

DATA
 ZONED: C-3 (COMMERCIAL), Δ
 SETBACK REQUIREMENTS: C3
 FRONT: 40'
 SIDE: 5'
 REAR: 5'
 CORNER SIDE: 30'
 MAXIMUM BUILDING HEIGHT: 80'
 PER ZONING

SOURCE OF DATA
 BILL CALLONA
 CITY OF KANNAPOLIS COMMUNITY DEV.
 P.O. BOX 1139
 KANNAPOLIS, N.C. 28082
 (704) 933-5999

BASIS OF BEARINGS
 THE BEARING S. 01-28-00 W. ON THE EASTERN PROPERTY LINE PER PLAT BK. 5 PG. 59 OF CABARRUS COUNTY NORTH CAROLINA REGISTER OF DEEDS, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

FLOOD ZONE
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP EFFECTIVE DATE: 11/2/94 THE PROPERTY SURVEYED AND SHOWN LIES WITHIN ZONE: "X" COMMUNITY MAP NO. 37025C-0020-D PANEL 20 OF 180.

LEGAL DESCRIPTION
 BEING LOT NOS. 13, 14 AND 15 IN BLOCK "EE" AS SHOWN ON THE MAP OF THE WESTERN ADDITION TO "JACKSON PARK" A MAP OF SAID PROPERTY BEING ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS IN MAP BOOK 5, PAGE 59, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF CENTRAL DRIVE AND McCOMBS STREET ST THE SOUTHWESTERN CORNER OF LOT NO. 15 IN BLOCK "EE"; AND RUNS THENCE WITH McCOMBS STREET N 1-28 E 150 FEET TO A STAKE, BACK CORNER OF LOT NO. 16; THENCE S 88-32 E 75 FEET TO A STAKE, BACK CORNER OF LOT NO. 19; THENCE S 1-28 W 150 FEET TO A STAKE IN THE EDGE OF CENTRAL DRIVE, CORNER OF LOT NO. 12; THENCE WITH CENTRAL DRIVE N 88-32 W 75 FEET TO THE BEGINNING. (IT SHOULD BE NOTED THAT THIS REAL PROPERTY CONSISTS ONLY OF A VACANT LOT PRESENTLY BEING USED AS THE ADDITIONAL PARKING FOR THE HARDEE'S RESTAURANT LOCATED ON THE OTHER SIDE OF McCOMBS STREET.

SURVEYOR'S CERTIFICATION

TO: LAWYERS TITLE INSURANCE CORPORATION, FRANCHISE FINANCE CORPORATION OF AMERICA, A DELAWARE CORPORATION, FFC A MORTGAGE CORPORATION, A DELAWARE CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, AND BODDIE-NOELL ENTERPRISES, INC., A NORTH CAROLINA CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT OF SURVEY (THIS "SURVEY MAP") OF THE PREMISES SPECIFICALLY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NO. CA131696-M DATED 1/16/97 (1) IS BASED ON A FIELD SURVEY MADE ON JANUARY 24th, 1997, 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, AND MEETS THE ACCURACY REQUIREMENTS FOR AN "URBAN" SURVEY AS DEFINED THEREIN; (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: FFC ACQUISITION CORPORATION AND FFC A MORTGAGE CORPORATION DATED SEPTEMBER 19, 1995, REVISED OCTOBER 3, 1996, 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 SUBJECT PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE ABOVE-REFERENCED TITLE COMMITMENT.
 (C) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT, AND
 (D) THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING PARCELS, ROADS, HIGHWAYS, STREETS, OR ALLEYS AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THE PARTIES TO WHOM THIS CERTIFICATION IS ADDRESSED WILL BE RELYING UPON THIS CERTIFICATION IN INCURRING FINANCIAL OBLIGATIONS WITH RESPECT TO THE SUBJECT PROPERTY AND THAT THIS SURVEY MAP HAS BEEN PREPARED FOR THEIR RESPECTIVE BENEFITS IN ANTICIPATION OF THEIR RELIANCE THEREON.

EASEMENTS
 NO EASEMENTS OF RECORD PER TITLE PACKAGE

ENCROACHMENTS
 NO. 1. FRAME BLDG ON PARCEL A ENCLOSES INTO 5' BLDG LINE
 NO. 2. RETAINING WALL ON PARCEL B ENCLOSES THE WESTERN PROPERTY LINE

ACCESS NOTE
 "ACCESS TO PROPERTY VIA PUBLIC R/W, JACKSON PARK RD, CENTRAL DRIVE, AND McCOMBS AVENUE"

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A
 LYING AND BEING IN NO. 4 TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A PK NAIL IN THE CENTERLINE OF INTERSECTION OF McCOMBS AVENUE AND JACKSON PARK ROAD; THENCE N 12-57-49 E 57.33 FEET TO THE TRUE POINT OF BEGINNING, POINT BEING A CHISELED "X" IN CONCRETE LOCATED ON THE EASTERN RIGHT-OF-WAY OF McCOMBS AVENUE; THENCE WITH THE EASTERN RIGHT-OF-WAY OF McCOMBS AVENUE N 01-28-46 E 149.98 FEET TO AN EXISTING PK NAIL IN PAVEMENT; THENCE LEAVING SAID RIGHT-OF-WAY S 88-23-59 E 75.06 FEET TO AN EXISTING 1" PIPE LOCATED ON THE NORTHERN RIGHT-OF-WAY OF CENTRAL DRIVE; THENCE WITH THE NORTHERN RIGHT-OF-WAY OF CENTRAL DRIVE N 88-29-53 W 75.09 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.258 ACRES MORE OR LESS ACCORDING TO A SURVEY BY DON ALLEN & ASSOCIATES, P.A. DATED JANUARY 30, 1997.

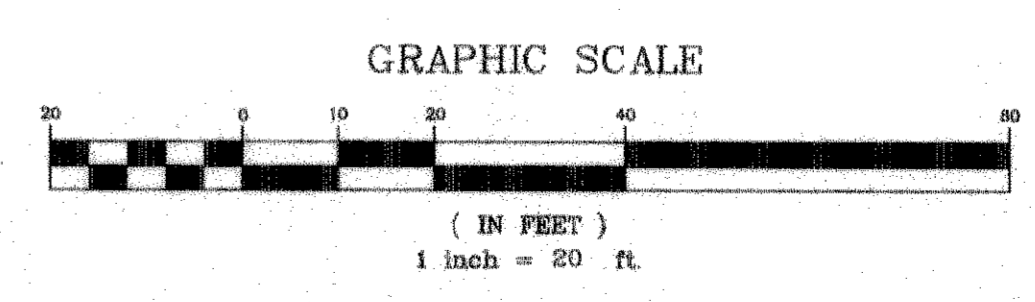
PARCEL B
 LYING AND BEING IN NO. 4 TOWNSHIP, CABARRUS COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT AN PK NAIL IN THE CENTERLINE OF INTERSECTION OF McCOMBS AVENUE AND VENUS STREET; THENCE S 01-08-34 W 369.67 FEET TO A PK NAIL IN THE CENTERLINE OF INTERSECTION OF McCOMBS AVENUE AND JACKSON PARK ROAD; THENCE N 47-55-58 W 88.51 FEET THE TRUE POINT OF BEGINNING, POINT BEING LOCATED ON THE NORTHERN RIGHT-OF-WAY OF JACKSON PARK ROAD; THENCE WITH THE NORTHERN RIGHT-OF-WAY OF SAID ROAD N 62-02-08 W 138.10 FEET TO A #4 REBAR; THENCE LEAVING SAID RIGHT-OF-WAY WITH THE COMMON LINE OF CABARRUS MEMORIAL HOSPITAL (RECORDED IN DEED BOOK 1626 PAGE 134) TWO (2) CALLS AS FOLLOWS: 1) N 26-29-52 E 175.47 FEET TO A #4 REBAR, 2) S 88-20-57 E 99.44 FEET TO A #4 REBAR LOCATED ON THE WESTERN RIGHT-OF-WAY OF McCOMBS AVENUE; THENCE WITH SAID WESTERN RIGHT-OF-WAY S 01-28-46 W 221.19 FEET TO A P.K. NAIL SET; THENCE N 87-30-02 W 50.05 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.657 ACRES MORE OR LESS ACCORDING TO A SURVEY BY DON ALLEN & ASSOCIATES, P.A. DATED JANUARY 30, 1997.

MISCELLANEOUS NOTES
 2. ACREAGE COMPUTED BY THE COORDINATE METHOD.
 3. DEED REF: 553/139 1353/299

- LEGEND**
- ☉ = P.P. = POWER POLE
 - ⊖ = EXISTING IRON FOUND
 - ⊙ = P.K. NAIL SET
 - R/W = RIGHT-OF-WAY
 - ⊕ = DOUBLE POLE SIGN
 - ☆ = LIGHT POLE
 - ☒ = CATCH BASIN
 - ♿ = HANDICAPPED
 - ⚡ = FIRE HYDRANT
 - ⊙ = SEWER MANHOLE
 - ⊕ = YARD INLET = Y.I.

PARKING SPACE TABLE

TYPE OF SPACE	NO. OF SPACES
REGULAR	41
HANDICAPP	2
COMPACT	
TOTAL	43



BY:
 WILLIAM M. ALLEN, REGISTERED LAND SURVEYOR
 REGISTRATION NO. L-3499
 WITHIN THE STATE OF NORTH CAROLINA
 DATE OF SURVEY 1/30/97
 DATE OF LAST REVISION: 3/13/97
 TITLE REPORT BY: LAWYERS TITLE INSURANCE CORPORATION
 ORDER NO. CA131696-M
 DATED: 1/16/97

CERTIFICATION DEFINED:
 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED 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, EITHER EXPRESS OR IMPLIED.

PREPARED BY:
DAS
 DON ALLEN & ASSOCIATES P.A.
 Engineering • Surveying • Planning
 933 Browley School Rd • Mooresville, N.C. 28115
 (704) 664-7029 (704) 664-8041 Fax

"ALTA / ACSM LAND TITLE SURVEY"

PREPARED UNDER THE SUPERVISION OF:

HAYES & MATTHEWS, INC.
 CIVIL ENGINEERS/SURVEYORS/PLANNERS
 17220 Newhope Street, Suite 108/109
 Mooresville, NC 28115
 714/979-7181
 FAX 714/641-2840

MARK	DATE	REVISION	BY	APPROVED
1	1/16/97	PER REVISED COMMITMENT LETTER COMMIT	MCA	WMA

FRANCHISE FINANCE CORPORATION OF AMERICA

611 JACKSON PARK ROAD
 KANNAPOLIS NORTH CAROLINA

SCALE 1" = 20'
 DATE JANUARY 30th, 1997
 DWN. BY SM, RN
 CHKD. BY WMA

CHKD./APPROVED
 APPROVED
 FFC A NO. 8100-5215
 UNIT NO. 1041