

BULK AREA REQUIREMENTS

LOCATION: 408 Washington Street West Charleston, West Virginia		
ZONE: DVD (Downtown Village District), Urban Renewal District 3		
ITEM	REQUIREMENTS	EXISTING
MINIMUM LOT AREA	NONE	1.22 Acres±
MINIMUM FRONT SETBACK	NONE	52.8±
MINIMUM SIDE SETBACK	NONE	23.4±
MINIMUM REAR SETBACK	NONE	29.4±
MAXIMUM BUILDING HEIGHT	160'	22±
OFF-STREET PARKING	1 space per 500 sq. ft. sales area=24 Spaces	54 REGULAR 4 HANDICAP 58 TOTAL

AREA TABLE

PARCEL	SQUARE FEET	ACRES
FEE PARCEL	37,676	0.865
LEASE PARCEL	15,289	0.351
TOTAL	52,965 SF	1.216 ACRES

TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
6	D.B. 123-480	RIGHT-OF-WAY TO SARAH A. LANDERS (SEWER PIPE)	AMBIGUOUS DESCRIPTION NOT PLOTTABLE
7	D.B. 409-365	SUBJECT TO DIVISION LINE AGREEMENT BETWEEN SUMMER, ETAL. AND RUSH ET.AL.	AMBIGUOUS DESCRIPTION NOT PLOTTABLE
8	D.B. 2198-880	R/W EASEMENT TO APPALACHIAN POWER CO.	PLOTTED
10	D.B. 2216-88	BOUNDARY LINE AGREEMENT BETWEEN A&S CORPORATION AND BENJAMIN LIBERMAN	PLOTTED
11	D.B. 2196-44	POWER LINE EASEMENT IN FAVOR OF APPALACHIAN POWER COMPANY	PLOTTED
12	D.B. 1873-112	POWER LINE EASEMENT IN FAVOR OF APPALACHIAN POWER COMPANY	PLOTTED

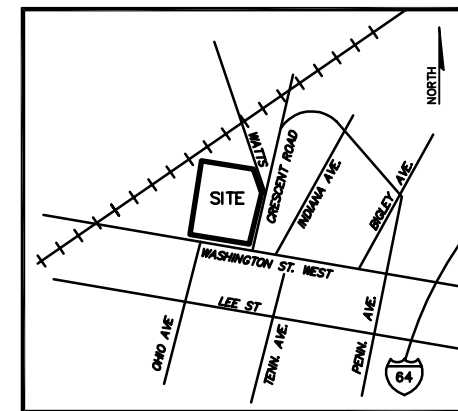
FIRST AMERICAN TITLE INS. CO. COMMITMENT NO. 16-234 EFF. DATE: 4/22/05

GENERAL NOTES

- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FIRM COMMUNITY PANEL NO 540073 0004 C DATED APRIL 3, 1985
- SQUARE FOOTAGE AND DIMENSIONS OF BUILDINGS ARE FOR INFORMATIONAL PURPOSES ONLY. NOT FOR SALE OR LEASE PURPOSES.
- ZONING REQUIRES A 20' X 20' SIGHT TRIANGLE AT INTERSECTION OF W. WASHINGTON STREET AND CRESCENT ROAD. NO OBSTRUCTIONS ALLOWED BETWEEN 2.5 AND 10 FEET ABOVE GROUND LEVEL. THE RITE AID SIGN IS A PYLON SIGN WHICH IS GREATER THAN 10 FEET.

ENCROACHMENTS

NONE OBSERVED



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION (RECORD)

PREMISES A: All the following described real estate situated, lying and being in Kanawha County, West Virginia, and which real estate is more particularly bounded and described as follows, to-wit: as described in deeds recorded in the aforesaid Clerk's Office in Deed Book 2365, at page 718, and Deed Book 2365, at page 712. Being known as 408, 410 and 412 Washington Street West, 711 Watta Street, 713 Watta Street, 414 Washington Street West.

PREMISES B: All the following described real estate situated, lying and being in Kanawha County, West Virginia, and which real estate is more particularly bounded and described as follows, to-wit: as described in deeds recorded in the aforesaid Clerk's Office in Deed Book 986, at page 483. Being known as 400-406 Washington Street West.

PREMISES C: All the following described real estate situated, lying and being in Kanawha County, West Virginia, and which real estate is more particularly bounded and described as follows, to-wit: as described in deed recorded in the aforesaid Clerk's Office in Deed Book 2361, at page 558. Being known as Lot 50x100, Swans Hill, located on the rear of 414 West Washington Street.

SURVEY LEGAL DESCRIPTION (FEE PARCEL)

All that parcel of land lying and being situated in the City of Charleston, West Virginia at the intersection of Washington Street West and Watta Street and being more particularly described as follows: Commencing at an iron pin on the southern right of way of Railroad and western right of way of Watta Street, being the eastern corner of the Buchanan Property (D.B. 2156, pg. 380), and running with Watta Street S40°45'00"W for a distance of 205.63 feet (crossing a 15' alley) to a chiseled mark on a curb which is the True Point of Beginning.

Thence from said point running with Watta Street for three (3) courses to wit: S46°31'54"W for a distance of 44.96 feet to a point; thence S47°16'30"W for a distance of 21.40 feet to a point; thence S56°02'30"W for a distance of 25.80 feet to a point;

thence turning and running along land leased to Rite of West Virginia, Inc. (Lease Book 242 Page 144) for two (2) calls to wit: N18°21'36"W for a distance of 115.46 feet to a point; thence S73°31'36"W for a distance of 120.14 feet to a point in the eastern right of way line of Watta Street, West;

thence turning and running with the eastern line of Washington Street, West along a non-radial curve to the left with a chord bearing of N19°39'01"W for a distance of 122.06 feet (R=1442.39', L=122.12') to an iron pin found; thence leaving Washington Street West and running with property of Modern Equipment Co., N62°09'53"E for a distance of 205.29 feet to a P.K. nail set in the southern margin of a 15' alley; thence with the alley for two (2) calls to wit: S71°45'00"E for a distance of 5.58 feet to a P.K. nail; thence S18°36'51"E for a distance of 237.46 feet to the true Point of Beginning.

SURVEY LEGAL DESCRIPTION (LEASE PARCEL)

Beginning at an iron pin set at the intersection of the eastern right of way line of Washington Street West and the northern right of way line of Watta Street;

Thence running along the eastern right of way line of Washington Street West along a non radial curve to the left having a chord bearing N14°41'24"W for a distance of 127.57' (R=1442.39', L=127.62') to a point;

Thence turning and running along land now or formerly Rite Aid of West Virginia, Inc. the following two (2) courses to wit: North 73°31'36"E for a distance of 120.14 feet and S18°21'30"E for a distance of 115.46 feet to a point on the northern right of way line of Watta Street;

Thence running along the northern line of Watta Street along a non radial curve to the right having a chord bearing S85°06'54"W for a distance of 128.48 feet (R=512.53', L=128.82') to the True point of beginning.

THE ABOVE DESCRIBED FEE PARCEL AND LEASE PARCEL ARE THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMMITMENT NO. 16-234 DATED: 4/22/05.

SURVEY CERTIFICATION

To: Sovereign RA, LLC, a Delaware Limited Liability Company; Wells Fargo Bank, National Association; and First American Title Insurance Company and Reed Smith LLP

I hereby certify that:

(a) this survey was prepared by me or under my supervision in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999 and includes Items 2 through 4, 6 through 11(a) and 13 through 16 of Table A thereof. 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 proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

(b) this survey which was established by a transit-type (instrument) field survey actually made on the ground pursuant to the record description is true, correct and accurate as to the boundaries and areas of the subject property and the location and number of parking spaces, size, location and type of buildings and improvements thereon (if any), and as to the other matters shown hereon, it shows the location of all improvements, rights-of-way, easements and any other matters affecting the subject property;

(c) there are no party walls or encroachments on adjoining premises, streets or alleys by any buildings, structures, or other improvements located on the property and there are no encroachments on the property by buildings, structures or other improvements situated on adjoining property, except as shown on the survey and set forth as an Encroachment Note;

(d) adequate ingress to and egress from the subject property is provided by West Washington Street and Watta Street, the same being paved, dedicated public right-of-way;

(e) the subject property does not serve any adjoining property for drainage, ingress and egress or any other purpose except as shown on the survey and set forth as a General Note;

(f) all required building setback lines on the subject property are located as shown hereon;

(g) the undersigned has received and examined a copy of Title Insurance Commitment No. 16-234, dated 4/22/05, issued by First American Title Insurance Company, and of each instrument listed therein; the location of each easement, right-of-way, servitude and other matter affecting title, to the extent it can be located, has been shown on the survey with appropriate recording references; and all matters that cannot be located have been listed hereon in the title commitment information notes;

(h) I have consulted the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community Number 540073 0004 C, dated 4-3-83, and found that the subject property is not located in a special flood hazard area according to the map;

(i) The Surveyor expressly understands and agrees that (a) this Certificate is made to induce Wells Fargo Bank, National Association ("Lender") to extend credit secured by a deed of trust lien covering the Property, to induce Sovereign RA, LLC ("Borrower") to purchase the property and to induce ("Title Company") to issue a policy of title insurance insuring the validity and priority of such deed of trust lien; (b) both Lender, Borrower and Title Company are entitled to rely upon this plat of survey as being true and accurate in all respects and upon this Certificate as being true and accurate; and (c) the consideration paid to the Surveyor for the preparation and certification of such survey has been paid, in part, for the benefit of Lender, Borrower and Title Company and in anticipation of their reliance hereon.

LEGEND

- CP Calculated Point
- IPS Iron Pin Set
- IPF Iron Pin Found
- Utility Pole
- ☼ Light Pole
- Catch Basin
- ⊕ Monitoring Well
- ⊕ Gas Valve
- ⊕ Storm Manhole
- ⊕ Sewer Manhole
- ⊕ Water Meter
- ⊕ Curb Inlet
- Traffic Signal Line
- Overhead Power Lines
- Sewer Lines
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- ① Tax Parcel No.
- Property Line
- - - Lease Line
- - - Interior Parcel Line

TOTAL TRACT CONSIST OF THE FOLLOWING PARCELS:

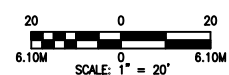
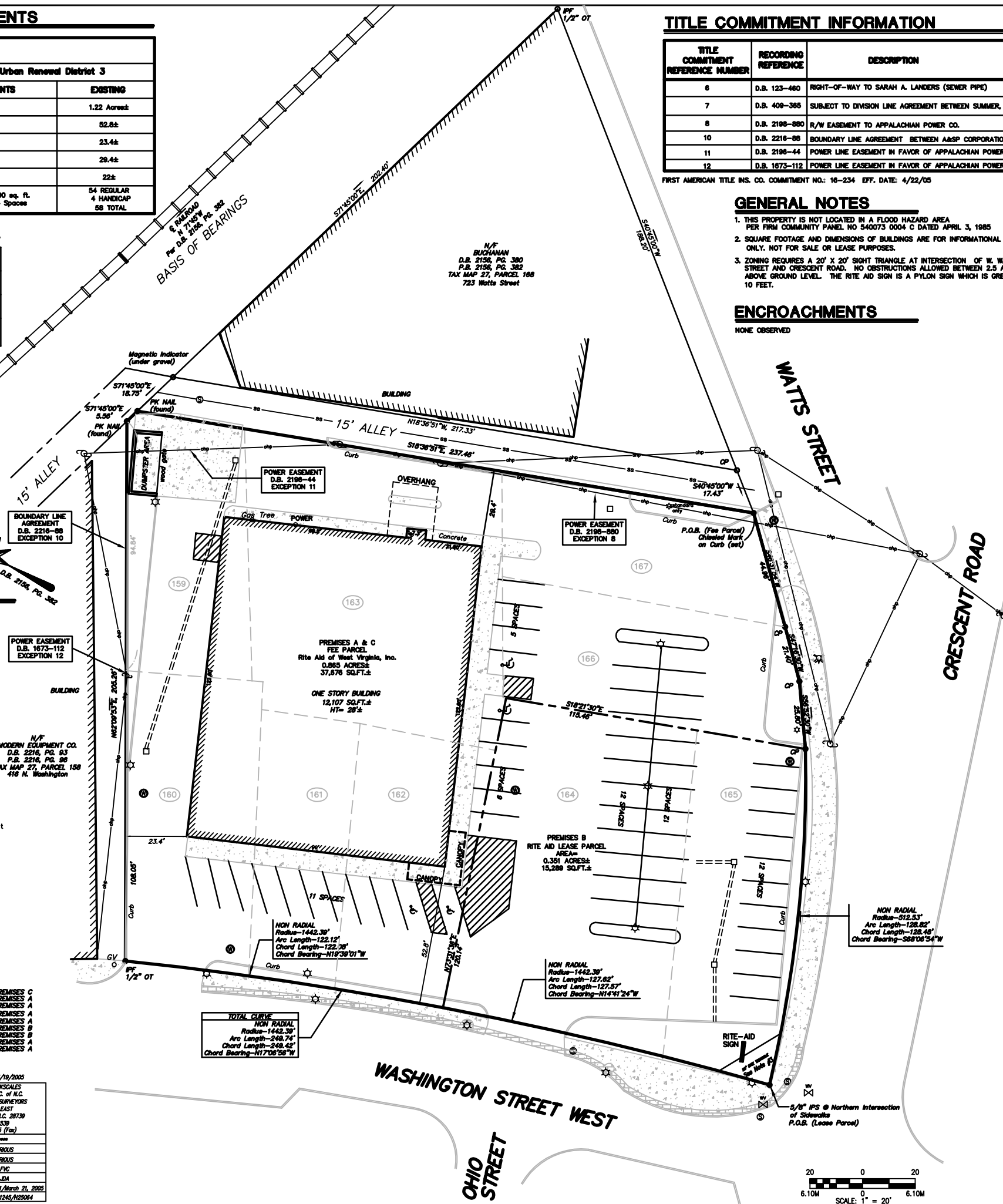
TAX PARCEL	DEED BOOK	PREMISES
27-189	2361-558 (Fee Parcel)	PREMISES C
27-190	2365-718 (Fee Parcel)	PREMISES A
27-191	2365-718 (Fee Parcel)	PREMISES A
27-192	2365-718 (Fee Parcel)	PREMISES A
27-193	2365-718 (Fee Parcel)	PREMISES A
27-194	888-483 (Lease Parcel)	PREMISES B
27-195	888-483 (Lease Parcel)	PREMISES B
27-196	2365-712 (Fee Parcel)	PREMISES A
27-197	2365-712 (Fee Parcel)	PREMISES A

REVISED SITE: 3/19/2005
 FREELAND - CLINKSCALES & ASSOCIATES, INC. OF N.C. ENGINEERS & LAND SURVEYORS 201 2nd AVE. EAST HENDERSONVILLE, N.C. 28739 (828) 897-8339 (828) 897-4193 (Fax)

REF. DEED BOOK: VARIOUS
 TAX MAP: VARIOUS
 PARTY CHGT: FIC
 DRAWN: J.M.
 DATE: November 29, 2005 / March 21, 2005
 DWG. NO.: H21245/A25084

PLS: F. V. CLINKSCALES, JR.
 NO: 1073

THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES



DATED: _____ SIGNED: **FULTON V. CLINKSCALES, JR.**
 P.L.S. NO. 1073

ALTA/ACSM LAND TITLE SURVEY

RITE AID STORE NO. 995

406 WEST WASHINGTON STREET

CHARLESTON, KANAWHA COUNTY, STATE OF WEST VIRGINIA

REVISIONS

No.	Date	Revised For	Comments
1	4/28/05		Add notation for Premises C
2	5/04/05		

Surveyed by: F.V.C.
 Drawn: J.D.A.
 Checked: F.V.C.
 Approved: J.M.
 Scale: 1"=20'
 Project No.: 050632
 Date: 3/19/05

Sheet No. _____



355 Research Parkway
 Meriden, CT 06450
 (203) 630-1406
 (203) 630-2615 Fax