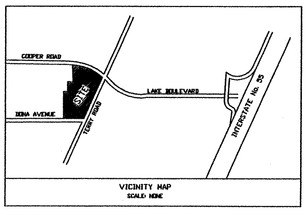
This Work Coordinated by: INTERNATIONAL LAND SERVICES, INC.



ALTA/ACSM Land Title Survey

This Work Coordinated By:

International Land Services, Inc.
621 24th Avenue S.W.
Norman, Oklahoma 73069
(405) 364-9352 www.ils-okla.com

Dwn By: RICK GATES	Date: DEC. 18, 2001	Revision: EASEMENTS	
Surveyor Ref. No: MS. #1661	Date: 1-15-02	Revision: PER C.C.	
Aprvd By: T.E. McDONALD	Date:	Revision:	
Field Date: NOV. 15, 2001	Date:	Revision:	
Scale: 1" = 20'	Date:	Revision:	

Prepared For:
WALGREENS COMPANY

Client Ref. No:

Project Address: 3445 TERRY ROAD
Project Location: JACKSON, MS.
Project Name: WALGREENS PORTFOLIO PROJECT
Job Number: 01-10-584 030

SHIPPED JAN 1 5 2002

Sheet 1 of 1

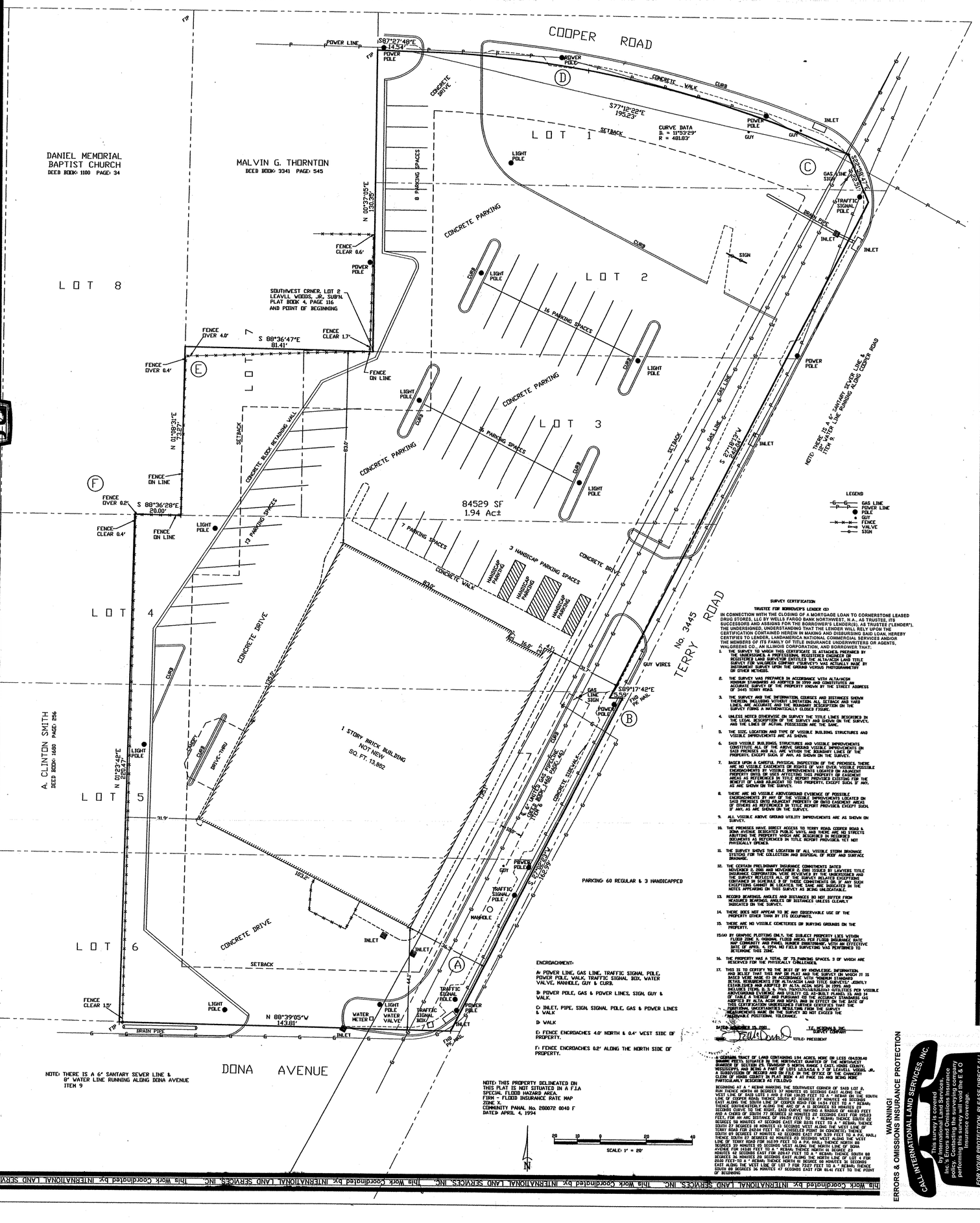
SCHEDULE B - SECTION 2

6' RIGHT OF WAY BETWEEN UNITED GAS PIPE LINE COMPANY AND STANDARD OIL COMPANY IN BOOK 244, PAGE 46 AFFECT PROPERTY.

9: SANITARY SEWER LINE & WATER LINE

ZONING RESTRICTIONS:
SETBACK: 25.0'
HEIGHT: 75.0'
FLOOR SPACE AREA: NONE
PER CITY OF JACKSON ZONING DEPARTMENT.

NOTE: THERE IS A 6' SANITARY SEWER LINE & 6' WATER LINE RUNNING ALONG COOPER ROAD ITEM 9



NOTE: THERE IS A 6' SANITARY SEWER LINE & 6' WATER LINE RUNNING ALONG DONA AVENUE ITEM 9

NOTE: THIS PROPERTY DELINEATED ON THIS PLAT IS NOT SITUATED IN A F.I.A SPECIAL FLOOD HAZARD AREA.
FIRM - FLOOD INSURANCE RATE MAP
ZONE X.
COMMUNITY PANAL No. 280072 0040 F
DATED APRIL 4, 1994

SCALE: 1" = 20'

ENCROACHMENT:

A: POWER LINE, GAS LINE, TRAFFIC SIGNAL POLE, POWER POLE, WALK, TRAFFIC SIGNAL BOX, WATER VALVE, MANHOLE, GUY & CURB.

B: POWER POLE, GAS & POWER LINES, SIGN, GUY & WALK.

C: INLET, PIPE, SIGN, SIGNAL POLE, GAS & POWER LINES & WALK

D: WALK

E: FENCE ENCROACHES 4.0' NORTH & 0.4' WEST SIDE OF PROPERTY.

F: FENCE ENCROACHES 0.2' ALONG THE NORTH SIDE OF PROPERTY.

PARKING: 60 REGULAR & 3 HANDICAPPED

SURVEY CERTIFICATION

TRUSTEE FOR BORROWER'S LENDER (3)

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, WALGREENS CO., AN ILLINOIS CORPORATION, AND BORROWER THAT:

1. THE UNDERSIGNED IS A PROFESSIONAL REGISTERED ENGINEER OR REGISTERED LAND SURVEYOR ENTITLED THE ALTA/ACSM LAND TITLE SURVEY FOR WALGREEN COMPANY ("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 3445 TERRY ROAD.
3. THE SURVEY AND THE INFORMATION, COORDS AND DISTANCES SHOWN THEREON, INCLUDING BUT NOT LIMITED TO, ALL SETBACK AND YARD DIMENSIONS, ACCURATELY AND FULLY DEPICT THE DESCRIPTION ON THE SURVEY FORM A MATHEMATICALLY CLOSED FIGURE.
4. UNLESS NOTED OTHERWISE ON SURVEY THE TITLE LINES DESCRIBED IN THE LEGAL DESCRIPTION ARE THE SAME AS THE BOUNDARY LINES ON THE SURVEY, AND THE LINES OF ACTUAL POSSESSION ARE THE SAME.
5. THE SIZE, LOCATION AND TYPE OF VISIBLE BUILDING 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 SIGN, IF ANY, AS SHOWN ON THE SURVEY.
7. BASED UPON A CAREFUL PHYSICAL INSPECTION OF THE PREMISES, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OVER, VISIBLE POSSIBLE EASEMENTS OR VISIBLE IMPROVEMENTS LOCATED ON ADJACENT PROPERTIES, OR VISIBLE IMPROVEMENTS LOCATED ON ADJACENT 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 OVER EASEMENT AREAS OF OTHERS AS REFERENCED IN TITLE REPORT PROVIDED EXCEPT SUCH, IF ANY, AS ARE SHOWN ON THE SURVEY.
9. ALL VISIBLE ABOVE GROUND UTILITY IMPROVEMENTS ARE AS SHOWN ON SURVEY.
10. THE PREMISES HAVE DIRECT ACCESS TO TERRY ROAD, COOPER ROAD & DONA AVENUE DEDICATED PUBLIC WAYS, AND THERE ARE NO GAPS OR GORES ABUTTING THE PROPERTY WHICH ARE DESCRIBED IN RECORDED INSTRUMENTS OR OTHERWISE IN TITLE REPORT PROVIDED, YET NOT PHYSICALLY OPENED.
11. THE SURVEY SHOWS THE LOCATION OF ALL VISIBLE STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ROOF AND SURFACE DRAINAGE.
12. THE CERTAIN PRELIMINARY INSURANCE COMMITMENTS DATED NOVEMBER 5, 2001 AND NOVEMBER 0, 2001 ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, A COPY OF WHICH WAS DELIVERED TO THE SURVEY PROVIDER, ALL OF REVIEWED BY THE UNDERSIGNED AND THE SURVEY REFLECTS ALL OF THE EASEMENTS AND RESTRICTIONS 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. THERE ARE NO VISIBLE CEMETERIES OR BURYING GROUNDS ON THE PROPERTY.
16. THE PROPERTY HAS A TOTAL OF 73 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 SURVEY OF PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE ALTA/ACSM LAND TITLE SURVEY DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b)(1)(2)(3)(4)(5)(6)(7)(8)(9)(10) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 15, 2001.

DATE: NOVEMBER 15, 2001

TE MCDONALD, INC.
LAND SURVEYING COMPANY

TITLE PRESIDENT

A CERTAIN TRACT OF LAND CONTAINING 1.94 ACRES, MORE OR LESS (84529.40 SQUARE FEET) SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 EAST, JACKSON COUNTY, MISSISSIPPI, AND BEING A PART OF LOT 1 OF LEAVLL WOODS, JR. SUBDIVISION, A SUBDIVISION OF RECORD AND ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI, IN PLAT BOOK 4 AT PAGE 116 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A " REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE RUN NORTH 00 DEGREES 37 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF LOT 8 FOR 130.35 FEET TO A " REBAR; THENCE RUN SOUTH 87 DEGREES 27 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF COOPER ROAD FOR 14.54 FEET TO A " REBAR; THENCE RUN SOUTH 77 DEGREES 12 MINUTES 22 SECONDS EAST FOR 195.23 FEET TO A " REBAR; THENCE RUN SOUTH 11 DEGREES 53 MINUTES 29 SECONDS EAST ALONG THE SOUTH LINE OF COOPER ROAD FOR 114.54 FEET TO A " REBAR; THENCE RUN SOUTH 01 DEGREES 23 MINUTES 42 SECONDS WEST FOR 166.99 FEET AND A CHORD OF SOUTH 73 DEGREES 32 MINUTES 20 SECONDS EAST FOR 159.9 FEET FOR AN ARC DISTANCE OF 159.99 FEET TO A " REBAR; THENCE SOUTH 22 DEGREES 08 MINUTES 47 SECONDS EAST FOR 32.53 FEET TO A " REBAR; THENCE RUN SOUTH 87 DEGREES 18 MINUTES 13 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF DONA AVENUE FOR 160.04 FEET TO A " REBAR; THENCE RUN NORTH 01 DEGREES 23 MINUTES 42 SECONDS EAST FOR 226.47 FEET TO A " REBAR; THENCE RUN SOUTH 88 DEGREES 36 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF LOT 4 FOR 20.00 FEET TO A " REBAR; THENCE NORTH 01 DEGREES 09 MINUTES 31 SECONDS EAST FOR 172.27 FEET TO A " REBAR; THENCE RUN SOUTH 88 DEGREES 36 MINUTES 47 SECONDS EAST FOR 81.41 FEET TO THE POINT OF BEGINNING

This Work Coordinated by: INTERNATIONAL LAND SERVICES, INC.

WARNING!
ERRORS & OMISSIONS INSURANCE PROTECTION

GAL INTERNATIONAL LAND SERVICES, INC.

This survey is covered by the Land Surveyors Insurance 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) 701-8352 Fax (405) 701-1002