

DESCRIPTIONS

DESCRIPTION OF A 0.999 ACRE TRACT (Tract #1)

Situated in the Village of Chardon, County of Geauga, State of Ohio, and being part of the Village of Chardon Lot 137.

Beginning at a 1" iron bar in a monument box found at the intersection of the centerline of Cherry Avenue a 66 foot public right-of-way and the centerline of Water Street a 60 foot public right-of-way...

- 1. Thence S88°29'00"E along the south line of a tract of land now or formerly owned by M. Boros as recorded in Volume 795 Page 1272 of the Geauga County Records and a tract of land now or formerly owned by D.P. Kuhn as recorded in Volume 657 Page 1136 of the Geauga County Records 200.00 feet to a 3/4" iron pipe found;
2. Thence N88°12'45"E along the south line of a tract of land now or formerly owned by M. Boros as recorded in Volume 795 Page 1272 of the Geauga County Records and tracts of land now or formerly owned by F. Dyrz as recorded in Volume 464 Page 90 and Volume 351 Page 626 of the Geauga County Records 254.23 feet to a point;
3. Thence S37°20'12"W along the centerline of said Wilson Mills Road 180.89 feet to a point;
4. Thence N78°38'10"W along the north line of a tract of land now or formerly owned by D. & T. Enterprises as recorded in Volume 733 Page 1161 of the Geauga County Records 353.04 feet to a 3/4" iron pipe found (passing over a 1/2" iron bar with H & A cap set on the westerly right-of-way line of said Wilson Mills Road 36.71 feet from the centerline);
5. Thence N01°29'00"E along the east line of said Quinn tract 71.73 feet to a 1" iron bar found and the true place of beginning;

The above described tract of land encloses and comprises all of a tract of land conveyed to Waterstreet, Inc. by a deed recorded in Volume 1031, Page 1221 of the Geauga County Records and contains 0.999 acres as surveyed by Ronald P. Dohy, P.S. #6175 of Hammontree & Associates, Limited, Engineers and Surveyors of North Canton, Ohio, in August of 1996.

The basis of bearings for this description is S88°29'00"E the centerline of Water Street from a deed recorded in Volume 958 Page 253 of the Geauga County Records.

DESCRIPTION OF A 0.402 ACRE TRACT (Tract #2)

Situated in the Village Chardon, County of Geauga, State of Ohio, and being part of the Village of Chardon Lot 137.

Beginning at a 1" iron bar in a monument box found at the intersection of the centerline of Cherry Avenue a 66 foot public right-of-way and the centerline of Water Street a 60 foot public right-of-way, thence N88°29'00"W along the centerline of said Water Street 6.35 feet to a point; thence N37°20'12"E along the centerline of said Water Street and the centerline of Wilson Mills Road a 66 foot public right-of-way 4.50 feet to a point; thence N88°29'00"W along the centerline of said Water Street 469.64 feet to a point and the true place of beginning;

- 1. Thence S01°29'00"W along the west line of a tract of land now or formerly owned by D. P. Kuhn as recorded in Volume 657 Page 1136 of the Geauga County Records, 175.00 feet to a point;
2. Thence N88°29'00"W along the north line of a tract of land now or formerly owned by Waterstreet, Inc. as recorded in Volume 1031 Page 1221 of the Geauga County Records, 100.00 feet to a 1" iron bar found;
3. Thence N01°29'00"E along the east line of a tract of land now or formerly owned by Patrick D. Quinn recorded in Volume 958 Page 253 of the Geauga County Records, 175.00 feet to a point (passing over a 3/4" iron pipe found on the south Right of Way line of said Water Street 30.00 feet from the centerline);
4. Thence S88°29'00"E along the centerline of said Water Street 100.00 feet to a point and the true place of beginning;

The above described tract of land encloses and comprises all of a tract of land conveyed to M. Boros by a deed recorded in Volume 795, Page 1272 of the Geauga County Records and contains 0.402 acres as surveyed by Ronald P. Dohy, P.S. #6175 of Hammontree & Associates, Limited, Engineers and Surveyors of North Canton, Ohio, in August of 1996.

The basis of bearings for this description is S88°29'00"E the centerline of Water Street from a deed recorded in Volume 958 Page 253 of the Geauga County Records.

DESCRIPTION OF A 0.402 ACRE TRACT (Tract #3)

Situated in the Village of Chardon, County of Geauga, State of Ohio, and being part of the Village of Chardon Lot 137.

Beginning at a 1" iron bar in a monument box found at the intersection of the centerline of Cherry Avenue a 66 foot public right-of-way and the centerline of Water Street a 60 foot public right-of-way, thence N88°29'00"W along the centerline of said Water Street 6.35 feet to a point; thence N37°20'12"E along the centerline of said Water Street and the centerline of Wilson Mills Road a 66 foot public right-of-way 4.50 feet to a point; thence N88°29'00"W along the centerline of said Water Street 369.64 feet to a point and the true place of beginning;

- 1. Thence S01°29'00"W along the west line of a tract of land now or formerly owned by M. Boros as recorded in Volume 795 Page 1272 of the Geauga County Records, 175.00 feet to a 3/4" iron pipe found;
2. Thence N88°29'00"W along the north line of a tract of land now or formerly owned by Waterstreet, Inc. as recorded in Volume 1031 Page 1221 of the Geauga County Records, 100.00 feet to a point;
3. Thence N01°29'00"E along the east line of a tract of land now or formerly owned by M. Boros as recorded in Volume 795 Page 1272 of the Geauga County Records, 175.00 feet to a point;
4. Thence S88°29'00"E along the centerline of said Water Street 100.00 feet to a point and the true place of beginning;

The above described tract of land encloses and comprises all of a tract of land conveyed to D. P. Kuhn by a deed recorded in Volume 657, Page 1136 of the Geauga County Records and contains 0.402 acres as surveyed by Ronald P. Dohy, P.S. #6175 of Hammontree & Associates, Limited, Engineers and Surveyors of North Canton, Ohio, in August of 1996.

The basis of bearings for this description is S88°29'00"E the centerline of Water Street from a deed recorded in Volume 958 Page 253 of the Geauga County Records.

DESCRIPTION OF A 0.199 ACRE TRACT (Tract #4)

Situated in the Village of Chardon, County of Geauga, State of Ohio, and being part of the Village of Chardon Lot 137.

Beginning at a 1" iron bar in a monument box found at the intersection of the centerline of Cherry Avenue a 66 foot public right-of-way and the centerline of Water Street a 60 foot public right-of-way, thence N88°29'00"W along the centerline of said Water Street 6.35 feet to a point; thence N37°20'12"E along the centerline of said Water Street and the centerline of Wilson Mills Road a 66 foot public right-of-way 4.50 feet to a point; thence N88°29'00"W along the centerline of said Water Street 319.64 feet to a point and the true place of beginning;

- 1. Thence S01°29'00"W along the west line of a tract of land now or formerly owned by F. Dyrz as recorded in Volume 464 Page 90 of the Geauga County Records, 172.11 feet to a point;
2. Thence S88°12'45"W along the north line of a tract of land now or formerly owned by Waterstreet, Inc. as recorded in Volume 1031 Page 1221 of the Geauga County Records, 50.05 feet to a 3/4" iron pipe found;
3. Thence N01°29'00"E along the east line of a tract of land now or formerly owned by D. P. Kuhn as recorded in Volume 657 Page 1136 of the Geauga County Records, 175.00 feet to a point;
4. Thence S88°29'00"E along the centerline of said Water Street 50.00 feet to a point and the true place of beginning;

The above described tract of land encloses and comprises all of a tract of land conveyed to M. Boros by a deed recorded in Volume 795, Page 1272 of the Geauga County Records and contains 0.199 acres as surveyed by Ronald P. Dohy, P.S. #6175 of Hammontree & Associates, Limited, Engineers and Surveyors of North Canton, Ohio, in August of 1996.

The basis of bearings for this description is S88°29'00"E the centerline of Water Street from a deed recorded in Volume 958 Page 253 of the Geauga County Records.

DESCRIPTION OF A 0.991 ACRE TRACT (Tract #5)

Situated in the Village of Chardon, County of Geauga, State of Ohio, and being part of the Village of Chardon Lot 137.

Beginning at a 1" iron bar in a monument box found at the intersection of the centerline of Cherry Avenue a 66 foot public right-of-way and the centerline of Water Street a 60 foot public right-of-way, thence N88°29'00"W along the centerline of said Water Street 6.35 feet to a point; thence N37°20'12"E along the centerline of said Water Street and the centerline of Wilson Mills Road a 66 foot public right-of-way 4.50 feet to a point and the true place of beginning;

- 1. Thence S37°20'12"W along the centerline of said Wilson Mills Road 197.75 feet to a point;
2. Thence S88°12'45"W along the north line of a tract of land now or formerly owned by Waterstreet, Inc. as recorded in Volume 1031 Page 1221 of the Geauga County Records, 204.14 feet to a point;
3. Thence N01°29'00"E along the east line of a tract of land now or formerly owned by M. Boros as recorded in Volume 795 Page 1272 of the Geauga County Records, 172.11 feet to a point;
4. Thence S88°29'00"E along the centerline of said Water Street 319.64 feet to a point and the true place of beginning;

The above described tract of land encloses and comprises all of a tracts of land conveyed to F. Dyrz by a deed recorded in Volume 464, Page 90 and a deed recorded Volume 351 Page 626 of the Geauga County Records and contains 0.991 acres as surveyed by Ronald P. Dohy, P.S. #6175 of Hammontree & Associates, Limited, Engineers and Surveyors of North Canton, Ohio, in August of 1996.

The basis of bearings for this description is S88°29'00"E the centerline of Water Street from a deed recorded in Volume 958 Page 253 of the Geauga County Records.

DESCRIPTION OF A 2.993 ACRE TRACT (Total)

Situated in the Village of Chardon, County of Geauga, State of Ohio, and being part of the Village of Chardon Lot 137.

Beginning at a 1" iron bar in a monument box found at the intersection of the centerline of Cherry Avenue a 66 foot public right-of-way and the centerline of Water Street a 60 foot public right-of-way, thence N88°29'00"W along the centerline of said Water Street 6.35 feet to a point; thence N37°20'12"E along the centerline of said Water Street and the centerline of Wilson Mills Road a 66 foot public right-of-way 4.50 feet to a point witnessed by a 1" iron bar in a monument box found, at the intersection of the centerline of said Water Street and the centerline of said Cherry Avenue, bearing S43°59'37"E, 5.21 feet, and the true point of beginning;

- 1. Thence S37°20'12"W along the centerline of said Wilson Mills Road 378.74 feet to a point;
2. Thence N78°38'10"W along the north line of a tract of land now or formerly owned by D. & T. Enterprises as recorded in Volume 733 Page 1161 of the Geauga County Records, 353.04 feet to a 3/4" iron pipe found (passing over a 1/2" iron bar with H & A cap set on the westerly right-of-way line of said Wilson Mills Road 36.71 feet from the centerline);
3. Thence N01°29'00"E along the east line of a tract of land now or formerly owned by Patrick D. Quinn as recorded in Volume 958 Page 253 of the Geauga County Records, 246.73 feet to a point (passing over a 3/4" iron pipe found on the south Right of Way line of said Water Street 30.00 feet from the centerline);
4. Thence S88°29'00"E along the centerline of said Water Street 569.64 feet to a point witnessed by a 1" iron bar in a monument box found, at the intersection of the centerline of said Water Street and the centerline of said Cherry Avenue, bearing S43°59'37"E, 5.21 feet, and the true place of beginning;

The above described tract of land encloses and comprises all of tracts of land conveyed to, Waterstreet, Inc. by a deed recorded in Volume 1031 Page 1221, M. Boros by a deed recorded in Volume 795 Page 1272, D. P. Kuhn by a deed recorded in Volume 657 Page 1136, F. Dyrz by deeds recorded in Volume 464 Page 90 and Volume 351 Page 626 of the Geauga County Records and contains 2.993 acres as surveyed by Ronald P. Dohy, P.S. #6175 of Hammontree & Associates, Limited, Engineers and Surveyors of North Canton, Ohio, in August of 1996.

The basis of bearings for this description is S88°29'00"E the centerline of Water Street from a deed recorded in Volume 958 Page 253 of the Geauga County Records.

Table with 2 columns: AREA, AC. TOTAL. Rows include 0.999 AC TRACT #1, 0.402 AC TRACT #2, 0.402 AC TRACT #3, 0.199 AC TRACT #4, 0.991 AC TRACT #5, and 2.993 AC TOTAL.

DEVELOPER: RITE AID OF OHIO, INC. PROPOSED TENANT: RITE AID CORPORATION

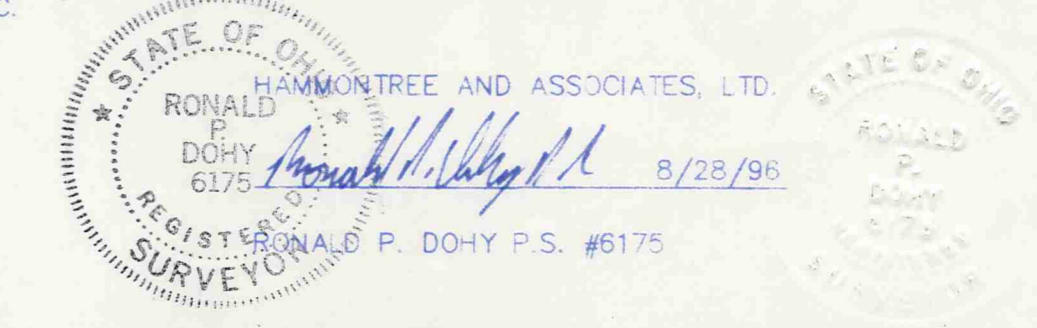
To: Rite Aid of Ohio, Inc. Chicago Title Insurance Company Rite Aid Corporation

The undersigned hereby certifies to RITE AID OF OHIO, INC., CHICAGO TITLE INSURANCE COMPANY and RITE AID CORPORATION that:

- (i) the undersigned has made a careful physical inspection of the subject property and this survey accurately depicts the state of facts and conditions as they appear on the ground;
(ii) this survey was actually made upon the ground as per the field notes shown hereon and that it and the information, course and distances shown hereon are correct except as noted;
(iii) this survey correctly and accurately shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof except as noted;
(iv) the title lines and the lines of actual possession are the same except as noted;
(v) this survey correctly and accurately shows the location of all buildings and parking areas on the subject property and the location of all other structures, improvements or visible items thereon;
(vi) this survey correctly and accurately shows the location and dimension of all alleys, streets, roads, right-of-ways, easements and other matters of record affecting the subject property as provided in Chicago Title Insurance Company Commitment number 490684-C2E-CLV DATED 7/31/96;
(vii) except as shown hereon, there are no visible easements, right-of-way, party walls or conflicts;
(viii) except as shown hereon, no portion of the property lies within an officially designated flood hazard zone or area, flood prone area or 100-year flood plain and there are no visible springs, streams, creeks, rivers, ponds or lakes, cemeteries or family burying grounds;
(ix) the undersigned has personally reviewed the Flood Hazard Boundary Map referenced on this plot;
(x) except as shown hereon, there are no visible encroachments on adjoining premises, streets or alleys by any of the buildings, structures or other improvements located on the subject property, and there are no visible encroachments on the subject property by any buildings, structures or other improvements situated on adjoining premises;
(xi) except as shown hereon, there are no visible utilities structures or facilities (including overhead wires and transmission lines and supports thereon) on or over the subject property;
(xii) the subject property has access to publicly dedicated and accented rights-of-way, and the distances from the nearest intersecting streets or roads are as shown hereon;
(xiii) water, gas, electric, telephone, cable, storm sewer, and sanitary sewer services are available to the subject property over, under, or upon public rights-of-way directly adjacent to subject property.

This is to certify that this plot and the survey on which it is based were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992 and includes items 1, 3, 4, 5, 6, 8, 10, 11, 12, & 13 of Table A thereof; (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" survey; and (iii) in compliance with the minimum technical standards for land surveys in the State of Ohio pursuant to Chapter 4733-37 Ohio Revised Code.

The undersigned acknowledges that RITE AID OF OHIO, INC. will rely on the certifications contained herein in purchasing the property and the improvements shown on this plot and CHICAGO TITLE INSURANCE COMPANY will rely on the certifications contained herein in insuring title to the property shown on this plot on behalf of RITE AID OF OHIO, INC.



SURVEY PLAT AND LEGAL DESCRIPTION APPROVED (as noted) PER R.C. 315.251 R.S. 1/16, 1997 GEAGAUA COUNTY ENGINEER

Table with 4 columns: DESIGNED BY, CHECKED BY, REVISION BY, DATE. Includes names like F.B. 401 PAGE 61 and dates like 1996 MAY 1996.

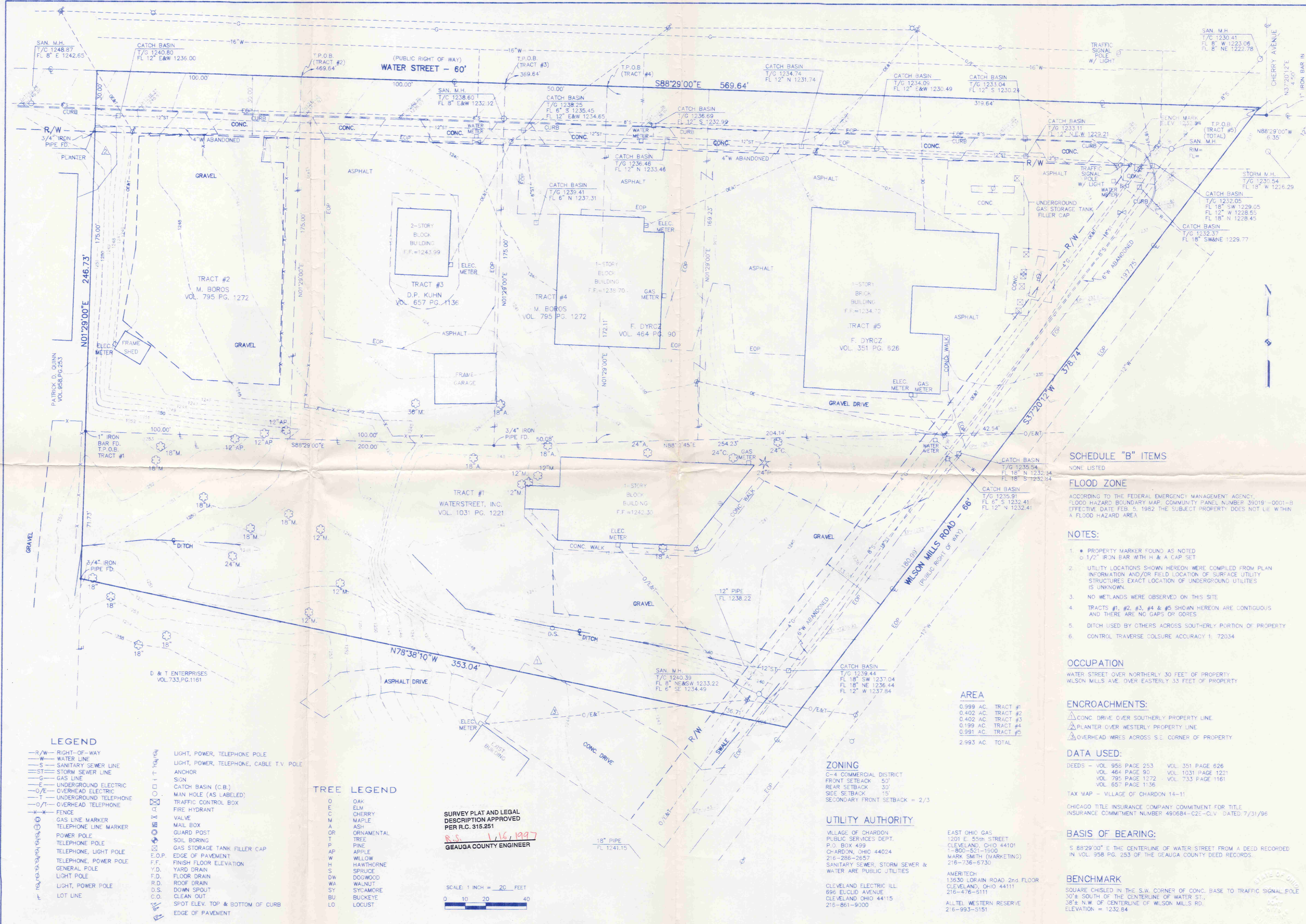
SCALES HORIZ 1"=20'

ALTA / ACSM LAND TITLE SURVEY LOCATED IN THE VILLAGE OF CHARDON, COUNTY OF GEAGAUA, STATE OF OHIO BEING PART OF VILLAGE OF CHARDON LOT 137

HAMMONTREE & ASSOCIATES, LTD. ENGINEERS, PLANNERS, SURVEYORS CANTON, OHIO 44702 5321 STONEHAM ROAD, NORTH CANTON, OHIO 44720 PHONE: (330) 499-8877 ARRON: (330) 653-1274 TOLL FREE: 1-800-394-8817 FAX: (330) 499-0149



DWG. NO.



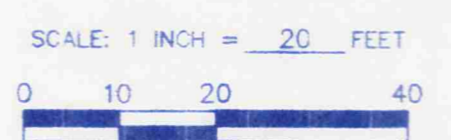
LEGEND

- R/W- RIGHT-OF-WAY
- W- WATER LINE
- S- SANITARY SEWER LINE
- ST- STORM SEWER LINE
- E- UNDERGROUND ELECTRIC
- O/E- OVERHEAD ELECTRIC
- T- UNDERGROUND TELEPHONE
- O/T- OVERHEAD TELEPHONE
- F- FENCE
- G- GAS LINE MARKER
- P- TELEPHONE LINE MARKER
- P- POWER POLE
- P- TELEPHONE POLE
- P- TELEPHONE, LIGHT POLE
- P- TELEPHONE, POWER POLE
- P- GENERAL POLE
- P- LIGHT POLE
- P- LIGHT, POWER POLE
- P- LOT LINE
- L- LIGHT, POWER, TELEPHONE POLE
- L- LIGHT, POWER, TELEPHONE, CABLE T.V. POLE
- A- ANCHOR
- S- SIGN
- C.B.- CATCH BASIN (C.B.)
- M.H.- MAN HOLE (AS LABELED)
- T.C.B.- TRAFFIC CONTROL BOX
- F.H.- FIRE HYDRANT
- V- VALVE
- M.B.- MAIL BOX
- G.P.- GUARD POST
- S.B.- SOIL BORING
- G.S.T.- GAS STORAGE TANK FILLER CAP
- E.O.P.- EDGE OF PAVEMENT
- F.F.- FINISH FLOOR ELEVATION
- Y.D.- YARD DRAIN
- F.D.- FLOOR DRAIN
- R.D.- ROOF DRAIN
- D.S.- DOWN SPOUT
- C.O.- CLEAN OUT
- S.E.- SPOT ELEV. TOP & BOTTOM OF CURB
- E.O.P.- EDGE OF PAVEMENT
- O- OAK
- E- ELM
- C- CHERRY
- M- MAPLE
- A- ASH
- OR- ORNAMENTAL TREE
- P- PINE
- AP- APPLE
- W- WILLOW
- H- HAWTHORNE
- S- SPRUCE
- DW- DOGWOOD
- WA- WALNUT
- SY- SYCAMORE
- BU- BUCKEYE
- LO- LOCUST

TREE LEGEND

- O OAK
- E ELM
- C CHERRY
- M MAPLE
- A ASH
- OR ORNAMENTAL TREE
- P PINE
- AP APPLE
- W WILLOW
- H HAWTHORNE
- S SPRUCE
- DW DOGWOOD
- WA WALNUT
- SY SYCAMORE
- BU BUCKEYE
- LO LOCUST

SURVEY PLAT AND LEGAL DESCRIPTION APPROVED PER R.C. 315.251
R.S. 1/16, 1997
GEAUGA COUNTY ENGINEER



SCHEDULE "B" ITEMS

NONE LISTED

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 39019-0001-B EFFECTIVE DATE FEB. 5, 1982 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA

NOTES:

1. PROPERTY MARKER FOUND AS NOTED
2. UTILITY LOCATIONS SHOWN HEREON WERE COMPILED FROM PLAN INFORMATION AND/OR FIELD LOCATION OF SURFACE UTILITY STRUCTURES EXACT LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN.
3. NO WETLANDS WERE OBSERVED ON THIS SITE
4. TRACTS #1, #2, #3, #4 & #5 SHOWN HEREON ARE CONTIGUOUS AND THERE ARE NO GAPS OR GORES
5. DITCH USED BY OTHERS ACROSS SOUTHERLY PORTION OF PROPERTY
6. CONTROL TRAVERSE COLSURE ACCURACY 1: 72034

OCCUPATION

WATER STREET OVER NORTHERLY 30 FEET OF PROPERTY
 WILSON MILLS AVE. OVER EASTERLY 33 FEET OF PROPERTY

ENCROACHMENTS:

- CONC DRIVE OVER SOUTHERLY PROPERTY LINE
- PLANTER OVER WESTERLY PROPERTY LINE
- OVERHEAD WRES ACROSS S.E. CORNER OF PROPERTY

DATA USED:

DEEDS - VOL 958 PAGE 253 VOL 351 PAGE 626
 VOL 464 PAGE 90 VOL 1031 PAGE 1221
 VOL 795 PAGE 1272 VOL 733 PAGE 1161
 VOL 657 PAGE 1136

TAX MAP - VILLAGE OF CHARDON 14-11

CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 490684-C25-CLV DATED 7/31/96

BASIS OF BEARING:

S 88°29'00" E THE CENTERLINE OF WATER STREET FROM A DEED RECORDED IN VOL. 958 PG. 253 OF THE GEAUGA COUNTY DEED RECORDS.

BENCHMARK

SQUARE CHISLED IN THE S.W. CORNER OF CONC. BASE TO TRAFFIC SIGNAL POLE 30± SOUTH OF THE CENTERLINE OF WATER ST., 38± N.W. OF CENTERLINE OF WILSON MILLS RD. ELEVATION = 1232.84

AREA

0.999 AC. TRACT #1
 0.402 AC. TRACT #2
 0.402 AC. TRACT #3
 0.199 AC. TRACT #4
 0.991 AC. TRACT #5
 2.993 AC. TOTAL

ZONING

C-4 COMMERCIAL DISTRICT
 FRONT SETBACK 50'
 REAR SETBACK 30'
 SIDE SETBACK - 15'
 SECONDARY FRONT SETBACK = 2/3

UTILITY AUTHORITY

VILLAGE OF CHARDON
 PUBLIC SERVICES DEPT.
 P.O. BOX 499
 CHARDON, OHIO 44024
 216-286-2657
 SANITARY SEWER, STORM SEWER & WATER ARE PUBLIC UTILITIES

EAST OHIO GAS
 1201 E. 55th STREET
 CLEVELAND, OHIO 44101
 1-800-521-1900
 MARK SMITH (MARKETING)
 216-736-6730

AMERITECH
 13650 LORAIN ROAD 2nd FLOOR
 CLEVELAND, OHIO 44111
 216-476-5111

ALLTEL WESTERN RESERVE
 216-993-5151

DESIGNED BY:	CHECKED BY:	REVISION BY:	DATE:	DESCRIPTION:
DRAWN BY: PKM	REVIEWED BY: TJK	REVISION BY: KMH	10/14/96	MISC. REV.
		REVISION BY: KMH	9/19/96	MISC. REV.
		REVISION BY: TJK	9/12/96	MISC. REV.
		REVISION BY: TJK	8/30/96	MISC. REV.

SCALES:
 HORIZ: 1"=20'

ALTA / ACSM LAND TITLE SURVEY
 LOCATED IN THE VILLAGE OF CHARDON, COUNTY OF GEAUGA, STATE OF OHIO
 BEING PART OF VILLAGE OF CHARDON LOT 137

HAMMONTREE & ASSOCIATES, LTD.
 ENGINEERS, PLANNERS, SURVEYORS
 CANTON, OHIO PITTSBURGH, ARIZON
 5034 STONEHAM ROAD, NORTH CANTON, OHIO 44720
 PHONE: CANTON (330) 499-8817 ARIZON (330) 663-7274
 TOLL FREE: 1-800-394-8817 FAX: (330) 499-0149



DWG. NO.

NOTE:
NO LEGAL
WITH THIS
PLAT