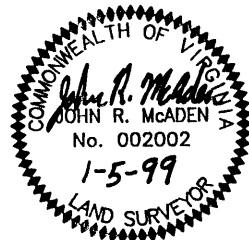


SURVEY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES TO WALGREEN CO. ("BORROWER") AND FIRST AMERICAN TITLE INSURANCE COMPANY ("TITLE COMPANY") THAT AS OF THE DATE OF THE PREPARATION OF THIS SURVEY AND AS OF THE LATEST REVISION DATE TO THE EXECUTION OF THIS DOCUMENT, IF ANY, SHOWN ON THIS SURVEY THAT: (I) THE UNDERSIGNED IS A DULY REGISTERED LAND SURVEYOR IN THE STATE OF VIRGINIA; (II) THIS SURVEY IS MADE IN ACCORDANCE WITH "MINIMUM STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE IN THE COMMONWEALTH OF VIRGINIA, AS PER VIRGINIA STATE STATUTES; (III) THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS AND DIRECTIONS, OR ANGLES AND DIRECTIONS, ANGLES AND AREA OF THE LAND INDICATED HEREON; (IV) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATIONS, SIZE AND TYPE OF MATERIAL ARE CORRECTLY SHOWN; (V) THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, SIGNS, FENCES, AND OTHER IMPROVEMENTS AND VISIBLE OBJECTS LOCATED ON OR AFFECTING THE SUBJECT PROPERTY (THE "PROPERTY"); (VI) THIS SURVEY CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL ALLEYS, HIGHWAYS, STREETS, ROADS, RIGHTS-OF-WAY, EASEMENTS, AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, AFFECTING THE PROPERTY ACCORDING TO THE LEGAL DESCRIPTION IN SUCH EASEMENTS AND OTHER MATTERS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED), AND ALL SUCH STREETS, ROADS, HIGHWAYS, AND RESPECTIVE RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PUBLICLY OWNED AND MAINTAINED UNLESS CLEARLY AND CONSPICUOUSLY MARKED "PRIVATE" ON THIS SURVEY; (VII) EXCEPT AS SHOWN AND NOTED ON THE SURVEY DRAWING, THERE ARE NO VISIBLE PROPERTY LINE CONFLICTS, PARTY WALLS, DRAINAGE DITCHES OR STREAMS AFFECTING ALL OR ANY PORTION OF THE PROPERTY, AND THERE ARE NO VISIBLE ENCROACHMENTS ON BUILDING LINE SETBACKS, ADJOINING PREMISES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS; (VIII) THERE ARE NO VISIBLE ENCROACHMENTS ON THE PROPERTY BY BUILDING STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS SHOWN; (IX) THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN THEREON; (X) THE PROPERTY HAS DIRECT ACCESS TO DEDICATED PUBLIC ROADS AND SUCH PUBLIC ROADS HAVE BEEN ACCEPTED AND ARE PRESENTLY BEING MAINTAINED BY THE ENTITY TO WHOM SUCH ROAD WAS DEDICATED; (XI) THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X" UNSHADED AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 51161C0024 D DATED OCTOBER 15, 1993.

John R. McAden
JOHN R. McADEN, VA. LICENSE NO. 2002



LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
OH	OVERHEAD UTILITIES
SAN MH.	SANITARY MANHOLE
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
E.P.	EDGE OF PAVEMENT
TEL. PED.	TELEPHONE PEDISTAL
TMH	TELEPHONE MAN HOLE
LP	LIGHT POLE
WM	WATER METER
STM	STORM INLET
WMH	WATER MANHOLE

CURVE DATA

CURVE	DELTA	ARC	RADIUS	TAN	CHORD	CHORD BEARING
C1	05°05'02"	63.08'	778.57'	34.56'	63.06'	N33°16'00"W
C2	36°43'04"	38.45'	60.00'	19.91'	37.80'	N12°20'12"W
C3	21°35'20"	22.61'	60.00'	11.44'	22.47'	N47°24'29"E

NOTES

- TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. FA98-0365 WITH AN EFFECTIVE DATE OF AUGUST 10, 1998.
- TAX MAP PARCELS 2170101 AND 2170157 CURRENTLY ZONED C-2 (GENERAL COMMERCIAL DISTRICT).
- THESE PROPERTIES ARE NOT LOCATED IN THE 100 YEAR SPECIAL FLOOD HAZARD ZONE AS PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 51161C0024 D WITH AN EFFECTIVE DATE OF OCTOBER 15, 1993.
- OWNERS OF RECORD:
TAX MAP PARCEL #2170101—THE EASTER SEAL SOCIETY OF VIRGINIA, INC.
TAX MAP PARCEL #2170157—AUJLA ENTERPRISES, INC.

Scale 1" = 20'

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ANNEXED IS ADMITTED TO RECORD AT 4:11 O'CLOCK P.M. ON THIS 8th DAY OF JANUARY, 1999, IN MAP BOOK 1, PAGE 1908
BY: *Arthur D. Crum*
CLERK
Karl Chiles
DEPUTY CLERK

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION AS PER CITY OF ROANOKE SUBDIVISION ORDINANCE AND OR ZONING ORDINANCE.

BOUNDARY SURVEY
ON THE LANDS OF
AUJLA ENTERPRISES, INC.
PARCEL 1 BEING 0.745 ACRES
DEED BOOK 1722, PAGE 274
AND

THE EASTER SEAL SOCIETY OF VIRGINIA, INC.
FORMERLY, THE VIRGINIA SOCIETY FOR CRIPPLED CHILDREN AND ADULTS, INC.
PARCEL 2 BEING 1.152 ACRES
DEED BOOK 1139, PAGE 86
BEING A TOTAL OF
1.897 ACRES SITUATED IN THE
CITY OF ROANOKE, VIRGINIA
DECEMBER 4, 1998
JOB #R98091

REVISED: JANUARY 5, 1999
CLERK'S NOTE, CERTIFICATE

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

