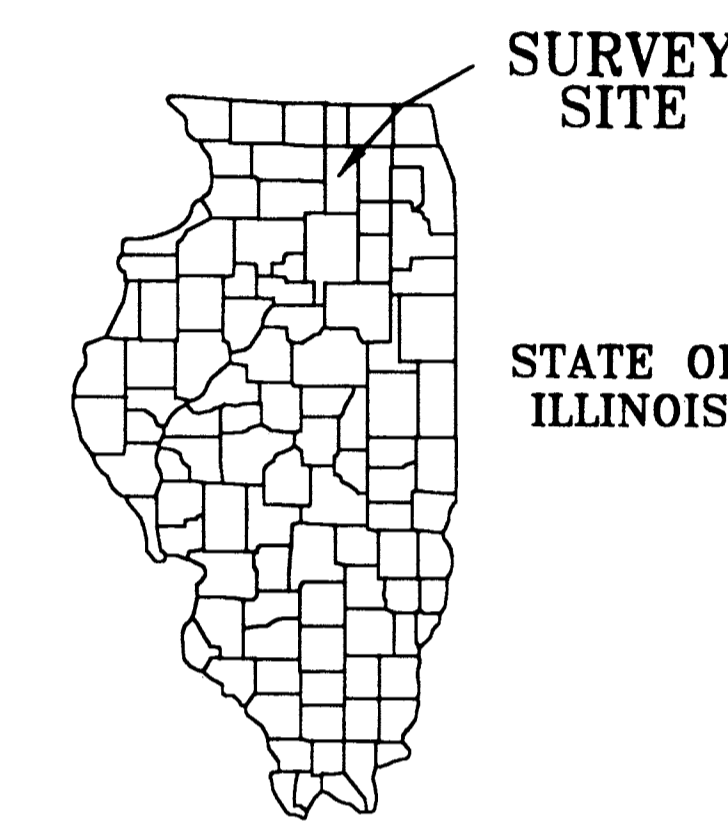
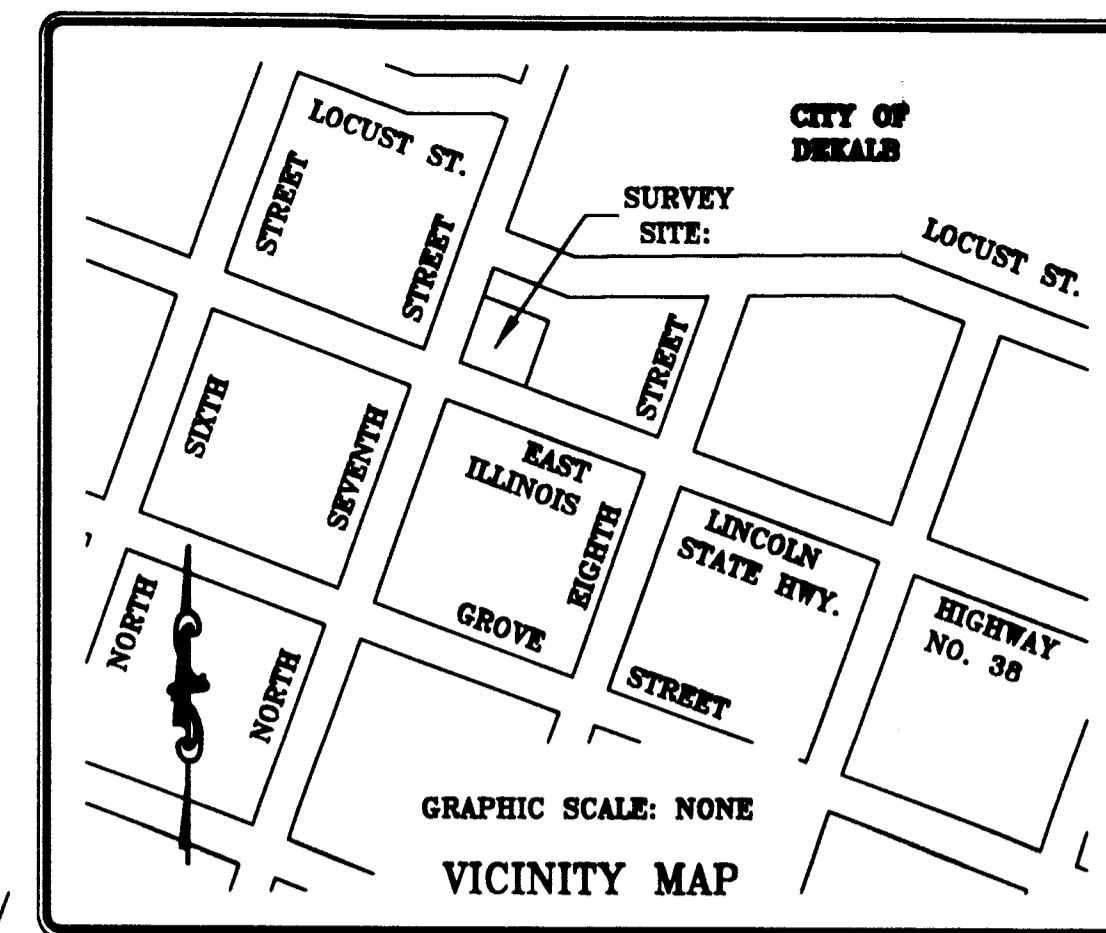
1. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY;
2. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT;
3. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ± 0.1 FOOT;
4. 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
5. 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 CERTIFICATE IS ADDRESSED WILL BE RELYING UPON THIS SURVEY FOR ACCURACY WITH RESPECT TO THE PROPERTY.

BY: *[Signature]* 06/04/2001
 NAME: KIRK D. ESCHLIMAN, P.L.S. ILLINOIS LICENSE NO. 35-3089
 MY LICENSE RENEWAL DATE IS: NOVEMBER 30, 2001

DATE OF SURVEY: MAY 22, 2001 TITLE REPORT BY: LAWYERS TITLE INSURANCE CORPORATION
 DATE OF LAST REV.: JUNE 06, 2001 ORDER NO.: 01LT1434
 EFFECTIVE DATE: MAY 03, 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 GUARANTEE, OTHER EXPRESS OR IMPLIED.



LEGAL DESCRIPTION:

TITLE COMMITMENT DESCRIPTION:

LOTS 4, 5 AND 6 EXCEPTING THEREFROM THE EASTERLY 34.0 FEET OF SAID LOTS 5 AND 6 OF BLOCK 42 OF THE ORIGINAL TOWN (NOW CITY) OF DEKALB; ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 6 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 42; THENCE EASTERLY 25.05 FEET ALONG THE SOUTHWEST CORNER OF BLOCK 42; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTH-EAST AND HAVING A RADIUS OF 25.00 FEET TO THE WESTERLY LINE OF BLOCK 42; THENCE SOUTHERLY 25.05 FEET TO THE POINT OF BEGINNING ALL SITUATED IN DEKALB COUNTY, ILLINOIS.

THE ABOVE DESCRIBED PREMISES MAY ALSO BE DESCRIBED AS FOLLOWS:

SURVEY METES & BOUNDS DESCRIPTION:

SURVEY OF PART OF LOTS FOUR (4), FIVE (5) AND SIX (6), OF BLOCK FORTY-TWO (42) OF THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, DESCRIBED AS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID BLOCK FORTY-TWO (42); THENCE S69°48'08"E TWENTY-FIVE AND NINETEEN HUNDREDTHS (25.19) FEET ALONG THE SOUTHERLY LINE OF BLOCK FORTY-TWO (42) TO A "PK NAIL" AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S69°48'08"E NINETY-SEVEN AND SEVENTEEN HUNDREDTHS (97.17) FEET ALONG THE SOUTHERLY LINE OF BLOCK FORTY-TWO (42); THENCE N20°25'17"E EIGHTY-SEVEN AND SEVENTY HUNDREDTHS (87.70) FEET ALONG THE WESTERLY LINE OF THE EASTERLY THIRTY-FOUR AND NO TENTHS (34.0) FEET OF SAID LOTS FIVE (5) AND SIX (6); THENCE S69°51'38"E THIRTY-FOUR AND NO HUNDREDTHS (34.00) FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT FOUR (4); THENCE N20°25'17"E FORTY-THREE AND NINETY-FOUR HUNDREDTHS (43.94) FEET ALONG THE EASTERLY LINE OF SAID LOT FOUR (4); THENCE N69°54'54"W ONE HUNDRED FIFTY-SIX AND FIFTY-FOUR HUNDREDTHS (156.54) FEET ALONG THE NORTHERLY LINE OF SAID LOT FOUR (4); THENCE S20°20'39"W ONE HUNDRED SIX AND THIRTY-FOUR HUNDREDTHS (106.34) FEET; THENCE SOUTHEASTERLY THIRTY-NINE AND TWENTY-ONE HUNDREDTHS (39.21) FEET ALONG A TWENTY-FIVE AND NO HUNDREDTHS (25.00) RADIUS CURVE CONCAVE NORTHEASTERLY WITH A CHORD BEARING S24°54'23"E THIRTY-FIVE AND FORTY-SEVEN HUNDREDTHS (35.47) FEET TO THE POINT OF BEGINNING, CONTAINING SEVENTEEN THOUSAND FOUR HUNDRED FIFTY-EIGHT AND NINE TENTHS (17,458.9) SQUARE FEET, OR FOUR HUNDRED ONE THOUSANDTHS (0.401) ACRES.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NUMBER 01LT1434, DATED MAY 03, 2001.

ZONING: "GC" GENERAL COMMERCIAL DISTRICT

ZONED: "GC" GENERAL COMMERCIAL DISTRICT, UNDER SECTION 5.08, HEIGHT, YARD AND AREA RESTRICTIONS REFERENCED TO SECTION 5.08.04.

FRONT YARD LEAST WIDTH ON DEPTH	ANY ONE SIDE	REAR YARD DEPTH	MIN. LOT AREA IN SQ. FT.	MAXIMUM HEIGHT OF BUILDING: STORIES
40	0	0	NONE	3 45

REFERENCED TO ARTICLE 12, SECTION 12.08 OFF-STREET PARKING SPACES:	ONE (1) SPACE PER EMPLOYEE ON MAXIMUM SHIFT, THREE (3) SPACES FOR EVERY SERVICE BAY AND ONE (1) SPACE FOR EVERY VEHICLE IF CUSTOMARILY USED IN OPERATION OF THE USE
NUMBER OF EMPLOYEES	NUMBER OF VEHICLES
3	2

REFERENCED TO SECTION 12.08.08, OFF-STREET LOADING SPACES: NONE
 THE CURRENT USE OF THE SUBJECT PROPERTY IS ALLOWED UNDER THE CURRENT ZONING.

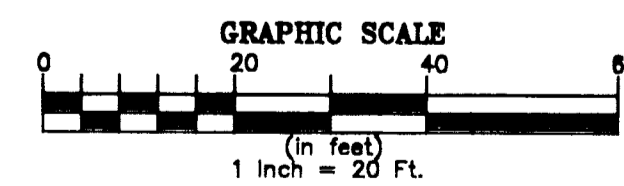
SOURCE OF ZONING INFORMATION: MR. RUSSELL FARNUM, PRINCIPAL PLANNER
 223 SOUTH FOURTH STREET
 DEKALB, ILLINOIS 60115
 (815) 748-2392

STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS WERE NOTED AT THE TIME OF THE SURVEY

NOTES CORRESPONDING TO SCHEDULE "B"

9. TERMS AND PROVISIONS OF RIGHT OF ENTRY AGREEMENT DATED DECEMBER 10, 1999 AND RECORDED DECEMBER 23, 1999 AS DOCUMENT 99021734, MADE BY AND BETWEEN AMOCO OIL COMPANY, A MARYLAND CORPORATION (SELLER) AND JOHNSON OIL COMPANY, AN INDIANA CORPORATION, REGARDING ENVIRONMENTAL ISSUES AND ACCESS TO THE PROPERTY AFTER CONVEYANCE. THIS NOTE IS BLANKET IN NATURE AND THEREFORE IS NOT PLOTTED HEREON.
10. NOTE FOR INFORMATION: ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY DATED DECEMBER 10, 1999 AND RECORDED DECEMBER 23, 1999 AS DOCUMENT 99021735 MADE BY AND BETWEEN AMOCO OIL COMPANY, A MARYLAND CORPORATION (SELLER) AND JOHNSON OIL COMPANY, INC., (BUYER).



SYMBOL AND ABBREVIATION LEGEND:

N	DENOTES: NORTH (DIRECTION)	0.00'	DENOTES: RECORD DIMENSION
S	DENOTES: SOUTH (DIRECTION)	0.00'	DENOTES: FIELD DIMENSION
E	DENOTES: EAST (DIRECTION)		DENOTES: ASSUMED BEARING
W	DENOTES: WEST (DIRECTION)		
BRG.	DENOTES: BEARING (ANGULAR MEASUREMENT)	TM	DENOTES: SURVEY MONUMENT FOUND
D	DENOTES: DEGREES (ANGULAR MEASUREMENT)	TY	DENOTES: 1/2" IRON PIN & CAP SET
M	DENOTES: MINUTES (ANGULAR MEASUREMENT)	SM	DENOTES: STONE MONUMENT FOUND
S	DENOTES: SECONDS (ANGULAR MEASUREMENT)	CM	DENOTES: CONCRETE MONUMENT FOUND
R	DENOTES: RADIUS (CURVE MEASUREMENT)	CUT	DENOTES: CUT "X" IN CONCRETE MADE
T	DENOTES: TANGENT (CURVE MEASUREMENT)	PK	DENOTES: P.K. NAIL FOUND
L	DENOTES: LENGTH (CURVE MEASUREMENT)	PK SET	DENOTES: P.K. NAIL SET
CH	DENOTES: CHORD (CURVE MEASUREMENT)	PH	DENOTES: FIRE HYDRANT
FT	DENOTES: FEET OF FOOT (LINEAR MEASUREMENT)	AUX	DENOTES: AUXILIARY
I	DENOTES: INCHES (LINEAR MEASUREMENT)	PL	DENOTES: PROPERTY LINE
LN	DENOTES: LINEAL FEET (LINEAR MEASUREMENT)	FC	DENOTES: FENCE
sq.	DENOTES: SQUARE (AREA MEASUREMENT)	HT	DENOTES: HEIGHT
DI	DENOTES: DIAMETER (WATER)	DI	DENOTES: DIAMETER
CL	DENOTES: CLAY PIPE (SANITARY)	AC	DENOTES: ASPHALTIC CEMENT CONCRETE
RC	DENOTES: REINFORCED CONCRETE PIPE (STORM)	PC	DENOTES: PORTLAND CEMENT CONCRETE
NAT.	DENOTES: NATURAL (NATURAL GAS)	BLDG	DENOTES: BUILDING
ELEC.	DENOTES: ELECTRIC	PKG	DENOTES: PARKING
HR.	DENOTES: HOUR		

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED FOR:
HAYES & MATTHEWS, INC.
 NATIONAL DIVISION - ALTA SURVEYS
 17220 Hennepin Street • Suite 108/109
 Eden Prairie, MN 55346 • Phone: 764-8270
 764-8270-7181
 FAX: 764-841-2840

REV. / DATE	PURSUANT TO FAX/ATTORNEY'S COMMENTS 06/05	K.D.E.
MARK/DATE	REVISION	BY / APPR.

ALIMENTATION COUCHE-TARD, INC. #4852
705 EAST LINCOLN HIGHWAY DEKALB, ILLINOIS

SCALE: 1" = 20'	CHKD./APPR.:
DATE: JUNE 06, 2001	UNIT NO.: 4-852
DWN. BY: KIRK D. ESCHLIMAN, P.L.S.	FR. DRWG. BY:
CHKD. BY: M.L.T.	FFCA NO.: 8001-2568

Kirk D. Eschliman, P.L.S. Iowa Lic. No. 9981, 723 Broadway Street, Waterloo, Iowa 50703-5811 - Phone: 319-234-0509 (DRAWING: 01ABASZ.DWG)