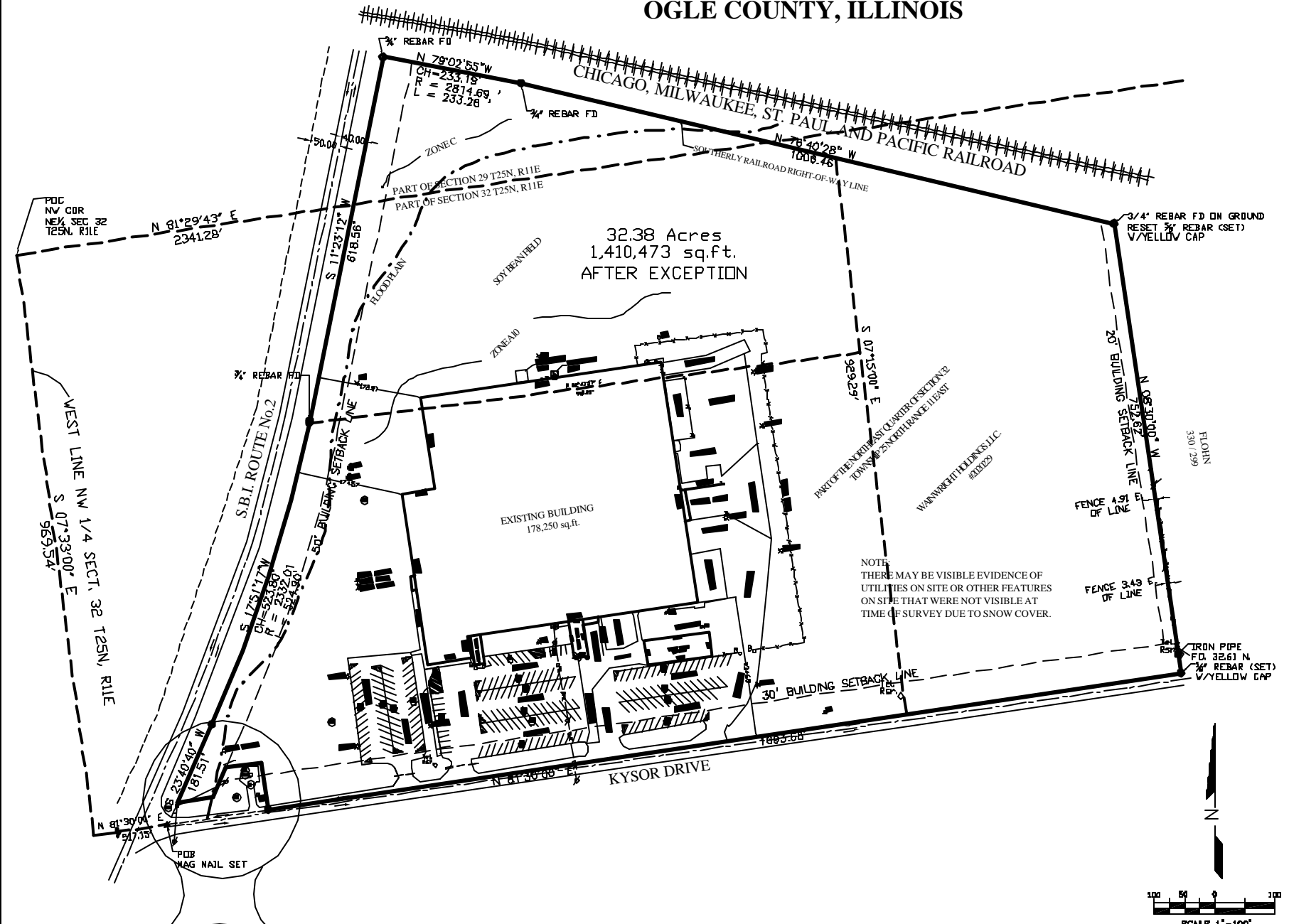


ALTA / ACSM LAND TITLE SURVEY
PART OF THE NE 1/4 OF SECTION 32 & PART OF SE 1/4
OF SECTION 29 T 25 N, R 11E, OF THE 4th. P.M.,
OGLE COUNTY, ILLINOIS



Description
 Job # 5831

Part of the North East 1/4 of Section 32, in Township 25 North, Range 11 East of the 4th p.m., situated in the City of Byron, Ogle County, Illinois, bounded and described as follows: Commencing at the Northwest corner of said quarter section; thence SOUTH 7 degrees 33' East along the West line of said quarter section a distance of 363.54 feet; thence NORTH 81 degrees 30' East of distance of 1745.42 feet to the Point of Beginning of the tract being described; thence continuing NORTH 81 degrees 30' East a distance of 465.00 feet; thence NORTH 8 degrees 30' West a distance of 763.28 feet to the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence NORTH 8 degrees 30' West along said right-of-way line a distance of 501.33 feet; thence SOUTH 8 degrees 30' East a distance of 938.85 feet to the Point of Beginning.

ALSO, Part of the North East Quarter of Section 32, Township Twenty-Five (25) North, Range 11 East of the 4th p.m., in Ogle County, Illinois, bounded and described as follows: Commencing at the North West corner of the said North East Quarter; thence SOUTH 7 degrees 33' East on the West line of the said North East Quarter 899.54 feet; thence NORTH 81 degrees 30' East 517.15 feet to the Point of Intersection with the present Easterly right-of-way line of S.B.I. Route No. 2, said point also being the Point of Beginning of the tract being described; thence extending NORTH 81 degrees 30' East 1228.27 feet; thence NORTH 8 degrees 30' West 823.0 feet; thence SOUTH 81 degrees 30' West 899.32 feet to the said Easterly right-of-way line of S.B.I. Route No. 2; thence Southwesterly on the said Easterly right-of-way line to the Point of Beginning, Excepting Therefrom: Commencing at the Northwest corner of the said Northeast quarter (NE 1/4) 989.54 feet; thence SOUTH 7 degrees 33' East, 517.15 feet to the Point of Intersection with the present Easterly right-of-way line of S.B.I. Route No. 2, said point also being the Point of Beginning of the tract being described; thence extending NORTH 81 degrees 30' East a distance of 87.48 feet; thence Northwesterly perpendicular to the East described course a distance of 78.45 feet; thence SOUTH 81 degrees 30' West a distance of 59.07 feet to a point which is 50 feet measured normally distant from said Easterly right-of-way line of S.B.I. Route No. 2; thence Southwesterly and parallel to said Easterly right-of-way line a distance of 58.07 feet; thence SOUTH 81 degrees 30' West a distance of 58.07 feet to the said Easterly right-of-way line; thence Southwesterly along the said Easterly right-of-way line a distance of 38.98 feet to the Point of Beginning.

ALSO, a tract located partly in the South East 1/4 of Section 29 and partly in the North East 1/4 of Section 32, Township 25 North, Range 11 East of the 4th Principal Meridian, Ogle County, Illinois, bounded and described as follows: Commencing at the Northwest corner of said Northeast quarter thence SOUTH 7 degrees 33' East on the West line of the said Northeast Quarter 899.54 feet; thence NORTH 81 degrees 30' East 517.15 feet to the Point of Intersection with the present Easterly right-of-way line of S.B.I. Route No. 2; thence extending NORTH 81 degrees 30' East 1228.27 feet; thence NORTH 8 degrees 30' West 823 feet, to a point said point also being the Point of Beginning of the tract being described; thence extending NORTH 81 degrees 30' East 1228.27 feet, to a point said point also being the Point of Beginning of the tract being described; thence Northwesterly perpendicular to the East described course a distance of 78.45 feet; thence SOUTH 81 degrees 30' West, to the Southerly boundary line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence Westwesterly along the Southerly boundary of the right-of-way of said railroad to the Easterly line of the right-of-way of said Illinois State Route No. 2; thence in a Southerly direction on the Easterly line of the right-of-way of said Illinois State Route No. 2, to a point which is the Northwest corner of a tract of land conveyed by Warranty Deed dated April 29, 1905, from Herbert F. Anderson, a widow, grantor, to Sanford, Inc., grantee, thence Easterly along the North boundary of said tract of land a distance of 118.07 feet to the Point of Beginning; as situated in the County of Ogle and the State of Illinois.

The legal description of said Anderson to Sanford, Inc. Tract is as follows:
 Part of the Northeast Quarter of Section 32, Township Twenty-Five (25) North, Range 11 East of the 4th p.m., in Ogle County, Illinois; bounded and described as follows: Commencing at the Northwest corner of the said Northeast Quarter thence SOUTH 7 degrees 33' East on the West line of the said Northeast Quarter 899.54 feet; thence NORTH 81 degrees 30' East 517.15 feet to the Point of Intersection with the present Easterly right-of-way line of S.B.I. Route No. 2, said point also being the Point of Beginning of the tract being described; thence extending NORTH 81 degrees 30' East 1228.27 feet; thence NORTH 8 degrees 30' West 823.0 feet; thence SOUTH 81 degrees 30' West 899.32 feet to the said Easterly right-of-way line of S.B.I. Route No. 2; thence Southwesterly on the said Easterly right-of-way line to the said Point of Beginning.

All more particularly described as:
 Part of the Northeast Quarter of Section 32 and part of the Southeast Quarter of Section 29, Township 25 North, Range 11 East of the Fourth Principal Meridian in Ogle County, Illinois; bounded and described as follows: Commencing at the Northwest corner of the said Northeast Quarter; thence SOUTH 7 degrees 33' East on the West line of the said Northeast Quarter 899.54 feet; thence NORTH 81 degrees 30' East 517.15 feet to the point of Intersection with the present Easterly right-of-way line of S.B.I. Route Number 2, said point also being the point of beginning of the following described parcel; thence extending NORTH 81 degrees 30' East, One Thousand Six Hundred Ninety-three and Sixty-eight hundredths (1,693.68) feet; thence NORTH 08 degrees 30' 00" West, Seven Hundred Fifty-two and sixty-two hundredths (752.62) feet to a point in the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence NORTH 75 degrees 40' 28" West along said Southerly right-of-way line, One Thousand Six Hundred Sixty-six and Sixty-four hundredths (1,666.46) feet; thence Northwesterly along said Southerly right-of-way line and along a circular curve to the left (radius point being South) having a radius of Two Thousand Eight Hundred Fourteen and Sixty-nine hundredths (2,814.89) feet, the chord across the last described circular course bears NORTH 78 degrees 02' 55" West, Two Hundred Thirty-three and Nineteen Hundredths (233.19) feet to a point in the Easterly right-of-way line of S.B.I. Route Number 2; thence SOUTH 11 degrees 12' West, Six Hundred Eighteen and Fifty-six hundredths (618.66) feet; thence Southwesterly along said Easterly right-of-way line of S.B.I. Route Number 2, along a circular curve to the right (radius point being West) having a radius of Two Thousand Three Hundred Thirty-two and One Hundredths (2,332.01) feet, the chord across the last described circular curve course bears SOUTH 31' 17" West, Five Hundred Twenty-three and Eight Tenth (523.80) feet; thence SOUTH 33' 40' 00" West along said Easterly right-of-way line of S.B.I. Route Number 2, a distance of One Hundred Eighty-one and Fifty-six Hundredths (181.61) feet to the point of beginning; EXCEPTING THEREFROM the following described premises: Commencing at the Northwest corner of the said Northeast Quarter; thence SOUTH 07 degrees 33' East on the West line of the said Northeast Quarter, 989.54 feet; thence NORTH 81 degrees 30' East, 517.15 feet to the point of Intersection with the present Easterly right-of-way line of S.B.I. Route Number 2, said point also being the point of beginning of the tract being described; thence extending NORTH 81 degrees 30' East a distance of 167.48 feet; thence Northwesterly perpendicular to the last described course a distance of 78.45 feet; thence SOUTH 81 degrees 30' West a distance of 59.07 feet to a point which is 50 feet measured normally distant from said Easterly right-of-way line of S.B.I. Route No. 2; thence Southwesterly and parallel to said Easterly right-of-way line a distance of 58.07 feet; thence SOUTH 81 degrees 30' West a distance of 58.07 feet to the said Easterly right-of-way line; thence Southwesterly along the said Easterly right-of-way line a distance of 38.98 feet to the point of beginning; as situated in the County of Ogle and State of Illinois.

SURVEYOR'S CERTIFICATION
 I, Bruce Riggert, a Maryland Corporation, State Master Surveyor II, L.L.D., a Delaware limited liability company, and their respective successors and assigns and Related National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and include items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13 and 14 of Table A thereof. Pursuant to the Attorney Standards adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY THAT IS DESCRIBED IN FIDELITY NATIONAL INSURANCE COMPANY TITLE COMMITMENT HC-200508-6988, DATED OCTOBER 16, 2006.

Date: December 20, 2006
 Bruce Riggert and Gertrude J. Hill

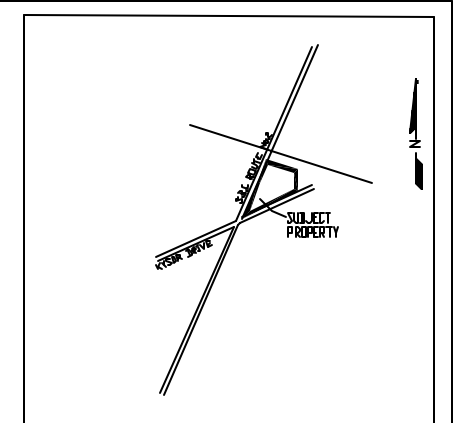
Registration No.: 2017
 Professional Land Surveyor
 State of Illinois

By: *Bruce Riggert*
 BR
 12-20-06

Address: 1201 W. Tapp Rd
 Bloomington, IL 61710
 Phone: 815-315-0277

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Bledsoe Riggert Quarrette
 LAND SURVEYING & CIVIL ENGINEERING
 1201 West Tapp Road
 Bloomington, IL 61710
 BRG Project No. 5831



- LEGEND:**
- ▲ YARD LIGHT
 - ⊙ SIGNAL POLE
 - ⊗ LIGHT POLE
 - ⊕ UTILITY POLE
 - GUY WIRE
 - CATCH BASIN
 - ⊖ CURB INLET
 - ⊙ MANHOLE
 - ⊙ SANITARY MH
 - ⊙ STORM MH
 - ⊙ WATER MH
 - ⊙ PHONE MH
 - ⊙ STEAM MH
 - ⊙ ELECTRIC MH
 - ⊙ CLEANOUT
 - ⊙ GAS METER
 - ⊙ WATER METER
 - ⊙ ELECTRIC METER
 - ⊙ GAS VALVE
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - OVERHEAD WIRE
 - FENCE
 - GUARDRAIL
 - SIGN
 - RIGHT OF WAY MONUMENT
 - ⊙ MONUMENT SPALL
 - ⊙ BOLLARD
 - ⊙ PARKING SPACES
 - ⊙ TELEPHONE RISER/BOX
 - ⊙ TELEVISION RISER/BOX
 - ⊙ ELECTRIC RISER/BOX
 - ⊙ GAS RISER/BOX
 - ⊙ TRANSFORMER
 - ⊙ STEAM VALVE
 - ⊙ VALVE UNIT
 - ⊙ AC UNIT
 - ⊙ MEASURED DISTANCE & BEARING
 - ⊙ CALCULATED DISTANCE & BEARING
 - ⊙ PREPARED DISTANCE & BEARING
 - ▲ ABOVE GROUND
 - ▲ BELOW GROUND

- NOTES:**
- PROPERTY IS LOCATED IN FLOOD ZONE "C" AND AFD PER COMMUNITY NUMBER 1700200010, DATED DEC. 4, 1984
 - PROPERTY IS ZONED INDUSTRIAL CURRENT USE AS A RESTAURANT IS ALLOWED.
 - SETBACKS PER CITY OF BYRON ZONING OFFICE
 FRONT = 30' FROM SBI ROUTE 2
 SIDE = 20'
 REAR = 0'
 MAX BUILDING HEIGHT = 30'
 PARKING: 1 SPACE PER 6 EMPLOYED 212 SPACES ON SITE
 - FIELD WORK PERFORMED DECEMBER 4, 2006.
 - ALL 1/2" GUARDRAIL SET ARE MARKED WITH YELLOW CAP STAMPED "RBS PC 00020001" AND ARE 0.5' ABOVE GROUND UNLESS NOTED OTHERWISE.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE WAS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. RIGHT OF WAY IS SHOWN PER CURRENT DEED AND TITLE INFORMATION.
 - THERE IS NO OBSERVABLE EVIDENCE OF PRESENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

EASEMENT NOTES:
 PER FIDELITY NATIONAL INSURANCE COMPANY TITLE COMMITMENT HC-200508-6988, DATED OCTOBER 16, 2006.
 NO EASEMENTS LISTED

ENCROACHMENT NOTES:
 NONE NOTED

"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)-978-7181 Fax: (714)-641-2843
 www.themattthewscompany.com

MARK	DATE	REVISION	BY	APVD
1	12/20/06	BRG certification		

SPIRIT FINANCE CORPORATION

602 East Blackhawk Drive
 Byron, IL

SCALE: 1" = 20'
 DATE: DECEMBER, 2006
 DWN. BY: D.L.S.
 CHKD. BY: B.E.B.

CHKD. / APVD:
 APPROVED:
 LOCATION D.:

