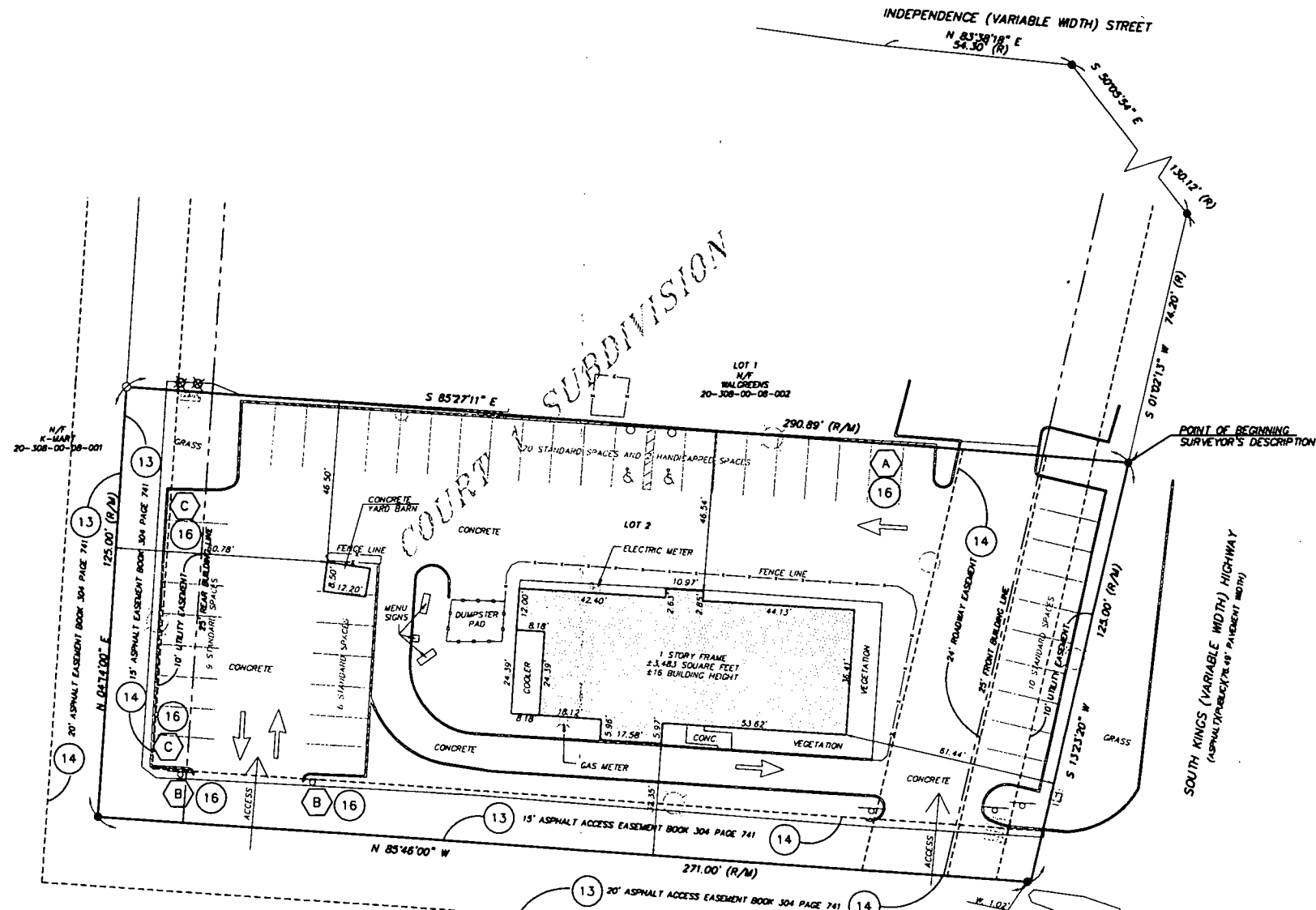


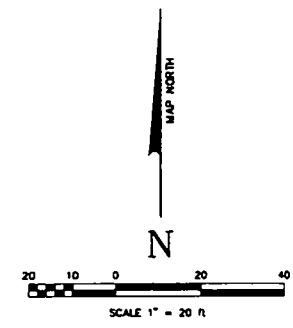
VICINITY MAP  
NOT TO SCALE

LEGEND

- IRON PIN FOUND
  - CONC. MON. FOUND
  - PK NAIL FOUND
  - CHISELED "X" FOUND
  - ▲ STONE FOUND
  - FENCE POST FOUND AND USED
  - IRON PIN SET
  - CONC. MON. SET
  - PK NAIL SET
  - CHISELED "X" SET
  - ANCHOR FOUND
  - AXLE FOUND
  - EXISTING STRUCTURE
  - CONCRETE
  - ASPHALT
  - GRAVEL
  - GRASS
  - POWER POLE
  - GUY WIRE
  - LIGHT STANDARD
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - GAS METER
  - GRATED INLET
  - MANHOLE
  - SIGN
  - HANDICAP
  - SPRINKLER HEAD
  - SPRINKLER CONTROL
  - BOX
  - PIPE BOLLARD
  - W — WATER SERVICE
  - E — ELECTRIC SERVICE
  - G — GAS SERVICE
  - T — TELEPHONE SERVICE
  - SAN — SANITARY SEWER
  - STM — STORM SEWER
- NOTE: AN "O" DESIGNATION FOR UTILITIES DENOTES "OVERHEAD."
- ABBREVIATIONS
- CMP CORRUGATED METAL PIPE
  - ROW RIGHT OF WAY
  - TRANS TRANSFORMER
  - CONC CONCRETE
  - CL CENTER LINE
  - PL PROPERTY LINE
  - PL (TYP) TYPICAL
  - (R) MEASURED
  - (M) MEASURED
  - R.O.W. RIGHT-OF-WAY



SURVEY PLAN



NOTES CORRESPONDING TO SCHEDULE B:

- 13 TERMS AND CONDITIONS OF EASEMENT AGREEMENT BETWEEN MALAM CONSTRUCTION COMPANY AND THE FIRST NATIONAL BANK OF CAPE GIRARDEAU, DATED MAY 22, 19973 AND RECORDED MAY 25, 1973 IN BOOK 304 AT PAGE 741, LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, APPLIES AND AFFECTS AS SHOWN.
- 14 TERMS AND CONDITIONS OF EASEMENT AGREEMENT BETWEEN DENNIS R. STOCKARD AND FAZOLI'S RESTAURANTS, INC., DATED OCTOBER 7, 1993 IN BOOK 630 AT PAGE 472, LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, APPLIES AND AFFECTS AS SHOWN.
- 16 ENCROACHMENT OF PARKING LOT AND CURB OVER PROPERTY LINE ON THE EAST END OF NORTH SIDE AND ENCROACHMENT OF EASEMENT ON WEST END OF SOUTH SIDE OF PROPERTY AS SHOWN IN SURVEY DATED SEPTEMBER 23, 1998 BY KAW VALLEY ENGINEERING NO. C45185. APPLIES AND AFFECTS AS SHOWN.

BASIS OF BEARING

THE BEARINGS ARE BASED ON THE NORTH LINE OF LOT 2 OF COURT 1 SUBDIVISION BEING SOUTH 85 DEGREES 27 MINUTES 12 SECONDS EAST PER PLAT RECORDED IN PLAT BOOK 17 AT PAGE 25.

SURVEYOR'S NOTES:

THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR REPAIRS.

THERE WAS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THERE WAS NO OBSERVABLE EVIDENCE OF STREET INDOING.

THE LOCATION OF UTILITIES SHOWN HEREON IS FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES.

FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) AS (AREAS OF 100-YEAR FLOOD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NO. 20058 C007 B, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 3, 1980 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED 12/22/05 TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-438-6626) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TITLE COMMITMENT LEGAL DESCRIPTION:

ALL OF LOT TWO (2) OF COURT 1 SUBDIVISION TO THE CITY OF CAPE GIRARDEAU, MISSOURI, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 17 AT PAGE 25, LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, TAX PARCEL # 20-308-00-08-001

THE ABOVE DESCRIPTION IS THE SAME PROPERTY AS CONTAINED IN THE REPORT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 03202573, HAVING AN EFFECTIVE DATE OF NOVEMBER 3, 2005, AS IT WAS COPIED VERBATIM FROM THIS SOURCE.

PARKING INFORMATION

STANDARD	45
HANDICAPPED	2
TOTAL	47

LAND AREA

234,902 SQ. FT.  
#0.00 AC.

ZONING DATA

ZONE: C-2 (GENERAL COMMERCIAL)  
MAX. BUILDING HEIGHT - 40'  
BUILDING SETBACKS -  
FRONT - 25 FEET  
SIDE - NONE  
REAR - 25 FEET  
PARKING: 11 FOR EVERY 100 SQUARE FEET OF FLOOR AREA.

SURVEYOR'S DESCRIPTION:

LOT TWO (2) OF COURT 1 SUBDIVISION TO THE CITY OF CAPE GIRARDEAU, MISSOURI, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 17 AT PAGE 25, LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 13 DEGREES 23 MINUTES 20 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY OF SOUTH KING'S HIGHWAY, VARIABLE WIDTH, A DISTANCE OF 123.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 85 DEGREES 48 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 371.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 04 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 123.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 85 DEGREES 27 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 290.89 FEET TO THE POINT OF BEGINNING, CONTAINING 34,902 SQUARE FEET OR 0.80 ACRES MORE OR LESS.

TAX PARCEL # 20-308-00-08-001

THE ABOVE DESCRIPTION IS THE SAME PROPERTY AS CONTAINED IN THE REPORT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 03202573, HAVING AN EFFECTIVE DATE OF NOVEMBER 3, 2005.

Work Coordinated by:

**ASC NATIONAL LLC**  
1266 MAIN STREET  
WALTHAM, MA 02451  
TELEPHONE 781.853.6777 FAX 781.642.0366

Surveyor:

**SHERILL ASSOCIATES, INC.**  
Surveyors - Engineers - Planners

**SA**

118 West Street  
Cape Girardeau, MO 63703  
636-334-8336  
636-334-8338  
118 West Street  
St. Louis, MO 63102  
314-991-2888  
ILLINOIS DESIGN FIRM #104-001238

ALTA/ACSM LAND TITLE SURVEY

SHEET 1 of 1

Date	12/22/05
Drawn By	NGR
Approved By	TCA
Draw No.	1638-S
Proj. No.	05323-01
REVISIONS	
DESCRIPTION	DATE

Bldg ID 1937  
Lease ID \_\_\_\_\_  
Index 5D PR: Yes No  
Initials AS

ENCROACHMENT STATEMENT:

- A CURB AND CONCRETE PARKING LOT CROSSES PROPERTY LINE 40.89 FEET x 472.87 FEET.
- B EXIT SIGN IN 15' ACCESS EASEMENT.
- C CURB, CONCRETE PARKING LOT, AND LIGHT POLE IN UTILITY EASEMENT 81.10 FEET x 810.78 FEET

ALTA CERTIFICATION

I HEREBY CERTIFY TO: FAZOLI'S JOINT VENTURE LTD., REALTY INCOME CORPORATION, COMMONWEALTH LAND TITLE COMPANY, ITS SUCCESSORS AND ASSIGNS, CREST NET LEASE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND ASSOCIATED SURVEYORS AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

DATED THIS 22 DAY OF DECEMBER, 2005.

PROFESSIONAL SURVEYOR: **JIMOTHY C. ALVERSON**  
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF AN ALTA/ACSM REGISTERED SURVEYOR

636-2631  
12/30/06