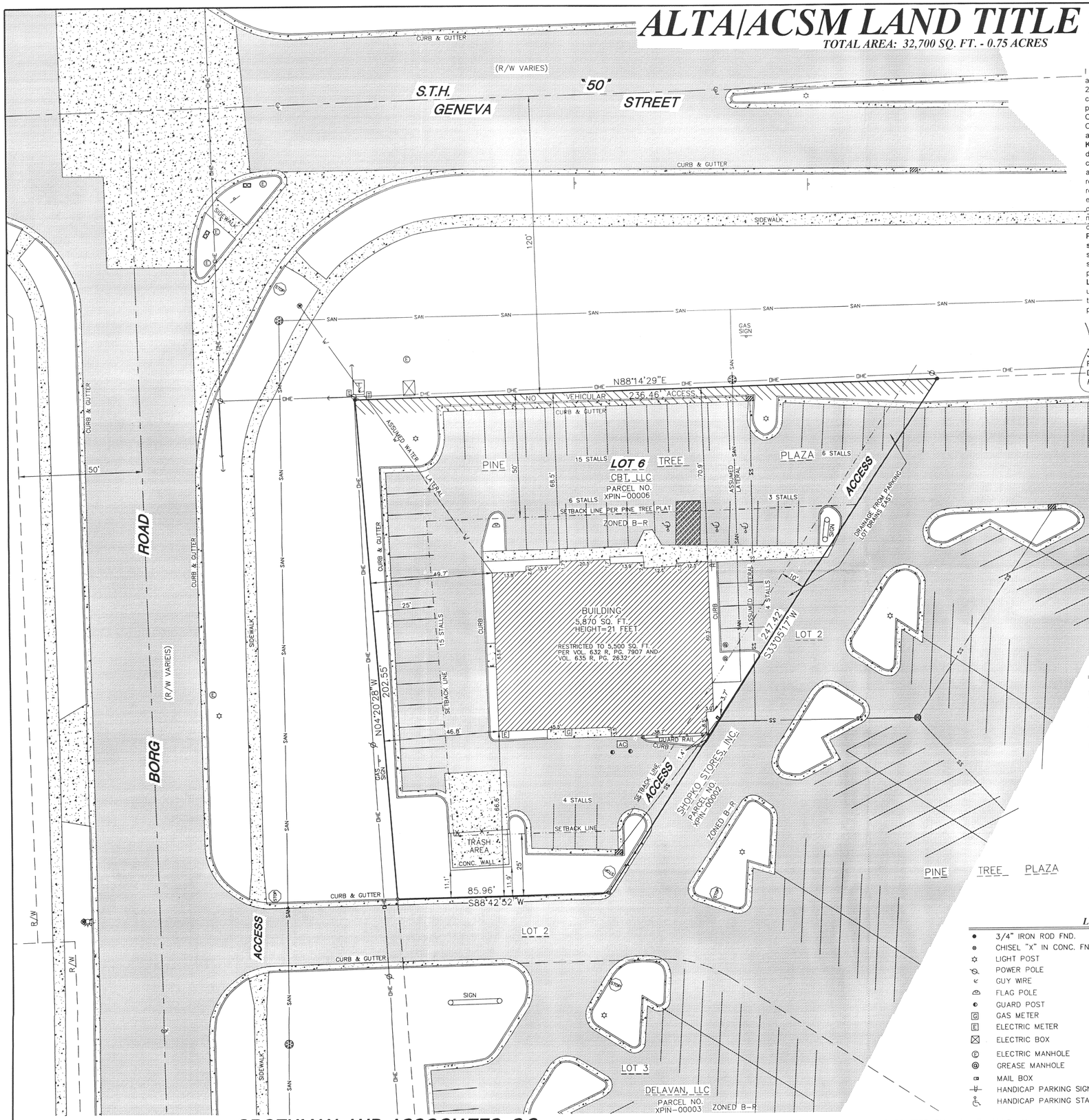
ALTA/ACSM LAND TITLE SURVEY

TOTAL AREA: 32,700 SQ. FT. - 0.75 ACRES



SURVEYOR'S CERTIFICATE

I hereby and represent to CBT, LLC, Trusteet Properties, Inc., a Maryland corporation, CNL Restaurant Capital, LP, a Delaware limited partnership, CNL APF Partners, LP, a Delaware limited partnership, CNL Net Lease Funding 2003, LLC, a Delaware limited liability company, Trustreet Holdings 2005-A, LLC, a Delaware limited liability company, CNL Financial VII, LP, a Delaware limited partnership, CNL Financial VIII, LP, a Delaware limited partnership, and Wells Fargo Bank, N.A., as Collateral Agent, pursuant to the certain First Amended and Restated Collateral Agency Agreement dated March 26, 2001, between CNL Franchise Network, LP (n/k/a CNL Restaurant Capital, LP) and Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Mortgagee and each of their affiliates, and their successors and/or assigns, **LandAmerica Commercial Services** and **Knight-Barry Title, Inc.** that (a) this is a true and correct map of survey made under my responsible supervision and direction in accordance with the Minimum Standard Detail Requirements of **Wisconsin**; (b) this map of survey correctly and completely shows the location of all substantial (i) visible improvements and structures, (ii) easements and rights-of-way, (iii) encroachments, overlaps and boundary line disputes, (iv) areas devoted or restricted in reciprocal easements agreements and all other matters visible on the ground or of record (as reflected in the below referenced title commitment), or of which the undersigned has otherwise been advised as located on the encumbering or appurtenant to the Property; (c) as shown on this map of survey, ingress and egress to the land described in this map of survey is provided by **Borg Road**, the same being a paved and dedicated right of way maintained by **City of Delavan**; (d) the land described in this map of survey does not serve the adjoining property for drainage, ingress, egress, or any other purpose; (e) I have consulted the applicable **Federal Flood Insurance Map Panel No. 550462 0070B, dated August 15, 1983** and found that the land described in this map of survey is **not situated within a federally - designed Special Flood Hazard**; (f) the land described in this map of survey is not subject to any setback or height restrictions of record or disclosed by applicable zoning or building codes or subdivision maps except as shown on the map of survey; (g) the land described in this map of survey is the same property as that described in **Knight-Barry Title, Inc. title insurance commitment No. WW167024** and **LandAmerica Commercial Services NCS No. 05-111818** with an effective date of **August 25, 2005**; and (h) all utility services to the land described in this map of survey either enter such land through adjoining public streets or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land.

JAMES R. GROTHMAN
Registered Land Surveyor, No. 1321
Dated October 3, 2005
File No. 905-782

LEGAL DESCRIPTION

Lot 6, Pine Tree Plaza, being a part of the Southeast ¼ and Southwest ¼ of the Southeast ¼ of Section 17, and part of the Northeast ¼ and Northwest ¼ of the Northeast ¼ of Section 20, Township 2 North, Range 16 East. Said land being in the City of Delavan, County of Walworth, and State of Wisconsin.

NOTE: ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.

LIST OF EASEMENTS & PROVISIONS FROM TITLE COMMITMENT

(FROM COMMITMENT NO. LT-05336 – SCHEDULE B-SECTION II)

1.) THROUGH 6.) – NOT AN EASEMENT.

7.) THROUGH 8.) – EASEMENT DISCLAIMER

9.) NOT AN EASEMENT.

10.) COVENANTS, CONDITIONS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (a) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE, OR (b) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS) SET FORTH IN AN INSTRUMENT , RECORDED ON NOVEMBER 16, 1994, IN VOLUME 632 OF RECORDS, AT PAGE 7891, AS DOCUMENT NO. 296649; ALONG WITH AMENDED AND RESTATED DECLARATION OF CROSS-EASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED ON JUNE 6, 1995, IN VOLUME 635 OF RECORDS, AT PAGE 2615, AS DOCUMENT NO. 307058. (BLANKET IN NATURE COVERS ENTIRE SITE)

11.) (PLAT OF PINE TREE PLAZA (CABINET C, SLIDE 57)) – THE SETBACKS ARE SHOWN ON THE SURVEY DRAWING.

12.) THROUGH 18.) – NOT AN EASEMENT.

LEGEND

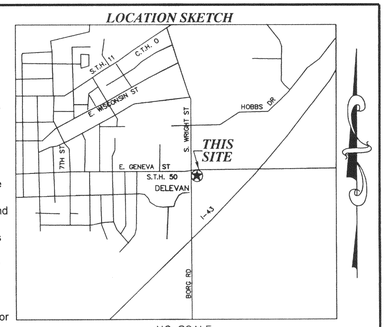
●	3/4" IRON ROD FND.	AC	AIR CONDITIONING UNIT
⊗	CHISEL "X" IN CONC. FND.	W	WATER BOX
☼	LIGHT POST		FIRE HYDRANT
	POWER POLE		CATCH BASIN
	GUY WIRE		ROUND STORM DRAIN
	FLAG POLE		STORM SEWER MANHOLE
	GUARD POST		SANITARY SEWER MANHOLE
G	GAS METER	SAN	SANITARY SEWER LINE
E	ELECTRIC METER	SS	STORM SEWER LINE
	ELECTRIC BOX	W	WATER LINE
	ELECTRIC MANHOLE	OHE	OVERHEAD UTILITY LINE
	GREASE MANHOLE		INDICATES NO PARKING
	MAIL BOX		ASPHALT SURFACE
	HANDICAP PARKING SIGN		CONCRETE SURFACE
	HANDICAP PARKING STALL		

SURVEYOR

JAMES R. GROTHMAN
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
PHONE PORTAGE: (608) 742-7788
PHONE SAUK PRAIRIE: (608) 644-8877
FAX: (608) 742-0434
e-mail: surveying@grothman.com

RECEIVED DEC 29

LOCATION SKETCH



NO SCALE

N
W E
S

BASIS OF BEARINGS: IS THE SOUTH RIGHT OF WAY LINE OF S.T.H. "50" WHICH IS RECORDED TO BEAR N88°14'29"E, PER PINE TREE PLAZA.

SCALE: 1" = 20'
0 10 20 40

FLOOD ZONE

THIS PARCEL FALLS WITHIN ZONE "C" AS SHOWN ON FEMA MAP COMMUNITY PANEL NO. 550462 0070 B, EFFECTIVE DATE AUGUST 15, 1983.

ZONING

THIS PROPERTY IS ZONED B-R BUSINESS REGIONAL DISTRICT AND ALLOWS FOR CURRENT USE.

SETBACKS

FRONT = 25 FEET AND 50 FEET
SIDE = 10 FEET
REAR = 25 FEET
MAX. BUILDING HEIGHT = 35 FEET
JOE MESLER, CITY OF DELAVAN BUILDING INSPECTOR STATES THAT THIS SITE GOT A CONDITIONAL USE PERMIT TO WAVE THE 10 FOOT SETBACK REQUIREMENT ON EAST SIDE OF BUILDING.

PARKING STALLS

HANDICAP STALLS = 3
REGULAR STALLS = 53
PARKING STALL REQUIREMENTS:
1 SPACE PER EVERY 3 SEATS OR ONE SPACE PER 3 PERSONS AT MAXIMUM CAPACITY, (PER CITY) PARKING RATIO OF 10 SPACES PER 1000 SQ. FT. OF NET BUILDING FLOOR AREA (PER VOL. 632, PG. 7907 AND VOL. 635, PG. 2621).

ACCESS STATEMENT

ACCESS TO AND FROM SUBJECT PROPERTY "INDIRECT" TO BORG ROAD, A PUBLIC RIGHT OF WAY AS SHOWN.

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.thematthewscompany.com

MARK	DATE	REVISION	BY	AP'VD

TRUSTREET Properties

1312 EAST GENEVA STREET
DELAVAN, WI
(PERKINS)

SCALE 1" = 20'	CHKD./AP'VD
DATE	APPROVED
DWN. BY DANIEL ABLEMAN	UNIT NO.: 2521
CHKD.BY J.R.G.	

J.N. 28116

AS PREPARED BY: ***GROTHMAN AND ASSOCIATES, S.C.*** 625 E. SLIFER ST. PORTAGE, WI.53901 THIS INSTRUMENT DRAFTED BY DANIEL ABLEMAN

PROJ: 905-782 DWG: 905782_alta FILE NO. 905-782

C02-2331 COPY

XPIN-6