FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. NCS-182058-FTM- SCHEDULE A

Situated in the City of Warrensville Heights, County of Cuyahoga and State of Ohio, and known a being part of Original Warrensville Township Lot No. 87, and bounded and described as follows:

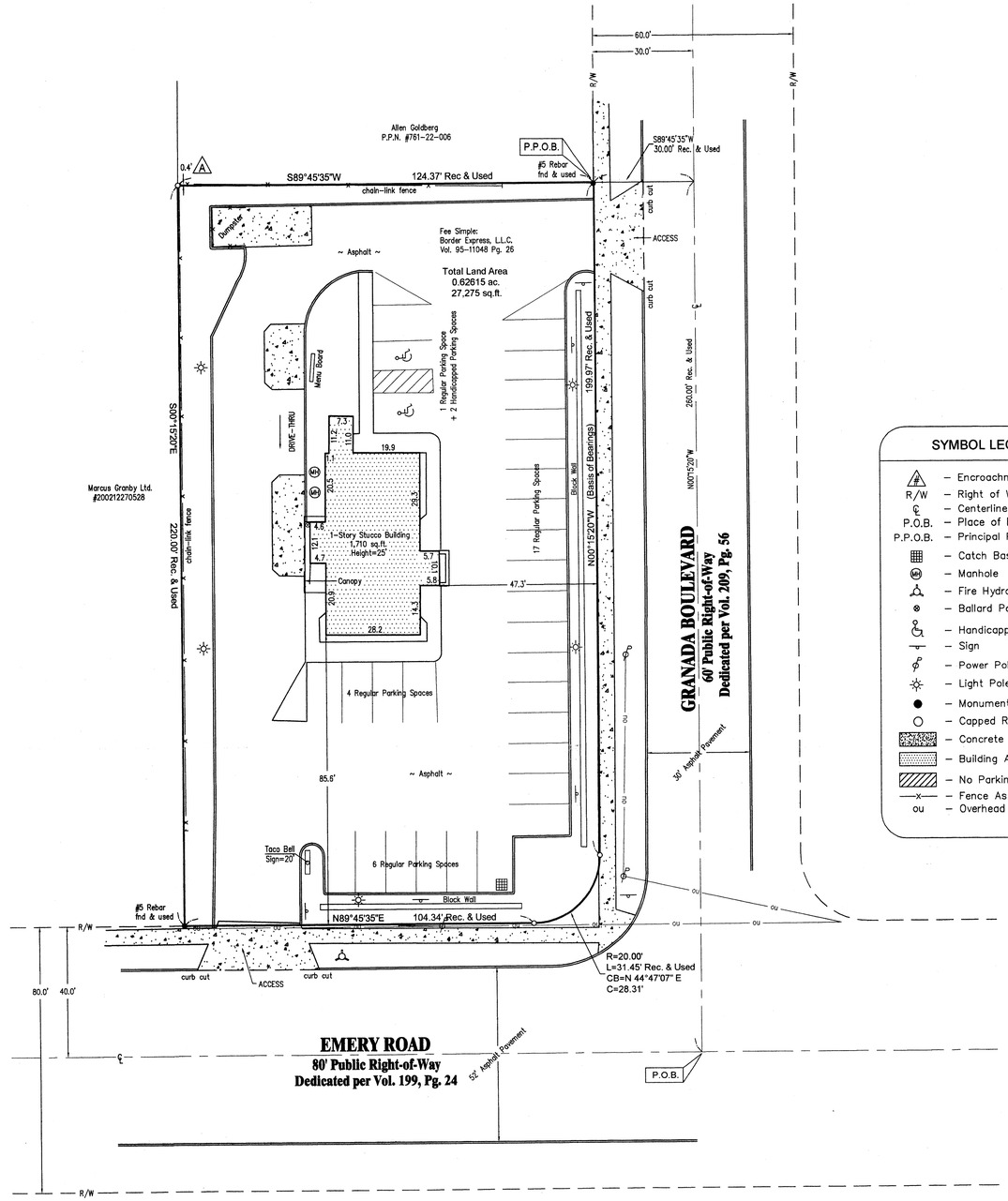
Beginning at a point in the intersection of the center lines of Emery Road, 80 feet wide, and Granada Boulevard, 60 feet wide; thence North 0 deg. 15' 20' West along the center line of Granada Boulevard, 60 feet wide, as shown by the Dedication Plat recorded in Volume 209 of Maps, Page 56 of Cuyahoga County Records, a distance of 260 feet to a point therein; thence South 89 deg. 45' 35" West a distance of 30 feet to a point in the Westerly line of Granada Boulevard, 60 feet wide, said point being the principal place of beginning; thence continuing South 89 deg. 45' 35" West, parallel to the center line of Emery Road, 80 feet wide, a distance of 124.37 feet to a point; thence South 0 deg. 15' 20' East, parallel to the center line of Granada Boulevard, 60 feet wide, a distance of 220 feet to a point in the Northerly line of Emery Road, 80 feet wide, as shown by the Dedication Plat recorded in Volume 199 of Maps, Page 24 of Cuyahoga County Records; thence North 89 deg. 45' 35" East along the Northerly line of Emery Road, 80 feet wide, a distance of 104.34 feet to a point of curve; thence continuing along the arc of a curve deflecting to the left a distance of 31.45 feet, said curve having a radius of 20 feet, and a chord which bears North 44 deg. 47' 07" East, 28.31 feet to a point of tangency on the Westerly line of Granada Boulevard, 60 feet wide; thence North 0 deg. 15' 20' West along the Westerly line of Granada Boulevard, 60 feet wide, a distance of 199.97 feet to a point, said point being the principal place of beginning, being a parcel of land containing 0.62615 acres of land, according to a survey made by R.E. Knight Associates, Inc., Surveyor No. 6448, dated April 10, 1982.

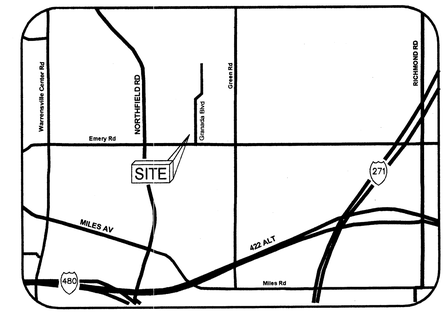
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. NCS-182058-FTM- SCHEDULE B, SECTION 2

8. Grant of Easement from Clarkwood Estates, Inc. to Warrensville Heights, dated October 22, 1965, filed for record October 27, 1965 and recorded in Volume 11663, Page 103 of Cuyahoga County Records.
DOES NOT AFFECT THE SUBJECT PROPERTY

9. Grant of Easement by and between Clarkwood Estates, Inc. and The City of Warrensville Heights, dated October 12, 1965, filed for record October 27, 1965 and recorded in Volume 11663, page 109 of Cuyahoga County Records.
DOES NOT AFFECT THE SUBJECT PROPERTY

10. Easement from Clarkwood Estates, Inc. to The East Ohio Gas Company, dated September 23, 1966, filed for record October 5, 1966 and recorded in Volume 11863, Page 421 of Cuyahoga County Records.
DOES NOT AFFECT THE SUBJECT PROPERTY





SYMBOL LEGEND

- △ – Encroachment
- R/W – Right of Way
- ℄ – Centerline
- P.O.B. – Place of Beginning
- P.P.O.B. – Principal Place of Beginning
- ▦ – Catch Basin Square
- (MH) – Manhole
- – Fire Hydrant
- ⊗ – Ballard Post
- – Handicapped Space
- – Sign
- – Power Pole
- – Light Pole
- ● – Monument Found
- ○ – Capped Rebar Set
- – Concrete Area
- – Building Area
- – No Parking Area
- —x— – Fence As Noted
- ou – Overhead Utilities

CERTIFICATION

I hereby certify and represent to Pacific Bells, Inc., Trustreet 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 that 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, and First American Title Insurance Company 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 Ohio; (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 easement 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, 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 Emery Road and Granada Boulevard, the same being a paved and dedicated right of way maintained by the City of Warrensville Heights; (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, Map Panel No. 390736, and found that the land described in this map of survey is in an unmapped area; (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 in this map of survey; (g) the land described in this map of survey is the same property as that described in First American Title Insurance Company title insurance commitment no. NCS-182058-FTM with an effective date of July 28, 2005; and (h) all utility services to the land described in this map of survey either enter to 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.

By: Deron J. Millman, P.S.
Registered Professional Land Surveyor No. S-7717
In the State of Ohio
Date:
for and on behalf of Millman Surveying,. Inc.

STATE OF OHIO
DERON J. MILLMAN
7717
REGISTERED
SURVEYOR

PARKING TABLE

28 Regular Parking Spaces
2 Handicap Parking Spaces

30 Total Parking Spaces

ENCROACHMENTS

△A Subjects chain-link fence encroaches onto the adjoiners property by 0.4 feet.

BASIS OF BEARINGS

The meridian for all bearings shown hereon is the west line of Granada Boulevard, known as being North 00°15'20" West, per Dedication Plat Volume 199, Page 24 of Cuyahoga County Records.

MISCELLANEOUS NOTES

1. – There is direct access to the subject property from Emery Road and Granada Boulevard, both being dedicated public right of ways.

2. – The current zoning classification allows for the use of the subject property to be used as a Restaurant/Drive-Thru Facility.

3. – The locations of utilities shown on the survey are from visible evidence.

4. – The posted address of the subject property is 22401 Emery Road.

5. – At the time of this survey there was no observable evidence of earth moving work, building construction or building additions within recent months.

6. – At the time of this survey there was no observable evidence of recent street or sidewalk construction or repairs.

7. – At the time of this survey there was no observable evidence of site being used as a solid waste, dump, sum or sanitary landfill.

8. – At the time of this survey all storm water on the subject property appeared to drain to the public right-of-way.

9. – The property described and shown hereon is the same property as described in First American Title Insurance Company Title Commitment No. NCS-182058-FTM, dated July 28, 2005.

FLOOD ZONE

By scaled map location and graphic plotting only, the subject property appears to lie entirely in an unmapped area according to the Flood Insurance Rate Map for the City of Warrensville Heights, Community Panel No. 390736.

ZONING

Zoning Classification: U-4 (Local Retail)

Building Setback Restrictions: Front: Same as established for adjacent residential or business district, whichever is greater. – Side: 10' if abutting residential district. – Rear: 20% of depth of lot. Must be at least 1/2 of the building height. – Corner Lots: Front: Along the frontage of the shorter streetline, the setback will be 15% of the depth of the next adjoining lot. Along the frontage of the longer street-line, the setback will be not less than 1'.

Building Height Restriction: 50'

Parking Setbacks: None

Parking Ratio: 1 space per 50 square feet of area used for customers.

SURVEYOR'S NOTE: PROPERTY IS GRANDFATHERED, THEREFORE NO SETBACK LINES ARE PLOTTED OR SHOWN HEREON.

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
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MILLMAN SURVEYING, INC.
CORPORATE HEADQUARTERS
1742 Georgetown Road, Suite H
Hudson, Ohio 44236
(800) 520-1010

MSI Job No. 6639

MARK	DATE	REVISION	BY	AP'V'D
1	09-13-05	ATTORNEY/CLIENT COMMENTS & ZONING	JJT	DJM

TRUSTREET
Properties

22401 Emery Road
Warrensville Heights, OH
(Taco Bell)

SCALE: 1" = 20'	CHKD./AP'V'D:
DATE: September 8, 2005	APPROVED:
DWN. BY: MR	SS NO.: 2216
CHKD. BY: DJM	

J.N. 27843