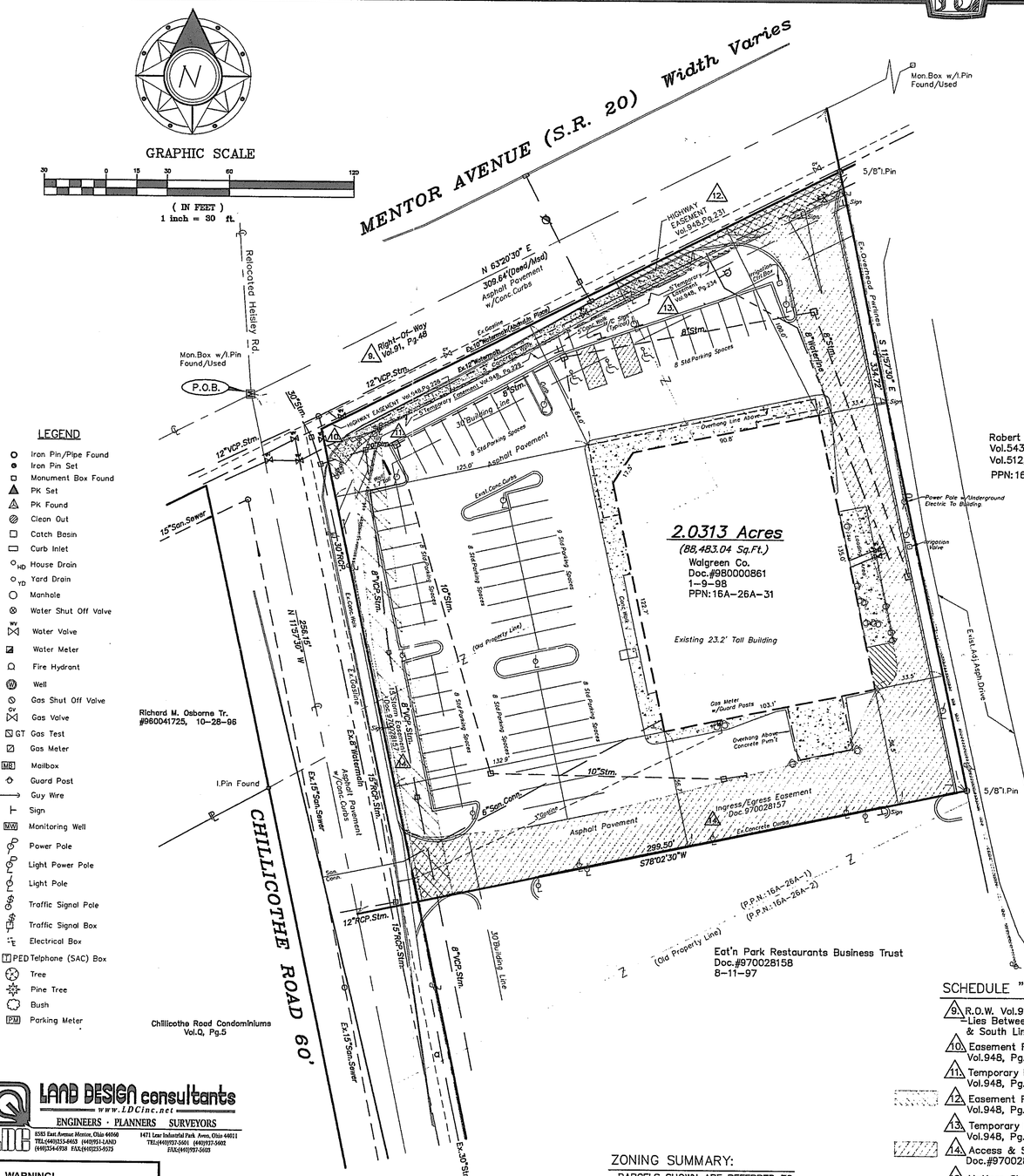
This Work Coordinated by: INTERNATIONAL LAND SERVICES, INC.



LEGEND

- Iron Pin/Pipe Found
- Iron Pin Set
- Monument Box Found
- PK Set
- PK Found
- Clean Out
- Catch Basin
- Curb Inlet
- HD House Drain
- YD Yard Drain
- Manhole
- Water Shut Off Valve
- Water Valve
- Water Meter
- Fire Hydrant
- Well
- Gas Shut Off Valve
- GV Gas Valve
- GT Gas Test
- Gas Meter
- MB Mailbox
- Guard Post
- Guy Wire
- Sign
- MW Monitoring Well
- Power Pole
- Light Power Pole
- Light Pole
- Traffic Signal Pole
- Traffic Signal Box
- Electrical Box
- T PED Telphone (SAC) Box
- Tree
- Pine Tree
- Bush
- PM Parking Meter

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS · PLANNERS SURVEYORS
L.D.C. Inc. d.b.a. LDC
6565 East Avenue Mentor, Ohio 44060 TEL:(440)255-4463 (440)951-LAND (440)354-0928 FAX:(440)255-9575
8471 Lear Industrial Park Avon, Ohio 44011 TEL:(440)937-5601 (440)937-5602 FAX:(440)937-5603

WARNING!
ERRORS & OMISSIONS INSURANCE PROTECTION
CALL INTERNATIONAL LAND SERVICES, INC.
This survey is covered by International Land Services, Inc.'s Errors and Omissions Insurance policy. Contacting the surveying company performing this survey will void the E & O Insurance coverage.
FOR YOUR PROTECTION, PLEASE DIRECT ALL QUESTIONS REGARDING THIS SURVEY TO:
INTERNATIONAL LAND SERVICES, INC.
Phone (405) 701-9352 Fax (405) 701-1002

EXISTING UNDERGROUND UTILITIES NOTE:
THE LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN HEREON, HAS BEEN OBTAINED BY A DILIGENT AND COMPREHENSIVE SEARCH OF AVAILABLE RECORDS. VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED WHERE PRACTICAL. HOWEVER, LDC INC., DOES NOT GUARANTEE THE COMPLETENESS NOR ACCURACY THEREOF.

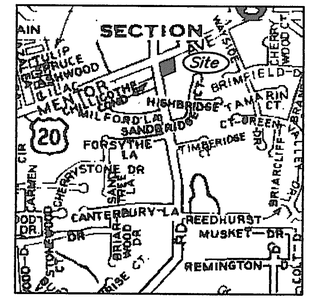
ZONING SUMMARY:

PARCELS SHOWN ARE REFERRED TO AS BEING IN ZONING "B-2", GENERAL BUSINESS, PER THE CITY OF MENTOR ZONING MAP, DATED NOVEMBER, 1995.

SETBACK REQUIREMENTS:
30' FRONT SETBACK FROM RIGHT-OF-WAY SIDE & REAR YARD ESTABLISHED THROUGH SITE PLAN REVIEW.

SCHEDULE "B" ITEMS

9. R.O.W. Vol.91,Pg.48 - Lies Between The Centerline & South Line Of Mentor Ave.
10. Easement For Highway Vol.948, Pg.226; Plotted
11. Temporary R.O.W. Agreement Vol.948, Pg.229; Plotted
12. Easement For Highway Vol.948, Pg.231; Plotted
13. Temporary R.O.W. Agreement Vol.948, Pg.234; Plotted
14. Access & Sewer Easement Doc.#970028157, Plotted
16. Matters Shown On Preliminary Survey By International Land Services, Inc. Dated Nov.11, 2001, Designated As Job No.01-10-054:035, As Follows: a) Building Setback Lines, b) Gas Meters And Light Poles, c) Catch-Basins, Irrigation Control Boxes, Water-Valves And Fire Hydrants.



LOCATION MAP
(N.T.S.)

LEGAL DESCRIPTION OF A 2.0313 ACRE PARCEL OF LAND FOR WALGREENS

Situated in the City of Mentor, County of Lake and State of Ohio and being known as part of Original Mentor Township Merry Lot and further known as part of Parcel No. 1 of land now or formerly conveyed to Route 20 Bowling Alley, Inc. by deed recorded in Volume 596, Page 129 of Lake County Official Records and land now or formerly conveyed to Melvyn Resneck, Tr. by deed recorded in Volume 618, Page 1 of Lake County Official Records;

Beginning at an iron pin monument at the centerline intersection of Chillicothe Road (60 feet wide) with Mentor Avenue (width varies);

COURSE I Thence Northeasterly along said Mentor Avenue North 63°20'30" East a distance of 309.64 feet to the Northwest corner of land conveyed to Robert M. and Michele M. Roulan by deed recorded in Volume 512, Page 59 of Lake County Official Records;

COURSE II Thence South 11°57'30" East, along the Westerly line of said Roulan's land, a distance of 334.72 feet to an iron pin set (passing through an iron pin set at 31.02 feet);

COURSE III Thence South 78°02'30" West a distance of 299.50 feet to said centerline of Chillicothe Road (passing through an iron pin set at 269.50 feet);

COURSE IV Thence Northerly along said centerline of Chillicothe Road, North 11°57'30" West, a distance of 256.15 feet to the Place of Beginning, be the same, more or less, but subject to all legal highways and easements of record. Bearings shown herein refer to an assumed meridian and are intended to indicate angles only.

Together with easement rights in instrument filed for record August 11, 1997 in Instrument No. 970028157

SURVEY CERTIFICATION

TRUSTEE FOR BORROWER'S LENDER(S)

Certification for Survey

In connection with the closing of a mortgage loan to Cornerstone Leased Drug Stores, LLC by Wells Fargo Bank Northwest, N.A. as Trustee, its successors and assigns for the Borrower's lender(s), as Trustee ("Lender"), the undersigned, understanding that the lender will rely upon the certification contained herein in making and disbursing said loan, hereby certifies to Lender, LandAmerica National Commercial Services and/or the members of its family of title insurance underwriters or agents, Walgreen Co., an Illinois Corporation, and Borrower that:

1. The survey to which this certificate is attached, prepared by the undersigned, a professional registered engineer or registered land surveyor entitled the ALTA/ACSM Land Title Survey for Walgreen Co. ("Survey") was actually made by instrument survey upon the ground versus photogrammetry or other methods.

2. The Survey was prepared in accordance with ALTA/ACSM Minimum standards as adopted in 1999 and constitutes an accurate survey of the property known by the street address of 9400 Mentor Ave.

3. The Survey and the information, courses and distances shown thereon, including without limitation, all setback and yard lines, are accurate and the boundary description on the survey forms a mathematically closed figure.

4. Unless noted otherwise on survey, the title lines described in the legal description of the survey and shown on the Survey, and the lines of actual possession are the same.

5. The size, location and type of visible buildings, structures and visible improvements are as shown.

6. Said visible buildings, structures and visible improvements constitute all of the above ground visible improvements on said premises and all are within the boundary lines of the property, except such, if any, as shown on the Survey.

7. Based upon a careful physical inspection of the premises, there are no easements or rights of way as referenced in the title report provided over, visible possible encroachments by visible improvements located on adjacent property onto, or uses affecting this property or easement areas as referenced in title report provided existing for the benefit of land adjacent to this property, except such, if any, as are shown on the Survey.

8. There are no visible aboveground evidence of possible encroachments by any of the visible improvements located on said premises onto adjacent property or onto easement areas of others as referenced in title report provided, except such, if any, as are shown on the Survey.

9. All visible aboveground utility improvements are as shown on survey.

10. The premises have direct access to Chillicothe Rd. & Mentor Ave. dedicated public way(s), and there are no streets abutting the property which are described in recorded documents as referenced in title report provided, yet not physically opened.

11. The Survey shows the location and direction of all visible storm drainage systems for the collection and disposal of roof and surface drainage.

12. The certain preliminary insurance commitments dated _____ issued by _____, and also the commitment dated November 1, 2001, issued by Lawyers Title Insurance Corp. were reviewed by the undersigned and other Survey reflects all of the survey related exceptions contained in Schedule B of those commitments or, if any such exceptions cannot be located, the same are indicated in the Notes appearing on this Survey as being unlocatable.

13. Record bearings, angles and distances do not differ from measured bearings, angles or distances unless clearly indicated on the survey.

14. There does not appear to be any observable use of the property other than by its occupants.

15. By graphic plotting only, the subject property lies within flood zone "C", (definition of flood zone goes here), per Flood Insurance Rate Map Community and Panel Number 390317 0010C with an effective date of 3-15-84. No field survey was performed to determine this zone.

16. The property has a total of 69 parking spaces, 3 of which are reserved for the physically challenged.

17. This is to certify to the best of my knowledge, information, and belief that this map or plat and the survey on which it is based were made (i) in accordance with "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, 3, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 (a)(utilities per visible aboveground evidence, 13, and 14 of Table A thereof and pursuant to the Accuracy Standards (as adopted by ALTA, ACSM, and NSPS), and in effect on the date of this Certification undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance.

Date: 1-18-02

Name: Richard Thompson Title: Surveyor

STATE OF OHIO
RICHARD A. THOMPSON, JR.
S-7388
REGISTERED PROFESSIONAL SURVEYOR

SHIPPED JAN 21 2002

LDC.Inc. #INTEL1-0101

Sheet 1 of 1

This Work Coordinated By:
International Land Services, Inc.
621 24th Avenue S.W.
Norman, Oklahoma 73069
(405) 364-9352 www.ils-alta.com

Dwn By: G.S.V.	Date: 1-18-02
Surveyor Ref.No:	Revision:
Aprvd By:	Date:
	Revision:
Field Date: 11-16-01	Date:
	Revision:
Scale: 1"=30'-0"	Date:
	Revision:

Prepared For:
- Lawyers Title Insurance Corporation Order#L130022LN
- International Land Services, Inc.
- Walgreen Company
- Cornerstone

Client Ref. No: L130022LN

Project Address: 9400 Mentor Avenue

Project Location: Mentor, Ohio

Project Name: Alta/Acsm Land Title Survey

Job Number: 01-10-054:035.

www.ils-alta.com This Work Coordinated by: INTERNATIONAL LAND SERVICES, INC.