

I hereby certify to Rite Aid of Ohio, Inc., First American Title Insurance Company, and Continental Title Agency Corporation that this plan was prepared from actual survey of the premises on the ground; that the same shows the location of the boundaries, and all improvements thereon; that the dimensions of the improvements and the location thereof with respect to the boundaries are as shown; that there are no encroachments by improvements appurtenant to adjoining premises upon subject premises, nor from subject premises unless shown hereon, and that any easements apparent from a visual inspection are delineated hereon.

Dated: 3-20-98

Signed: Gary R. Rouse-Reg. No. 6867

To Rite Aid of Ohio, Inc., First American Title Insurance Company, Continental Title Agency Corporation, and any successors and/or assigns of the foregoing parties.

SURVEY ENTITLED "ALTA/ASCM LAND TITLE SURVEY"

A. The undersigned hereby certifies that: (1) the Survey has been prepared by the undersigned or under the supervision of the undersigned on the ground by a field instrument tape and transit survey in accordance with (a) the "Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys", as adopted by the American Land Title Association and the American Congress on Surveying & Mapping in 1992 and includes items 1,2,3,4,6,7,8,10,11, and 13 of Table A thereof and (11) pursuant to the Accuracy Standards (as adopted by ALTA and ASCM and in effect on the date of this certification) of a (n) Urban survey, (b) the requirements for monumentation and surveys of all applicable laws, rules and regulations of the State of Ohio, and (c) the standards for surveyors in the State of Ohio Board of Registration for Surveyors and currently in effect; and (2) except as specifically identified and described in Paragraph C below, each detail, note and other information shown on the Survey is correctly shown, including, without limitation, the location, boundaries and dimensions of: (a) the land (the "Land") described in the Title Commitment No. 35068E-TBW, dated: September 11, 1997 issued by Continental Title Insurance Company, including closure to the point of beginning and all required monumentations, together with all matters shown in the Title Commitment with the appropriate recording reference; (b) all known or visible buildings, structures and other improvements (including utilities) located on, under or above the Land; (c) all paths, streets, alleys, roads and highways located on, bordering or running through and part of the Land and all driveways and curb cuts along any right of way adjoining the Land; (d) all springs, wells, drains, ditches, watercourses and bodies of water located on, bordering or running through any part of the Land; and (e) all leaseholds, easements, restrictions, rights of way, watercourses, bodies of water and encroachments (including above-grade and subsurface encroachments), identified in the Title Commitment or known or visible or affecting or benefiting the Land or established or imposed by any record covenant or any applicable law, rule or regulation.

B. The undersigned further certifies that, except as specifically identified and described in Paragraph C below:

(1) the Land is contiguous with the boundary lines of all adjoining lands, rights of way, watercourses or bodies of water; (2) the Land is a single, integral parcel; (3) no portion of the Land is affected by any encroachment, strip, gap, gore, overlap or boundary disputes; (4) there is unimpaired access to (a) the Land from, and (b) each of the vaults (if any) adjoining and Land, from a building or structure located on the Land; (5) water, storm and sanitary sewer, electrical, telephone, cable TV, gas and steam utilities center the Land at the locations shown on the Survey from Trimble Road, Park Avenue West, Westgate Avenue or dedicated utility easements, each a public way; (6) the title lines of actual possession are the same; and (7) the Land does not lie within a flood hazard area in accordance with any maps entitled "Flood Insurance Rate Map", "Flood Hazard Boundary Map" or "Flood Boundary and Floodway Map" or similar name published by the Federal Emergency Management Agency or a Flood Hazard Boundary Map Published by the U.S. Department of Housing and Urban Development.

C. The undersigned further certifies that the only exceptions to the facts certified in Paragraph A or Paragraph B above are as follows:

There are no cable TV or steam lines.

There is a pavement encroachment and water main encroachment at the southwesterly corner of the survey along Westgate Avenue.

SURVEYOR'S SIGNATURE

Date: 3-20-98

Signed: Gary R. Rouse-Reg. No. 6867

Legal Description - Deal Parcel

Situated in the City of Mansfield, County of Richland, State of Ohio and known as being part of Original Lot Number 8830 Westgate Subdivision as recorded in Volume 18, Page 35 and more fully described as follows:

Beginning at a point which is the intersection of the southerly line at Park Avenue West and the easterly line of Westgate Avenue;

Thence S 88°05'10" E along the southerly line of said Park Avenue West a distance of 101.56 feet to a point;

Thence S 00°21'42" W a distance of 171.59 feet to a point;

Thence N 88°53'01" W a distance of 101.53 feet to a point;

Thence N 00°21'42" E along the easterly line of said Westgate Avenue a distance of 173.01 feet to a point which is the True Place of Beginning and containing 0.4016 Acres of land, more or less, as surveyed by Gary R. Rouse, Registered Surveyor with GBC Design, Inc., but subject to all legal highways and easements of record.

Legal Description - Ault Parcel

Situated in the City of Mansfield, County of Richland, State of Ohio and known as being all of Original Lot Number 12886 and part of Original Lot Number 8830 of the Westgate Subdivision as recorded in Volume 18, Page 35, and more fully described as follows:

Beginning at a point which is the intersection of the southerly line of Park Avenue West and the easterly line of Westgate Avenue;

Thence S 00°21'42" W along the easterly line of said Westgate Avenue a distance of 155.78 feet to a point which is the True Place of Beginning for the parcel of land herein described;

Thence continuing S 00°21'42" W a distance at 17.23 feet to a point;

Thence S 88°53'01" E a distance of 101.53 feet to a point;

Thence S 00°21'42" W a distance of 64.66 feet to a point;

Thence N 88°05'10" W a distance of 159.14 feet to a point;

Thence N 00°21'42" E along the easterly line of said Westgate Avenue a distance of 28.52 feet to a point;

Thence N 49°09'46" E along the line of said Westgate Avenue a distance of 78.50 feet to a point which is the True Place of Beginning and containing 0.2210 Acres of land, more or less, as surveyed by Gary R. Rouse, Registered Surveyor with GBC Design, Inc., but subject to all legal highways and easements of record.

EASEMENTS & RIGHTS OF OTHERS

1. Whatever Interest is created in Deed Volume 173, Page 597 for telephone poles and lines filed on November 1, 1924. No easement found. (Item 8 of the Title Commitment.)



Legal Description - Gerber Parcel

Situated in the City of Mansfield, County of Richland, State of Ohio and known as being part of Original Lot Numbers 12888, 12889, and 12870 (formerly numbers 29, 30, 31) as recorded in Volume 17, page 76 and more fully described as follows:

Beginning at a point which is the intersection at the southerly line of Park Avenue West and the easterly line of said Westgate Avenue;

Thence S 88°05'10" E along the southerly line of said Park Avenue West a distance of 101.56 feet to a point which is the True Place of Beginning for the parcel of land herein described;

Thence continuing S 88°05'10" E along the southerly line of said Park Avenue West a distance of 180.83 feet to a point;

Thence S 52°46'25" E a distance of 31.14 feet to a point;

Thence S 00°21'42" W along the westerly line of Trimble Road a distance of 167.09 feet to a point;

Thence N 87°38'05" W a distance of 205.81 feet to a point;

Thence N 00°21'42" E a distance of 183.47 feet to a point which is the True Place of Beginning and containing 0.8650 Acres of land, more or less, as surveyed by Gary R. Rouse, Registered Surveyor with GBC Design, Inc., but subject to all legal highway and easements of record.