

**VICINITY MAP
FLOOD ZONE**

MICHAEL J. EMMERT SURVEY'S INC., DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:
 PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER 170895
 COMMUNITY STATUS BOOK DATE - MAY 4, 2005
 DATE OF ENTRY - JULY 3, 1978
 CURRENT EFFECTIVE MAP DATE - NOVEMBER 5, 2003
 ON MAP NO. 1716302030
 AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE X
 (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)
BEARING BASIS

THE CENTERLINE OF LINCOLN TRAIL IS ASSUMED TO BE
 NORTH 88 DEGREES 29 MINUTES 33 SECONDS WEST
ZONED "PB" PLANNED BUSINESS DISTRICT

ZONING INFORMATION AS PER ZONING DEPARTMENT - FAIRVIEW HEIGHTS, ILLINOIS 618-498-2060
 CURRENT ZONING ALLOWS FOR CURRENT USE
 BUILDING SETBACKS ARE APPROVED BY SITE SPECIFIC LEGISLATION
PARKING

REQUIRED PARKING PER ZONING
 CURRENT USE - 3 SPACES PER 1,000 SQ. FT. OF GROSS FLOOR AREA
 ORIGINAL DEVELOPMENT (GENERAL RETAIL) - 1 SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA
 REQUIRED HANDICAP PARKING - 4 SPACES
 AS BUILT PARKING SUMMARY
 REGULAR SPACES - 141
 HANDICAP SPACES - 5
 TOTAL SPACES - 146
ENCROACHMENTS

E1 - BLACKTOP CURB EXTENDS BEYOND SUBJECT PROPERTY
 E2 - BLACKTOP PAVEMENT EXTENDS BEYOND PROPERTY
LEGALLY DESCRIBED AS FOLLOWS:

PART OF LOT NO. 108 IN UNITED STATES SURVEY NO. 788, CLAIM NO. 1990 AND PART OF LOT 4 OF THE NORTHEAST QUARTER OF SECTION NO. 28, IN TOWNSHIP 2 NORTH, RANGE 8, WEST OF THE THIRD PRINCIPAL MERIDIAN; REFERENCE BEING HAD TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF ST. CLAIR COUNTY, ILLINOIS IN BOOK OF LANDS 2 NORTH ON PAGE 43, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE SURVEY THEREOF AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; RUNNING THENCE WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 951.78 FEET TO A POINT; THENCE NORTHERLY, A DISTANCE OF 64.53 FEET TO A POINT ON THE NORTHEASTLY RIGHT OF WAY LINE OF FEDERAL AID ROUTE 13, MARKED U.S. ROUTE NO. 50, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN INTENDED TO BE DESCRIBED; THENCE WESTERLY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID FEDERAL AID ROUTE 13, MARKED U.S. ROUTE 50, A DISTANCE OF 225 FEET TO A POINT; THENCE NORTHERLY, ALONG A LINE MAKING A COUNTERCLOCKWISE ANGLE OF 91 DEGREES 18 MINUTES 05 SECONDS WITH THE LAST RUN LINE, A DISTANCE OF 555 FEET TO A POINT; THENCE EASTERLY, ALONG A LINE MAKING A COUNTERCLOCKWISE ANGLE OF 88 DEGREES 41 MINUTES 55 SECONDS WITH THE LAST RUN LINE, A DISTANCE OF 225 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE MAKING A COUNTERCLOCKWISE ANGLE OF 91 DEGREES 18 MINUTES 05 SECONDS WITH THE LAST RUN LINE, A DISTANCE OF 555 FEET TO THE POINT OF BEGINNING.

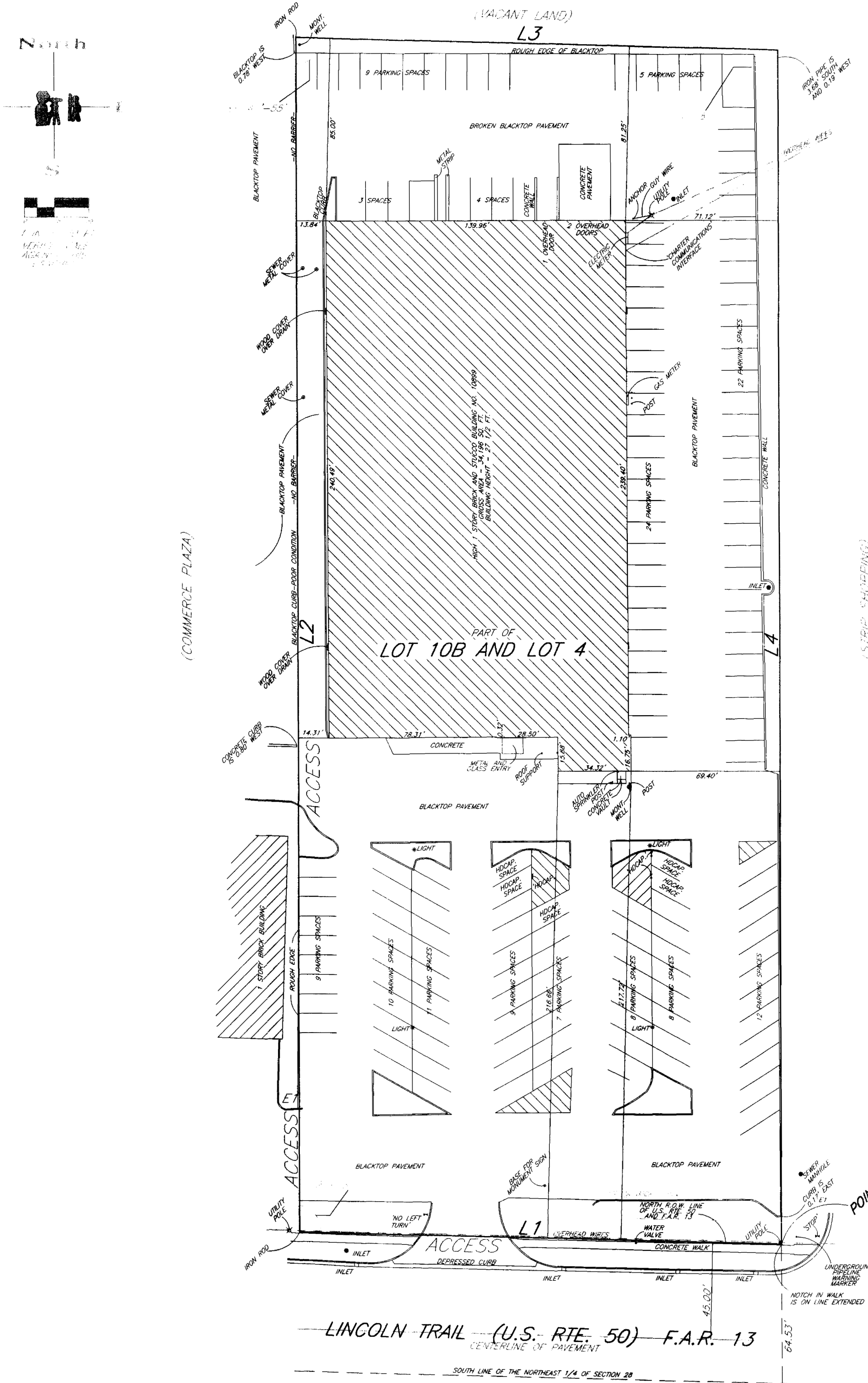
EXCEPTING THE COAL UNDERLYING SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL.

SITUATED IN THE COUNTY OF ST. CLAIR, ILLINOIS.
CONTAINING 124,874 SQ. FT. OR 2.8667 ACRES

THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN SCHEDULE A OF TITLE INSURANCE COMMITMENT NUMBER NCS-171742-ATL BEARING AN EFFECTIVE DATE OF JUNE 20, 2005 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY

THE SUBJECT PROPERTY ADJOINS LINCOLN TRAIL (A PUBLIC STREET) ON THE SOUTH. DIRECT ACCESS IS PROVIDED VIA THE AFOREMENTIONED STREET.
SCHEDULE B

- PERMANENT TAX NO. 03-28-0-200-032
 - ITEMS 2 THROUGH 9 - NOT SURVEY RELATED
 - BUILDING LINE PER DOCUMENT RECORDED IN BOOK 2017 PAGE 13 - PLOTTED
 - EASEMENT PER DOCUMENT RECORDED IN BOOK 1214 PAGE 506 - PLOTTED
 - CROSS EASEMENT AGREEMENT PER DOCUMENT RECORDED IN BOOK 2488 ON PAGE 1731 - EASEMENT AFFECTS A PART OF LOT 108 - "MARKET PLACE PHASE II" DOCUMENT 72 PAGE 86 SHOULD BE PROVIDED TO DETERMINE LOCATION OF EASEMENT
 - EASEMENT PER DOCUMENT RECORDED IN BOOK 915 PAGE 43 AND AMENDMENT RECORDED IN BOOK 886 PAGE 524 AND TRANSFER RECORDED IN BOOK 915 PAGE 584 - EASEMENT AFFECTS A PART OF LOT 108, 725 FEET WEST OF THE SOUTHWEST CORNER OF SAID LOT. SUBJECT PROPERTY IS A PART OF LOT 108 AND LOT 4 DESCRIBED BY METES AND BOUNDS DESCRIPTION AS A TRACT. "ASSESSORS PLAT OF LANDS 2 PAGE 43 SHOULD BE PROVIDED TO DETERMINE IF THE POINT OF COMMENCEMENT IS THE SAME AS THE SOUTHWEST CORNER OF LOT 108 AND LOCATION OF EASEMENT
 - ITEMS 14 THROUGH 17 - NOT SURVEY RELATED
- END OF SCHEDULE B



PLAT OF SURVEY
 ALTA/ACSM LAND TITLE SURVEY
 by
 Michael J. Emmert, Surveyor, Inc.

SURVEY CERTIFICATION
 TO: COMMERCIAL NET LEASE REALTY, LP, A DELAWARE LIMITED LIABILITY COMPANY, COMMERCIAL NET LEASE REALTY, INC., A DELAWARE CORPORATION, FIRST AMERICAN TITLE INSURANCE COMPANY, INC., AND LOWMEYER, DROSSCH, DOSTER, KANTOR AND REED, P.A. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

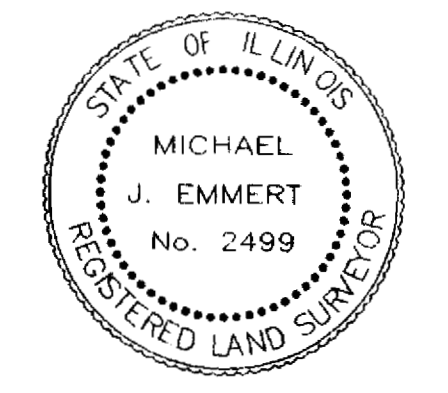
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED: (1) WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1998, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 15 AND 16 OF TABLE A THEREOF; (2) CORRECTLY SHOWS THE NUMBER AND LAYOUT OF ALL LOADING DOCKS AND RELATED FACILITIES; (3) CORRECTLY SHOWS THE LOCATION OF, AND THE RECORDING INFORMATION FOR, ALL MATTERS OF RECORD AFFECTING THE LAND THAT ARE REFERENCED IN TITLE INSURANCE COMMITMENT NO. NCS-171742-ATL ISSUED BY THE TITLE COMPANY; (4) CORRECTLY INDICATES THAT NO PORTION OF THE LAND IS SHOWN TO BE IN A FLOOD HAZARD AREA; (5) CORRECTLY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; (6) CORRECTLY SHOWS THAT PHYSICAL ACCESS TO THE LAND DESCRIBED IN THIS SURVEY IS PROVIDED BY LINCOLN TRAIL THE SAME BEING A PAVED PUBLICLY DEDICATED RIGHT-OF-WAY (OR PAVED PRIVATE RIGHT-OF-WAY OVER WHICH THERE IS AN EASEMENT IN FAVOR OF THE LAND DESCRIBED IN THIS SURVEY); AND (7) CORRECTLY SHOWS THE POINT OF ENTRY OF ALL UTILITY SERVICES TO THE LAND DESCRIBED IN THIS SURVEY, EITHER FROM ADJOINING PUBLIC STREETS OR ADJOINING PRIVATE LAND. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

THIS MAP OR PLAT OF SURVEY OF THE PREMISES SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NUMBER NCS-171742-ATL, DATED JUNE 20, 2005.

DATED THIS 28TH DAY OF JUNE, 2005

Michael J. Emmert

BY: MICHAEL J. EMMERT SURVEYS, INC.
 MICHAEL J. EMMERT PRESIDENT
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499



LINE TABLE

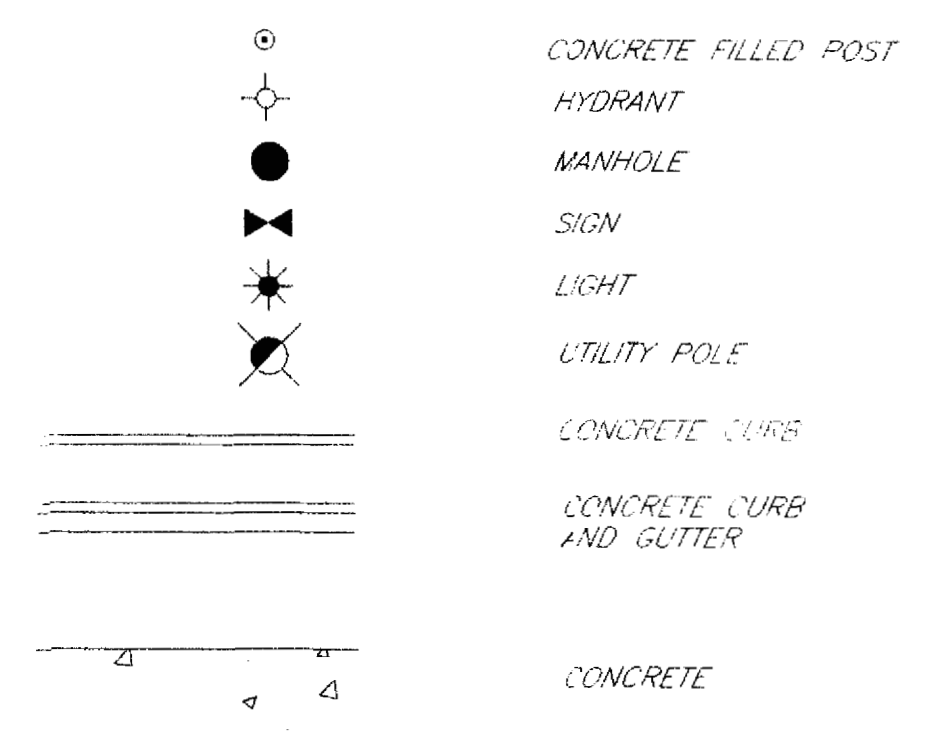
Line	Bearing	Distance	Measure
L1	S. 88°29'33"E	225.00'	225.00'
L2	S. 00°03'57"W	555.17'	555.17'
L3	N. 88°29'33"W	225.00'	225.00'
L4	N. 00°03'57"E	555.17'	555.17'

Michael J. Emmert Surveys, Inc.
 115 West Pontiac Road
 Palatine, Illinois 60067-5103

NOTES:

- SURVEY SHOWN HEREON IS AN "AS-BUILT" SURVEY
- SURVEY SHOWN HEREON IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED
- ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY AND/OR EASEMENTS PROVIDED FOR SUCH USE.
- THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY AND/OR STORM WATER DRAINAGE AREA DESIGNED FOR SUCH USE.

SYMBOLS



"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)-841-2840
 www.themathewscpany.com

MARK	DATE	REVISION	BY	APVD

COMMERCIAL NET LEASE REALTY, INC.

**10899 LINCOLN TRAIL
 FAIRVIEW HEIGHTS, IL
 (BASSETT FURNITURE)**

SCALE: 1" = 30'	CHKD. / AP'VD:
DATE: JUNE 28, 2005	APPROVED:
DWN. BY: MJE	
CHKD. BY: ADE	