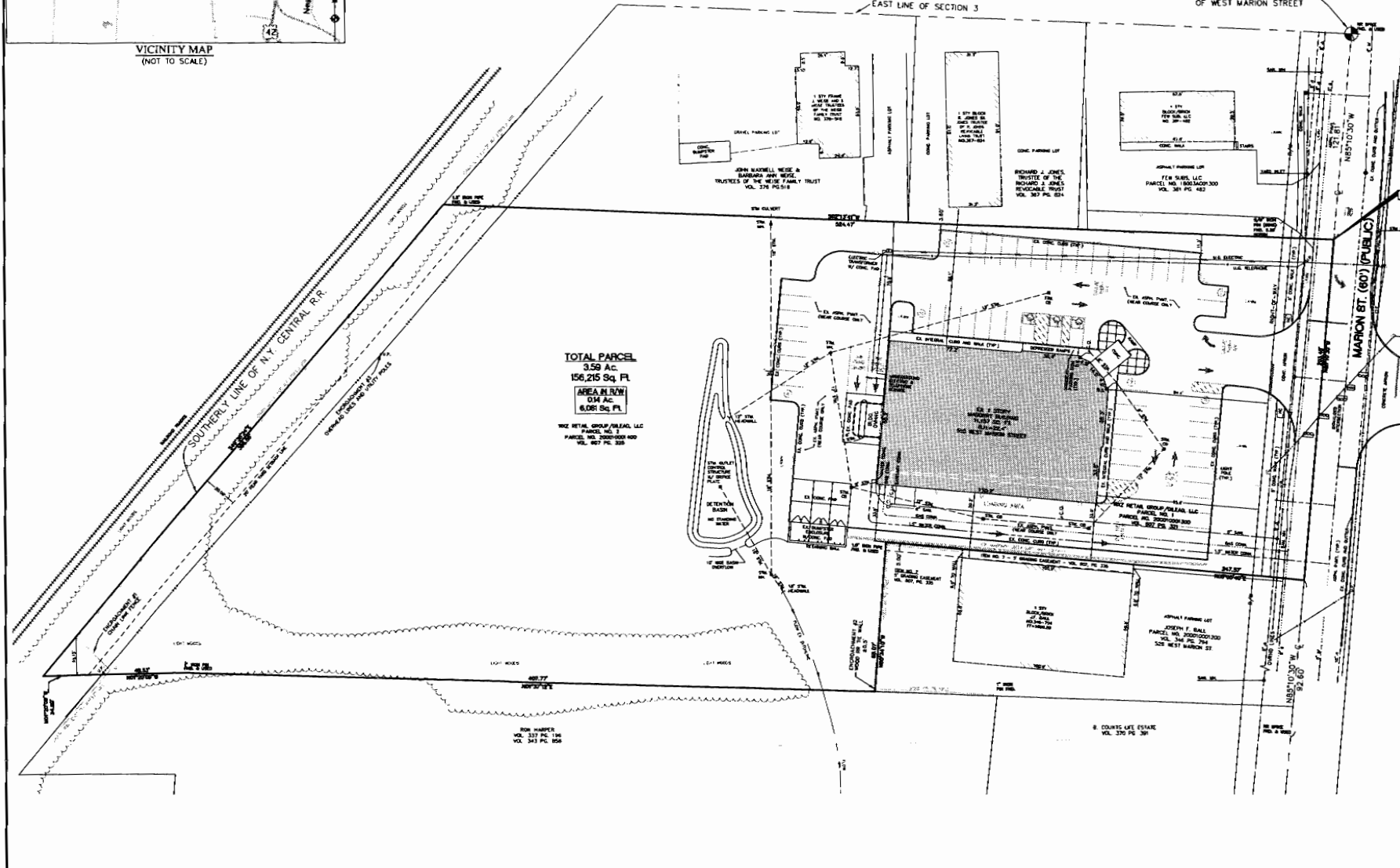


VICINITY MAP
(NOT TO SCALE)



TOTAL PARCEL
3.59 Ac.
156,215 Sq. Ft.
AREA IN/R/W
0.14 Ac.
6,081 Sq. Ft.

THE RETAIL GROUP/ATWELL, LLC
PARCEL NO. 3
PARCEL NO. 2002000000
VOL. 387 PG. 308

LEGEND	
---	EXISTING FENCE
—	EXIST. STORM SEWER
○	EXIST. MANHOLE
○	EXIST. CATCH BASIN/INLET
+	EXIST. SANITARY SEWER
+	EXIST. CLEANOUT
+	EXIST. SIGN
—	EXIST. WATER MAIN
—	EXIST. HYDRANT
—	EXIST. SHUTOFF OR CURB BOX
—	EXIST. GATE VALVE IN BOX
—	EXIST. OVERHEAD ELECTRIC
—	EXIST. UNDERGROUND ELECTRIC
—	EXIST. LIGHT POLE
—	EXIST. UTILITY POLE
—	UTILITY WIRE
—	EXIST. ELECTRIC TRANSFORMER
—	EXIST. OVERHEAD TELEPHONE
—	EXIST. UNDERGROUND TELEPHONE
—	EXIST. GAS
—	EXIST. GAS RISER OR METER
—	EXIST. TELEPHONE RISER
—	EXIST. CURB AND GUTTER
—	FOUND IRON PIN
—	SET IRON PIN
—	FOUND CONC. MONUMENT
—	FOUND IRON PIN IN MONUMENT BOX
—	FOUND PK NAIL
—	SET PK NAIL
—	FOUND RAILROAD SPIKE
—	BUILDING LIGHTS
—	LIGHTPOLE
—	TRAFFIC LIGHT
—	STM CB
—	STORM CATCH BASIN
—	HANDICAPPED RAMP

SITE NOTES:
1. ALL SITE WORK COMPLETED FOR AS-BUILT SURVEY PURPOSES. HOW EVER, BUILDING STILL IN FINAL PHASE OF COMPLETION.
2. ADDRESS NOT POSTED
ADDRESS: FROM COUNTY AUDITOR.

BASIS OF BEARINGS:
BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE INTENDED TO DENOTE ANGLES ONLY. BEARINGS ARE BASED ON RECORD DESCRIPTIONS FOR THE PARCELS.
FLOOD ZONE:
THE SUBJECT PREMISES IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", AN AREA OF UNUSUAL FLOODING, BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AS SHOWN ON COMMUNITY PANEL NO. 390424-D OF THE FEDERAL FLOOD INSURANCE RATE MAPS WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 1993, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
ZONING INFORMATION:
PROPERTY ZONED: B-1 GENERAL BUSINESS
FRONT YARD SETBACK: NONE
SIDE YARD SETBACK: NONE
REAR YARD SETBACK: 20 FEET
HEIGHT RESTRICTIONS: NONE
FLOOR SPACE RESTRICTIONS: NONE
PARKING REQUIREMENTS: 1 SPACE/300 SF

NOTE:
1. ALL BUILDING SETBACK LINES ARE PER CITY ZONING CODE INFORMATION.
2. NO PLATTED SETBACK OR BUILDING RESTRICTION LINES.

ADDRESS:
510 WEST MARION STREET
MT. GLEAD, OHIO 43338

PARKING INFO:
STANDARD PARKING 23 SPS
HC PARKING 01 SPS
TOTAL 24 SPS

AREA:
SUBJECT PARCEL
3.59 ACRES
156,215 SQ. FT.

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SECTION 3
TOWN 13 RANGE 21
VILLAGE OF MT. GLEAD
COUNTY OF MORROW, OHIO

CLIENT
MARCUS ASSOCIATES, LLC
ALTA/ACSM LAND TITLE
AS-BUILT SURVEY
OF 3.59 ACRES OF LAND
STORE #2149

CAD FILE
06001583-TB

DATE
11-27-06

SCALE 0 10 20 30 FEET
1" = 30 FEET
DR. S.M. [Signature]
P.M. J. CRAWFORD
BOOK 105
JOB 06001583
FILE NO. 1553-059-1



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.
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NOTE:
Water main, storm sewer, sanitary sewer and underground utility lines have been field located where visible. Underground locations have been taken from record documents and no guarantee can be made to the completeness, exactness or correctness of locations. The cable television and telephone companies did not provide plans.

ALTA/ACSM AS-BUILT SURVEY

LEGAL DESCRIPTION
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 40756 (EFFECT. AUG. 10, 2008)

PARCEL NO. 1
 Situated in the Village of Mt. Gilead, in the County of Morrow and State of Ohio, and being more particularly bounded and described as follows:

Tract 1:
 Situated in the County of Morrow, Village of Mount Gilead and State of Ohio. Situated in the Northeast Quarter of Section 3, Township 13 North, Range 21 West, Village of Mt. Gilead Township, Ohio and being more particularly bounded and described as follows:
 Commencing at a spike found in the East line of the aforesaid Section 3, said spike being also in the centerline of West Marion Street (S.R. 95), 60 feet wide;
 Thence South 84° 47' West 271.41 feet along the centerline of West Marion Street to the true point of beginning of the tract of land herein described;
 Thence continuing South 84° 47' West 11.88 feet along the centerline of Marion Street to a point;
 Thence North 5° 04' West 248.01 feet along the East line of Outlot 511 to an iron pipe found in the Northeast corner of the aforesaid Outlot 511;
 Thence North 83° 05' East 0.50 feet to an iron pipe set;
 Thence South 7° 41' 36" East 248.21 feet to the point of beginning, passing for reference an iron pipe set at 218.21 feet, more or less, but subject to all legal highways.

Tract 2:
 Being a part of the Northeast Quarter of Section 3, Township 13 North, Range 21 West and described, to-wit:
 Commencing at the Southeast corner of lands formerly owned by Frances E. Barton and in the center of Mount Gilead-Edison Road;
 Thence Easterly in the center of the road, 50 feet;
 Thence North 1° 45' West 245 feet from the North line of said road or street;
 Thence West parallel with the South line, 50 feet;
 Thence South on said Frances E. Barton's East line, 225 feet to the center of said road or street to the place of beginning, be the same more or less, but subject to all legal highways.

SAVE AND EXCEPT
 The following described tract of land: Being an 8 foot strip off the West side of Lot 511 of the incorporated Village of Mount Gilead, Ohio and further described as follows:
 Beginning at a point in the center of Route 95, located 328.05 feet Westerly from the intersection of Route 95 with the East line of the Northeast Quarter Section 3;
 Thence North 1° 45' West and passing over an iron pipe at the North line of Route 95, a distance of 245 feet to the North line of lot to an iron pipe in a division line;
 Thence North 83° 10' West a distance of 8 feet to the northeast corner of Lot 510;
 Thence South 1° 45' along the West line of Lot 511 a distance of 245 feet to the center of Route 95;
 Thence South 85° 10' East along the center line of said Route 95 a distance of 8 feet to the place of beginning, be the same more or less, but subject to all legal highways.

PARCEL NO. 2
 Situated in the Village of Mt. Gilead (Gilead TWP.), County of Morrow and State of Ohio:
 Being part of the Northeast Quarter of Section 3, Township 13, Range 21 West and Bounded and described as follows:
 Commencing at an iron pin at the East line of said Section 3 at its intersection with the Mount Gilead-Edison State Road Number 95;
 Thence Westerly, in the center of said road, to the Southeast corner of the T.C. & L.E. Weisman Lot Number 511;
 Thence North 1 degree 45 minutes West with the East Line of Lot 511, to the Northeast corner thereof;
 Thence Westerly, with the North line of Lots 511 and 510 to the Northeast corner of said Lot Number 510;
 Thence North 1 degree 45 minutes West, along the lotline known as, to the South right-of-way line of the T. & O.C. Railway;
 Thence Southeastward, with the South line of said Railway right-of-way to the East line of Section 3;
 Thence South along the East line of Section 3, to the place of beginning.
 CONTAINING 4.34 acres, more or less.

EXCEPT THEREFROM:
 Situated in the Village of Mount Gilead, County of Morrow and State of Ohio:
 Being part of the Northeast quarter of Section 3, Township 13 North, Range 21 West and more particularly described as follows:
 Beginning at a railroad spike where the East line of said Section 3 intersects the centerline of West Marion Street (S.R. Number 95);
 Thence North 82 degrees 36 minutes West along the centerline of West Marion Street a distance of 121.77 feet to an iron pin;
 Thence North 4 degrees 45 minutes East parallel to an iron pipe at 30.03 feet, passing another iron pipe at 148.96 feet for a total distance of 224.33 feet to an iron pipe in the Southerly right-of-way fence of the New York Central Railroad;
 Thence South 48 degrees 22 minutes East along the Southerly right-of-way fence of said Railroad a distance of 158.27 feet to an iron pipe on the East line of Section 3 and passing a railroad spike at 401.81 for a total distance of 431.84 feet to the place of beginning.
 CONTAINING 1.335 ACRES, more or less, but subject to all legal highways, easements and restrictions of record.

ALSO EXCEPTING:
 Situated in the County of Morrow, Village of Mount Gilead and State of Ohio: Situated in the Northeast Quarter of Section 3, Township 13 North, Range 21 West, Village of Mt. Gilead, Ohio and being more particularly bounded and described as follows:
 Commencing at a spike found in the East line of the aforesaid Section 3, said spike being also in the centerline of West Marion Street (S.R. 95), 60 feet wide;
 Thence South 84 degrees 47 minutes West 271.41 feet along the centerline of West Marion Street to the true point of beginning of the tract of land herein described;
 Thence continuing South 84 degrees 47 minutes West 11.88 feet along the centerline of Marion Street to a point;
 Thence North 5 degrees 04 minutes West 248.01 feet along the East line of Outlot 511 to an iron pipe found in the Northeast corner of the aforesaid Outlot 511;
 Thence North 83 degrees 05 minutes East 0.50 feet to an iron pipe set;
 Thence South 7 degrees 41 minutes 36 seconds East 248.21 feet to the point of beginning, passing for reference an iron pipe set at 218.21 feet and containing 0.035 acres of land, more or less, subject however to all legal highways, easements, or restrictions, if any, of record, containing 2.97 acres of land, after said exceptions.

SCHEDULE B - EXCEPTIONS
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 40756 (EFFECT. AUG. 10, 2008)

7. SUBJECT TO GRADING EASEMENT BY AND BETWEEN W&Z RETAIL GROUP / GLEAD, LLC AND JOSEPH F. BALL, FILED FOR RECORD ON MARCH 13, 2008 AT 2:54 PM, IN VOL. 607, PG. 335, AND BEING MORROW COUNTY, OHIO RECORDS, AS FILE NO. 70381. (AS SHOWN)

10. SUBJECT TO SUBORDINATIONAL, NON-DISTURBANCE AND ATTORNEY AGREEMENT BY AND BETWEEN THE LAKE DRUG COMPANY, W&Z RETAIL GROUP / GLEAD, LLC, AND FIFTH THIRD BANK, DATED MARCH 20, 2008, FILED FOR RECORD ON JULY 1, 2008 AT 12:08 PM AND RECORDED ON VOL. 619, PG. 7570F MORROW COUNTY, OHIO RECORDS, AS FILE NO. 313685.

11. SUBJECT TO THE NOTICE OF COMMENCEMENT OF W&Z RETAIL GROUP/GLEAD, LLC, FILED FOR RECORD ON APRIL 4, 2008 AT 12:54 P.M., AND RECORDED IN VOLUME 606, PAGE 621 OF MORROW COUNTY, OHIO RECORDS FILE NO. 313597.

LEGAL DESCRIPTION:
(AS SURVEYED)

Situated in the Village of Mt. Gilead, County of Morrow and the State of Ohio and being a part of Original Gilead Township, and the Northeast Quarter of Section 3, Township 13, Range 21 of the Ohio River Survey and being more fully bounded and described as follows:

Beginning at a railroad spike found at the centerline intersection of West Marion Street, 60 feet wide, and the East line of said Section 3;
 Thence North 85°10'30" West along the centerline of said Marion Street, a distance of 121.81 feet to the Principal Place of Beginning of the Parcel of land herein described;

Thence North 85°10'30" West and continuing along the said centerline of Marion Street, a distance of 203.48 feet to a point;

Thence North 05°05'40" East, a distance of 247.57 feet to a point;

Thence North 85°34'10" West, a distance of 88.07 feet to a point;

Thence North 01°37'12" East, a distance of 407.77 feet to a point;

Thence North 01°20'09" West, a distance of 48.53 feet to a point;

Thence North 01°20'09" West, a distance of 34.89 feet to the southerly line of the New York Central Railroad;

Thence South 48°38'24" East along the said Southerly line of the New York Central Railroad, a distance of 366.66 feet to a point;

Thence South 02°13'41" West, a distance of 524.47 to the place of beginning, containing 3.59 acres of land, 156,215 square feet, more or less and subject to all legal highways and easements.

ENCROACHMENT NOTES:

- #1 Chain Link Fence at northerly and westerly property lines.(AS SHOWN)
- #2 Wood Railroad Tie Wall along southeasterly property line.(AS SHOWN)
- #3 Overhead Lines and Utility Poles running along the northerly portion of property (AS SHOWN)



48 BUSINESS HOURS
BEFORE YOU DIG
 CALL O.U.P.S.
 1-800-362-2764
 FOR THE LOCATION OF
 UNDERGROUND FACILITIES

NOTICE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONDUCTING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR FAILING TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTE:
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NOTE:
 Water main, storm sewer, sanitary sewer and underground utility lines have been field located where visible. Underground locations have been taken from record documents and no guarantee can be made to the completeness, exclusions or correctness of locations. The cable television and telephone companies did not provide plans.

CERTIFICATION
 To: CHAVIS MAN, LLC, a New Jersey limited liability company
 WOODBINE PROPERTY ASSOCIATES, L.P.
 SUCCESSOR IN INTEREST BY MERGER TO
 WOODBINE STREET ASSOCIATES, L.L.C.
 FIRST AMERICAN TITLE INSURANCE COMPANY,
 MORGAN-STANLEY MORTGAGE CAPITAL INC., A New York corporation and its successors and or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and include items 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a) (as to UTILITIES, surface matters only) and 13 of the Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a Land Surveyor registered in the State of Ohio, Relative Positional Accuracy of this Survey does not exceed that which is specified therein.

This survey is certified in conjunction with the First American Title Insurance Company Commitment #40756.



JOHN H. CRAWFORD, PS NO. 7826
 REGISTERED PROFESSIONAL SURVEYOR

DATE

ALTA/ACSM AS-BUILT SURVEY

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SECTION 3
 TOWN 13 NORTH, RANGE 21 WEST
 VILLAGE OF MT. GILEAD
 COUNTY OF MORROW, OHIO

CLIENT: MARCUS ASSOCIATES, LLC
 ALTA/ACSM LAND TITLE
 AS-BUILT SURVEY
 OF 3.59 ACRES OF LAND
 STORE #2149

CAD FILE: 06001583-TB

DATE: 11-27-06

SCALE: 1" = 30 FEET
 DR. SIM [OK] SJC
 P.M. J. CRAWFORD
 BOOK: 105
 JOB: 06001583
 FILE NO.: 1583-059-2