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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of Month of the Columbia of 2000-A, LP, a Delaware limited partnership ("Grantor"), whose address is 450 S. Orange Avenue, Suite 1100, Orlando, Florida 32801-3336, duly authorized to transact business in the State of Illinois, and KIM-MP MULTI STATE, LLC, a Delaware limited liability company ("Grantee"), whose address is c/o U.S. Restaurant Properties, 14901 Quorum Drive, Suite 900, Dallas, Texas 75254, Attention: Chief Financial Officer.

WITNESSECH, that Grantor for and in consideration of the sum of One Million Five Hundred Seventeen Thousand Three Hundred Forty-One and No/100 Dollars (\$1,517,347.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the general partner of said Grantor, by these presents does



Doc#: 1209346089 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 04/02/2012 03:52 PM Pg: 1 of 3

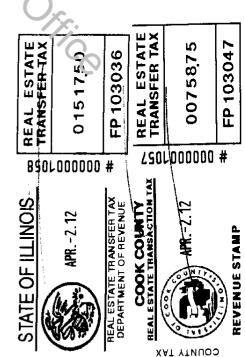
REMISE, RELEASE, ALIENATE ANI CONVEY unto Grantee and to its heirs and assigns, FOREVER, all the following described real estate on the Exhibi. A attached hereto (the "Premises").

Together with all and singular the hereditarients and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remaining and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the above-described Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Premises as above described, with the appurtenances, unto Greate its heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said Premises, against all persons lawfully claiming, or to claim the same by, through or under Grantor, and none other, Grantor WILL WARRANT AND DEFEND, subject to all current taxes and assessments, reservations in parents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, and all matters which an accurate survey of the Premises or a physical inspection of the Premises would disclose.

Permanent Real Estate Index Numbers: 24-10-101-029. Address of real estate: 4545 West 95th Street, Oak Lawn, Illinois.

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IN WITNESS WHEREOF, said Grantor has caused the seal of the partnership to be hereto affixed, and has caused its name to be signed to these presents by its authorized signatory as of the day and year first above written.

CNL FUNDING 2000-A, LP, a Delaware limited partnership

By: CNL FUNDING 2000-A, LLC, a Delaware limited liability company, its sole general partner

By:

Lisa Everroad Vice President

This instrument was prepared by: Kutak Rock LLP

8601 N. Scottsdale Rd., Suite 200

Scottsdale, AZ 85253

MAIL TO:

KIM-MP MULTI STATE, LLC c/o U.S. Restaurant Properties 14901 Quorum Drive, Suite 900

Dallas, TX 75254

Attention: Chief Financial Officer

SEND SUBSEQUENT TAX BILLS TO:

KIM-MP MULTI STATE, LLC c/o U.S. Restaurant Properties 14901 Quorum Drive, Suite 900

Dallas, TX 75254

Attention: Chief Financial Officer

) SS

COUNTY OF VICTORIA

a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lisa Everroad, personally known to me to be the Vice President of CNL Funding 2000-A, LLC, a Delaware limited liability company, sole general partner of CNL Funding 2000-A, LP, a Delaware limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President (s)he signed and delivered the said instrument and caused the corporation seal of said corporation to be affixed thereto, pursuant to authority, given by the partners of said corporation as her/his free and voluntary act, and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forti.

GIVEN under my hand and official seal this 23 day

Commission Expires: Le 29 15

Susan Hvidsten **Notary Public** Maricopa County, Arizona My Comm. Expires 06-29-15

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EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Oak Lawn, County of Cook, State of Illinois, described as follows:

Lot 1 in A.T. Maras Company Resubdivision of part of the East 1/2 of the Northwest 1/4 of Section 10, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded November 11, 1993 as document no. 93946351, in Cook County, Illinois.

state Inde.

OR COOK COUNTY CLERK'S OFFICE Real Estate Address: 4545 W. 95th Street, Oak Lawn, Illinois.

Permanent Real Estate Index Number: 24-10-101-029.

Asset No. 1173 Oak Lawn, IL