

NOTES

- 1. OUPS REFERENCE NUMBER: 515-027-006
2. PROPERTY IS WITHIN FLOOD ZONE 'AE AND X' AS PER F.I.R.M. MAP # 39049 C 0243 G EFFECTIVE AS OF 2 AUGUST 1992
3. ZONE AE IS DEFINED AS 'SPECIAL FLOOD HAZARD AREAS INUNDED BY 100 YEAR FLOOD...'

PROPERTY DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Grove City, being a part of Virginia Military Survey #8231, and being a portion of the original 1,501 acres conveyed to the 4603 Home Association in Deed Volume 3007, Page 58...

Beginning at a 3/4 inch hollow iron pin found bent at the intersection of the original westerly line of McDowell Road (50 feet in width) and the southerly line of said Tulos 1.0 acre tract...

Thence S 05° 14'48" E, along said westerly line of McDowell Road and a westerly line of said 4603 Home Association 1,501 acre tract, a distance of 30.95 feet to a drill hole set in a concrete driveway...

Thence N 81° 59'55" W, along a line crossing said Grove City 0.467 acre tract, a distance of 14.70 feet to an iron pin set on the westerly right-of-way line of relocated McDowell Road...

Thence S 13° 50'01" W, along said relocated westerly right-of-way line of McDowell Road, a distance of 176.67 feet to a point of curvature...

Thence continuing along said relocated westerly right-of-way line of McDowell Road with a curve to the left, having a central angle of 02° 29'52", a radius of 440.00 feet...

Thence S 06° 04'49" W, along a line crossing said Grove City 0.467 acre tract, a distance of 5.11 feet to an iron pin set on the remaining southerly line of said 4603 Home Association 1,501 acre tract...

Thence N 05° 41'15" E, along said easterly line of the Morris 1.672 acre tract, and along an undefined easterly line of a record 4.320 acre tract conveyed to Paschall Post 164 American Legion, Inc. in Official Record 14066B19...

Thence N 06° 00'46" E, continuing along said undefined easterly line of the American Legion, Inc. 4.320 acre tract and along the westerly line of said Tulos 1.0 acre tract, a distance of 43.75 feet to an iron pin set at the northwesterly corner of said 1.0 acre tract...

Thence S 80° 45'02" E, along the northerly line of said Tulos 1.0 acre tract and the southerly line of said Barr 0.812 acre tract, and passing an iron pin set on the westerly right-of-way line of McDowell Road at 236.66 feet...

Thence S 05° 14'48" E, along the easterly right-of-way line of McDowell Road, and the easterly line of said Tulos 1.0 acre tract, and along the westerly lines of Lots 3, 4 and 2 of the Park Square Subdivision of record in Plat Book 83, Page 42...

Thence N 80° 45'02" W, along the southerly line of said Tulos 1.0 acre tract, a distance of 51.64 feet to the true point of beginning of the parcel herein described, containing 2,400 acres, more or less, and subject to all legal highways, rights-of-way, conditions, restrictions and easements of record...

The basis of bearings for this description is the original centerline of Stringtown Road, being S 80° 45'02" E, as indicated on the Franklin County - Stringtown Road Right-of-Way Plan, Stations 41+00 to 47+00, Sheet 99 of 101, Dated November 20, 1972...

The 'iron pins set' are 30 inches long, 3/4 inch inside diameter, hollow iron pipes with a yellow plastic cap stamped 'P & L Syst. P.S. 4844'

This description was prepared by P & L Systems, Limited from record information and an actual field survey of the premises in May of 1998. This description is for the exclusive use of CVS Corporation, its affiliates and subsidiaries, and their successors, nominees and assigns...

ALL ZONING INFORMATION PROVIDED BY SHANNON HANMONS OF THE GROVE CITY ZONING OFFICE AND THE 1998 DEVELOPMENT PROCEDURES BOOKLET FOR GROVE CITY, OHIO

9. EASEMENT OF RECORD IN DEED VOLUME 2852, PAGE 648 IS LOCATED WITHIN THE RIGHT-OF-WAY OF STRINGTOWN ROAD (COUNTY OF FRANKLIN PROPERTY) AND DOES NOT APPLY TO THE SUBJECT PROPERTY

10. RESTRICTIONS OF RECORD IN DEED VOLUME 1130, PAGE 217, DEED VOLUME 1045, PAGE 807, AND DEED VOLUME 1124, PAGE 149 APPLY TO THE SUBJECT PROPERTY

11. EASEMENT OF RECORD IN DEED VOLUME 2852, PAGE 643 IS LOCATED WITHIN THE RIGHT-OF-WAY OF STRINGTOWN ROAD (COUNTY OF FRANKLIN PROPERTY) AND DOES NOT APPLY TO THE SUBJECT PROPERTY

12. EASEMENT OF RECORD IN DEED VOLUME 2579, PAGE 157 IS LOCATED WITHIN THE RIGHT-OF-WAY OF STRINGTOWN ROAD (COUNTY OF FRANKLIN PROPERTY) AND DOES NOT APPLY TO THE SUBJECT PROPERTY

13. SUBJECT PROPERTY IS NOT AFFECTED BY ANY ROADS DEDICATED IN PLAT BOOK 66, PAGE 35

14. LEASE BETWEEN 4603 HOME ASSOCIATION AND DONEY'S OUTDOOR ADVERTISING COMPANY FILED IN OFFICIAL RECORD VOLUME 20024, PAGE C02 MAY APPLY TO THE SUBJECT PROPERTY

15. UTILITIES
ELECTRIC - COLUMBUS SOUTHERN POWER 215 N. FRONT STREET COLUMBUS, OHIO 43215
GAS - COLUMBIA GAS 920 W. GOODALE BLVD. COLUMBUS, OHIO 43212

16. BASIS OF BEARINGS - THE BEARINGS AS PORTRAYED ON THIS PLAN ARE BASED UPON THE BEARING OF S 80°45'02" E, AS GIVEN FOR THE ORIGINAL CENTERLINE OF STRINGTOWN ROAD, ON FRANKLIN COUNTY-STRINGTOWN ROAD RIGHT-OF-WAY PLAN, STATIONS 41+00 TO 47+00, SHEET 97 OF 101, DATED NOVEMBER 20, 1972, ON RECORD AT THE FRANKLIN COUNTY ENGINEER'S OFFICE, COLUMBUS, OHIO.

CERTIFICATION
The undersigned certifies to CVS Corporation, its affiliates and subsidiaries and their successors, nominees and assigns, Old Republic Title Agency of Columbus, Inc. and Skiken Properties, Inc. as of the date of this Survey, that to the best of the undersigned's professional knowledge, information and belief:

1. This Survey was made on the basis of a field instrument survey which meets the standards, if any, established by the State in which this Property is located and in the event that no such standards have been established, the current Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by the American Land Title Association and the American Congress of Surveyors and Mappers and the accuracy requirements of Class A Property (as defined therein)

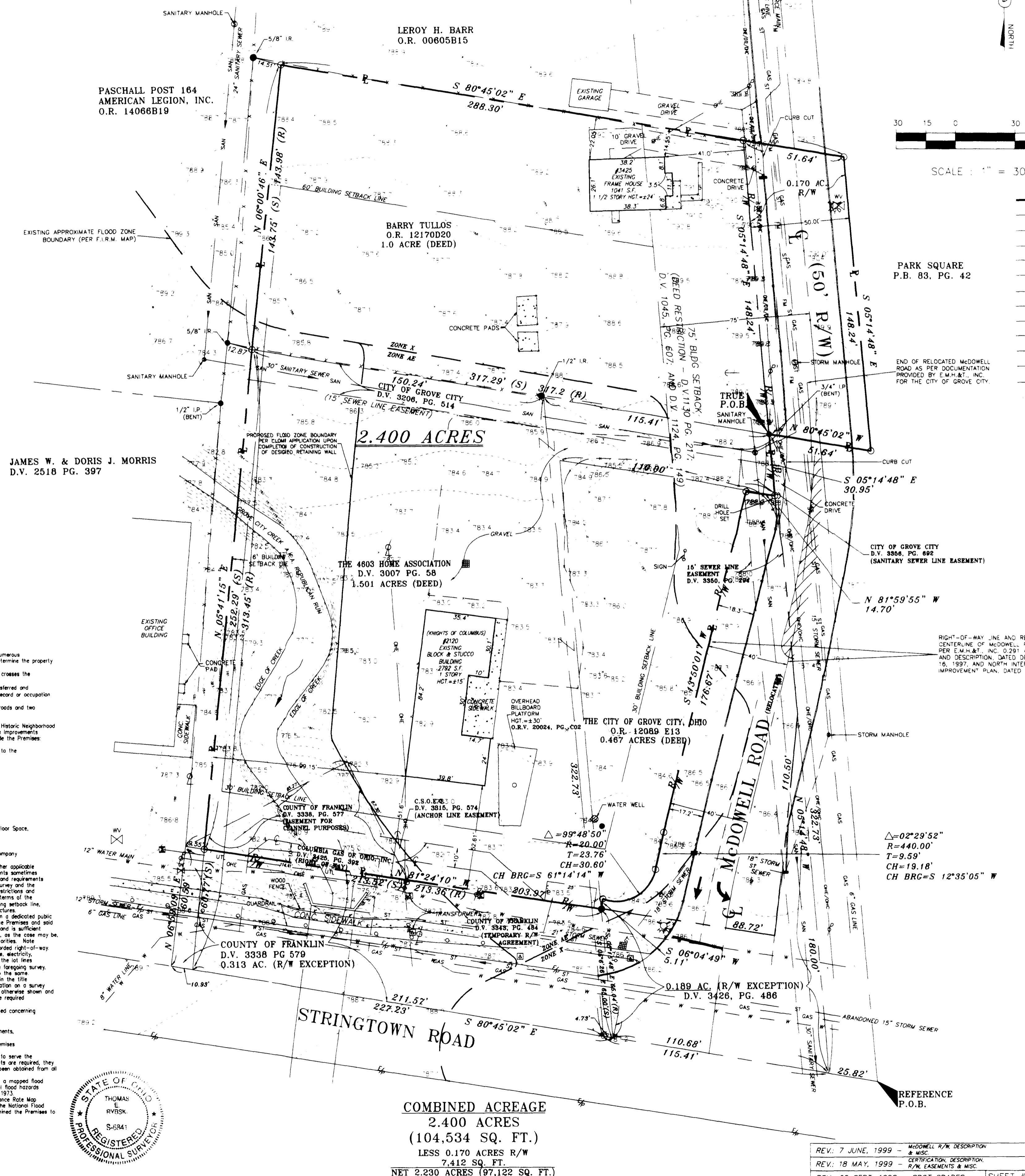
2. The location of all buildings, walls, structures, and other visible above-ground improvements situated on the Property and 3. All driveways or other cuts in the curbs along any street upon which the Property abuts, and that

4. No visible evidence of possible easements or rights-of-way affecting this Property exist;
5. No visible evidence of possible easements or rights-of-way affecting this Property exist;
6. No other easements or rights-of-way affecting the Property exist of which the undersigned has been advised or which are of record;

7. No fences, waterways, ditches, ponds, building restrictions, or building restrictions exist, the uses have not been wasted, or party walls affecting the Property exist;
8. No encroachments, protrusions, overhangs, or overhangs of any improvements located on the Property exist upon any easements encumbering or appurtenant to the Property, any rights-of-way, or adjacent land;

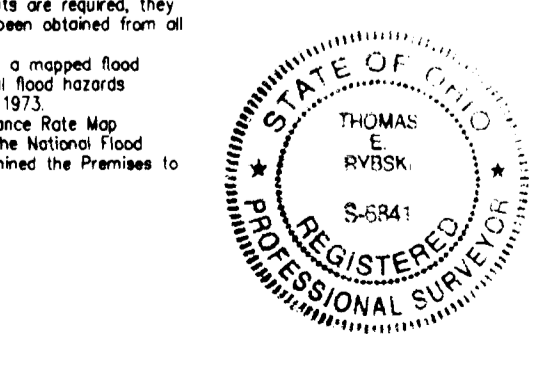
9. No encroachments, protrusions, overhangs, or overhangs of any improvements located on adjacent land existing upon the Property or any easement encumbering or appurtenant to the Property, any rights-of-way, or adjacent land;
10. No encroachments, protrusions, overhangs, or overhangs of any improvements located on adjacent land existing upon the Property or any easement encumbering or appurtenant to the Property, any rights-of-way, or adjacent land;
11. No encroachments, protrusions, overhangs, or overhangs of any improvements located on adjacent land existing upon the Property or any easement encumbering or appurtenant to the Property, any rights-of-way, or adjacent land;

(Signed) Tom Rybicki
Registration No. 6841
(Date) 6-7-98



LEGEND
PROPERTY LINE
ROAD RIGHT-OF-WAY
SANITARY SEWER
SANITARY FORC MAIN SEWER
STORM SEWER
WATER LINE
UNDERGROUND GAS LINE
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE
FENCE
EX. CONTOURS
MANHOLE
CATCH BASIN
FIRE HYDRANT
UTILITY POLE
LIGHT POLE
WATER VALVE
GAS VALVE
TREE (8" OR LARGER)
GRADE ELEVATION (TOP OF CURB) (BOTTOM OF CURB)
IRON PIN FOUND
GUY WIRE ANCHOR
TELEPHONE JUNCTION BOX
RECORD MEASUREMENT
SURVEY MEASUREMENT

ALTA/ACSM LAND TITLE SURVEY FOR CVS CORPORATION
McDOWELL ROAD & STRINGTOWN ROAD GROVE CITY, OHIO
COMBINED ACREAGE 2,400 ACRES (104,534 SQ. FT.) LESS 0.170 ACRES R/W 7,412 SQ. FT. NET 2,230 ACRES (97,122 SQ. FT.)
DATE: 25 JUNE 1998
SCALE: 1" = 30'



COMBINED ACREAGE 2,400 ACRES (104,534 SQ. FT.) LESS 0.170 ACRES R/W 7,412 SQ. FT. NET 2,230 ACRES (97,122 SQ. FT.)

Table with 2 columns: Revision Date and Description. Includes revisions for McDowell R/W Description, Certification Description, Plan Easements & Misc, Spot Grades, and Boundary & Misc.