

SURVEYOR'S CERTIFICATE

June 1, 1998

ALSO KNOWN AS DESCRIPTION OF RECORD

This survey is made for the benefit of:
Malan Realty Investors, Inc.
Chicago Title Insurance Company
Malan Midwest, LLC
Bloomfield Acceptance Company L.C.C.

I, Robert J. McAuley, Registered Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth above, that I have made a careful survey of a tract of land described as follows:

PARCEL 1

Situated in the Village of Ontario, Township of Springfield, County of Richland and State of Ohio and being part of the Northeast and Southeast Quarters of Section 23, Township 21-N, Range 19-W and more particularly described as follows:

Commencing at a P.K. nail found at the southeast corner of the Northeast Quarter of Section 23, said P.K. nail also being on the centerline of Lexington-Springmill Road (C.H. 133);

Thence North 88° 44' 35" West with the south line of the Northeast Quarter of Section 23, a distance of 514.04 feet to a survey marker set at the point of beginning for the parcel described herein;

Thence South 1° 16' 15" West, passing through a survey marker set at 650.30 feet, a total distance of 685.33 feet to a railroad spike set on the centerline of Park Avenue West (S.R. 430);

Thence North 86° 27' 00" West with the centerline of Park Avenue West, a distance of 112.56 feet to a railroad spike set;

Thence North 3° 38' 33" East, passing through a survey marker found with cap stamped "Seasly" at 35.01 feet, a total distance of 191.17 feet to a survey marker found with cap stamped "Seasly";

Thence North 88° 17' 17" West, a distance of 83.64 feet to a survey marker set;

Thence North 1° 39' 00" East, a distance of 18.00 feet to a survey marker found with cap stamped "Seasly";

Thence North 88° 22' 39" West, a distance of 194.91 feet to a survey marker found with cap stamped "Seasly" on the east line of lands now or formerly owned by J. K. Boughton, as recorded in Official Records Volume 169, Page 606;

Thence North 1° 39' 32" East, along said Boughton east line, passing through a survey marker found at a distance of 469.93 feet, a total distance of 519.93 feet to the existing exterior face of the south wall of the Wal-Mart building;

Thence South 88° 19' 41" East along the existing exterior face of the south wall of the Wal-Mart building, a distance of 242.21 feet to the southeast corner of said Wal-Mart building;

Thence South 1° 39' 19" West, a distance of 48.24 feet to an iron pin found;

Thence South 88° 44' 35" East with the south line of the Northeast Quarter of Section 23, a distance of 137.59 feet to the survey marker set at the point of beginning containing 4.957 acres of land, more or less, of which 4.684 acres are in the Southeast Quarter and 0.273 acres are in the Northeast Quarter of Section 23, subject to all highways, easements and use restrictions of record;

This description is based upon an actual field survey. All bearings are based upon the north line of the Southeast Quarter of Section 23 bearing being South 88° 44' 35" East, as recorded in Official Record Volume 39, Page 541;

Bearings are assumed for the purpose of angular measurement only.

Survey markers found are 5/8" diameter by 30" long rebar with cap stamped "Richland Engineering Limited, Robert A. Cuning RLS 4939;

Survey markers set are 5/8" diameter by 30" long rebar with cap stamped "Richland Eng. 7209."

Deed Reference: Official Record Volume 212, Page 828.

AND

PARCEL 2

Situated in the Village of Ontario, Township of Springfield, County of Richland and State of Ohio and being a part of the Southeast Quarter of Section 23, Township 21-N, Range 19-W and more particularly described as follows:

Commencing at a P.K. nail found at the southeast corner of the Northeast Quarter of Section 23, said point also being on the centerline of Lexington-Springmill Road (C.H. 133);

Thence North 88° 44' 35" West with the south line of the Northeast Quarter of Section 23, a distance of 514.04 feet to a survey marker set;

Thence South 1° 16' 15" West, passing through a survey marker set at 650.30 feet, a total distance of 685.33 feet to a railroad spike set on the centerline of Park Avenue West;

Thence North 86° 27' 00" West with the said centerline of Park Avenue West, a distance of 112.56 feet to a railroad spike set, being the point of beginning of the parcel herein described;

Thence continuing North 86° 27' 00" West with the centerline of Park Avenue West, a distance of 272.08 feet to a railroad spike set at the southeast corner of a 1 acre parcel now or formerly owned by J. K. Boughton, as recorded in Official Records Volume 169, Page 606;

Thence North 1° 39' 32" East, along said Boughton east line, passing through a 1" water pipe found at 30.02 feet, a total distance of 200.03 feet to a survey marker found with cap stamped "Seasly";

Thence South 88° 22' 39" East a distance of 194.91 feet to a survey marker found with cap stamped "Seasly";

Thence South 1° 39' 00" West a distance of 18.00 feet to a survey marker set;

Thence South 88° 17' 17" East, a distance of 83.64 feet to a survey marker found with cap stamped "Seasly";

Thence South 3° 38' 33" West, passing through a survey marker found with cap stamped "Seasly" at a distance of 156.16 feet, a total distance of 191.17 feet to the railroad spike set at the point of beginning, containing 1.260 acres of land, more or less, subject to all highways, easements and use restrictions of record.

Together with an appurtenant easement for parking, ingress, egress and access over and across a portion of Tract 1, as more particularly described in Volume 212, Page 831 of Richland County Records.

This description is based upon an actual field survey. All bearings are based upon the north line of the Southeast Quarter of Section 23 bearing being South 88° 44' 35" East, as recorded in Official Record Volume 39, Page 541;

Bearings are assumed for the purpose of angular measurement only.

Survey markers found are 5/8" diameter by 30" long rebar with cap stamped "Richland Engineering Limited, Robert A. Cuning RLS 4939;

Survey markers set are 5/8" diameter by 30" long rebar with cap stamped "Richland Eng. 7209."

Deed Reference: Official Record Volume 212, Page 828

I further certify that:

- The accompanying survey was made on the ground and correctly shows to the best of my knowledge the location of all visible buildings, structures and other improvements situated on the above premises; that there are no visible encroachments upon the subject property or by the subject upon adjacent abutting said property except as shown hereon.
- This map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Tie Surveys," jointly established and adopted by ALTA and ACSM in 1992; and meets the accuracy requirements of an Urban Survey, as defined therein.
- The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 102776 dated April 16, 198 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- The Property has direct access to Park Avenue West, a dedicated public street and highway.
- The subject property is not located in a 100 year flood area. Map rescinded by F.E.M.A. January 30, 1984.

Robert J. McAuley 10 June 1998
ROBERT J. McAULEY DATE
REG. SURVEYOR NO. 7209



Situated, lying, and being in the City of Ontario, County of Richland, State of Ohio, as more particularly described as being a portion of a 25.617 acre parcel and a 9.558 acre parcel conveyed to Wal-Mart Properties, Inc. by deeds recorded in O.R. Vol.39, Pages 541-546, being also within the Northeast and Southeast Quarters of Section 23, Springfield Township, T21-N, R19-W, Village of Ontario, Richland County, Ohio and more fully described as follows:

Commencing at the Southeast corner of the Northeast Quarter of Section 23, said point also being on the centerline of Lexington-Springmill Road (C.H. 133); Thence N 88 deg., 44'35" W., on the south line of said Northeast Quarter, passing through an iron pin found at 45.00 feet, a total distance of 514.04 feet to an iron pin set at the Principal Place of Beginning for the parcel described herein;

- Thence S. 01 deg., 16' 33" W., passing through an iron pin set on the north right of way line of Park Avenue West at 650.38 feet, a total distance of 885.41 feet to the centerline of Park Avenue West;
- Thence N. 86 deg., 27' 00" W., on said centerline, 112.50 feet;
- Thence N. 03 deg., 37' 57" E., passing through an iron pin set on the north right of way line of Park Avenue West, at 35.00 feet, a total distance of 191.17 feet to an iron pin set;
- Thence N. 88 deg., 21' 00" W., 83.64 feet to an iron pin set;
- Thence N. 01 deg., 39' 00" E., 18.00 feet to an iron pin set;
- Thence N. 88 deg., 21' 00" W., 195.00 feet to an iron pin set on the east line of a 1 acre parcel conveyed to E.M. Boughton by deed recorded in Vol. 845, page 38;
- Thence N. 01 deg., 39' 00" E., on said east line, passing through an iron pin found at 470.00 feet marking the northeast corner of said Boughton parcel and the south line of said Northeast Quarter, a total distance of 520.38 feet to the existing exterior face of the south wall of a building;
- Thence S. 88 deg., 15' 39" E., along said building face, 242.40 feet to the southeast corner of said building;
- Thence S., 01 deg., 39' 00" W., 48.34 feet to an iron pin set on the south line of said Northeast Quarter;
- Thence S. 88 deg., 44' 35" E., on said south line, 137.59 feet to the point of beginning enclosing an area of .9611 subject to all legal highways, easement and use restrictions. 4.6864 acres are with the Southeast Quarter, and 0.2747 acres are within the Northeast Quarter of said Section 23.

P.P. 038-60-175-15-00

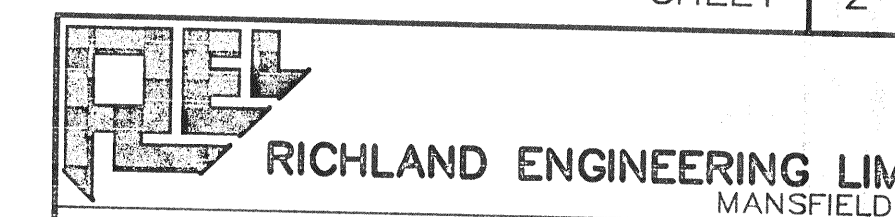
AND

Being a portion of a 9.558 acre parcel conveyed to Wal-Mart Properties, Inc. by deed recorded in O.R. Vol. 39, page 545 and also within the Southeast Quarter of Section 23, Springfield Township, T21-N, R19-W, Village of Ontario, Richland County, Ohio and more fully described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 23, said point also being on the centerline of Lexington-Springmill Road (C.H. 133); Thence N. 88 deg., 44' 36" W., on the north line of said Southeast Quarter, passing through an iron pin found at 45.00 feet, a total distance of 514.04 feet to an iron pin set at a northeasterly corner of a 4.9611 acre parcel; Thence S. 01 deg., 16' 33" W., on the east line of said 4.9611 acre parcel, passing through an iron pin set on the north right of way line of Park Avenue West at 650.38 feet, a total distance of 685.41 feet to the centerline of Park Avenue West; Thence N. 86 deg., 27' 00" W on said centerline, 112.50 feet to a corner of said 4.9611 acre parcel, being also the Principal Place of Beginning for the parcel described herein;

- Thence N. 86 deg., 27' 00" W., continuing on said centerline, 272.18 feet to the southeast corner of a 1 acre parcel conveyed to E.M. Boughton by deed recorded in Vol. 845, page 38;
- Thence N. 01 deg., 39' 00" E., on the east line of said Boughton parcel, passing through a pipe found at 30.03 feet, total distance of 200.03 feet to an iron pin set on a southwest corner of said 4.9611 acre parcel;
- Thence S. 88 deg., 21' 00" E., 195.00 feet to an iron pin set;
- Thence S. 01 deg., 39' 00" W., 18.00 feet to an iron pin set;
- Thence S. 88 deg., 21' 00" E., 83.64 feet to an iron pin set;
- Thence S. 03 deg., 37' 57" W., passing through an iron pin set on the north right of way line of Park Avenue West 156.17 feet, a total distance of 191.17 feet to the point of beginning enclosing an area of 2600 acre subject to all legal highways, easements and use restriction.

JOB No. 98065 DATE 6/8/98 DRAWN BY BB/SAM



ALTA/ACSM SURVEY
WAL-MART SHOPPING CENTER
SITUATED IN THE VILLAGE OF ONTARIO
TOWNSHIP OF SPRINGFIELD, COUNTY OF RICHLAND
AND STATE OF OHIO, AND BEING PARTS OF
SOUTHEAST AND NORTHEAST QUARTERS OF
SECTION 23, TOWNSHIP 21-N, RANGE 19-W

DESIGNED	DRAWN	TRACED	CHECKED	REVIEWED	DATE
BB	SAM		BB	RJM	6/8/98