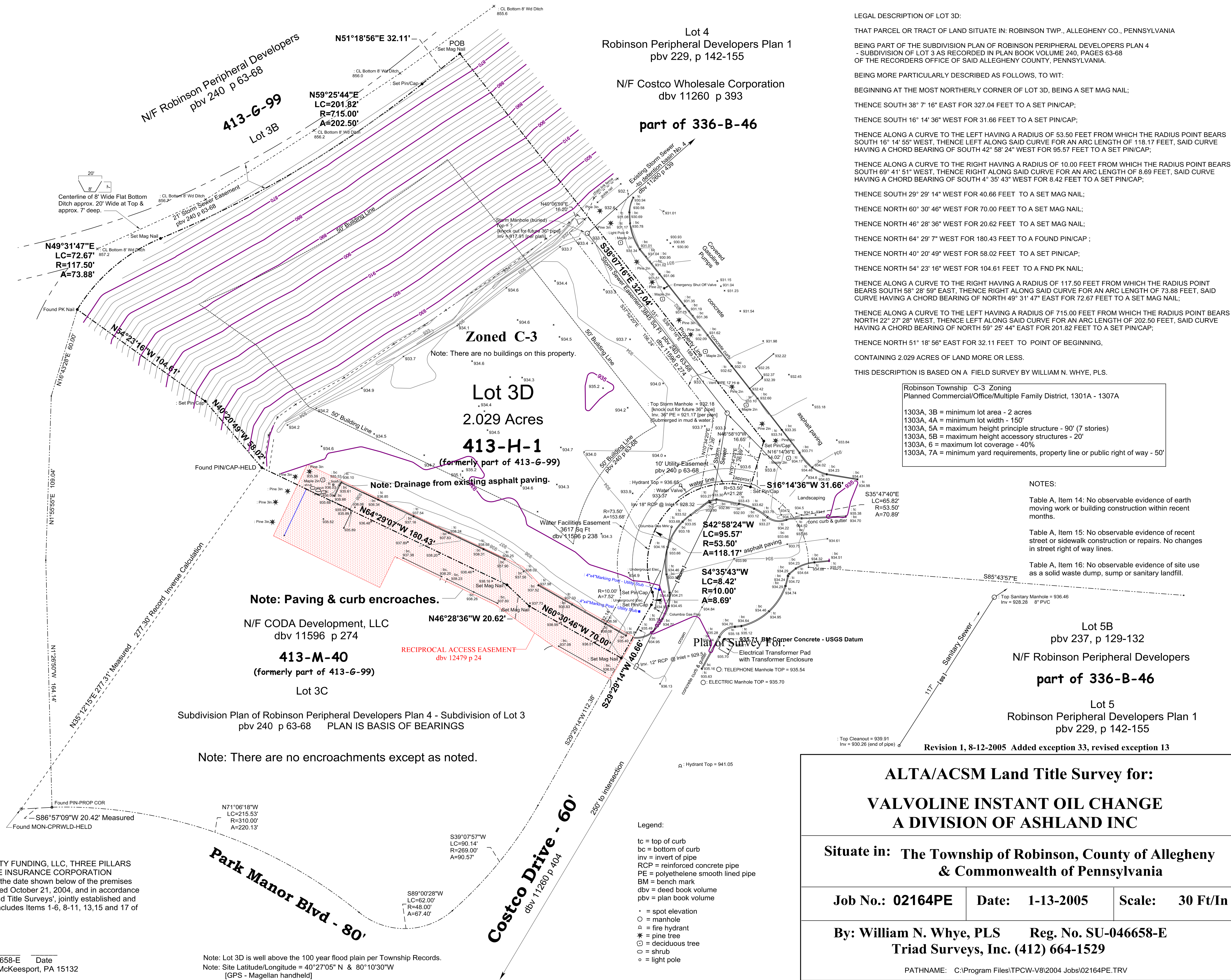


- SCHEDULE B -- SECTION 2
 Exceptions 9,10,13,24,28-32
 (easements & rights of way)
- [DNA=does not apply, CNL=can not locate, DOS=drawn on survey]
- Exception 9 - DNA - dbv 8177 p 399
 - Exception 10 - DOS - dbv 11260 p 439, Located on Lot 4 about 1000' NE of Lot 3D
 - Exception 13 - CNL - dbv 7822 p 400
 - Exception 14a - DOS - pbv 240 p 63-68
 - Exception 14b - DOS - pbv 240 p 63-68
 - Exception 14c - DOS - pbv 240 p 63-68
 - Exception 14d - DOS - pbv 240 p 63-68
 - Exception 15 - DNA - dbv 8177 p 382
 - Exception 16 - DNA - dbv 152 p 129-142
 - Exception 17 - DNA - pbv 149 p 163-174
 - Exception 18 - DOS - pbv 229 p 142-155
 - Exception 19 - DOS - dbv 11260 p 404
 - Exception 20 - DNA - dbv 11596 p 226
 - Exception 21 - DOS - dbv 11596 p 238
 - Exception 22 - DOS - dbv 11596 p 274
 - Exception 23a - CNL - dbv 3715 p 651, dbv 7779 p 351 - no visible evidence
 - Exception 23b - DNA - dbv 5916 p 138
 - Exception 23c - DNA - dbv 3082 p 519, dbv 7783 p 33
 - Exception 23d.i - DNA - dbv 2389 p 605
 - Exception 23d.ii - DNA - dbv 2396 p 244
 - Exception 23d.iii - DNA - dbv 2389 p 604
 - Exception 23e - DNA - dbv 4635 p 700
 - Exception 23f - DNA - dbv 5067 p 536
 - Exception 23g - DNA - dbv 5965 p 827
 - Exception 24 - DNA - dbv 3654 p 89
 - Exception 28 - DNA - dbv 7822 p 400
 - Exception 29 - DNA - dbv 7916 p 330
 - Exception 30 - DNA - dbv 9140 p 421
 - Exception 31 - DOS - dbv 11596 p 238 - same as 21
 - Exception 32 - CNL - dbv 11800 p 527
 - Exception 33 - DOS - dbv 12479 p 24

The undersigned hereby states to ASHLAND INC., SUNTRUST EQUITY FUNDING, LLC, THREE PILLARS FUNDING CORPORATION, SUNTRUST BANK and LAWYERS TITLE INSURANCE CORPORATION that this map of plat and the survey on which it is based was made on the date shown below of the premises specifically described in Title Insurance Commitment No. L506345 dated October 21, 2004, and in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, as defined therein and includes Items 1-6, 8-11, 13,15 and 17 of Table A hereof.

December, 2004
 William N. Whye, PLS Reg. No. SU-046658-E Date
 Triad Surveys, Inc., 1820 Powers Street, McKeesport, PA 15132

Note: Lot 3D is well above the 100 year flood plain per Township Records.
 Note: Site Latitude/Longitude = 40°27'05" N & 80°10'30" W
 [GPS - Magellan handheld]



LEGAL DESCRIPTION OF LOT 3D:
 THAT PARCEL OR TRACT OF LAND SITUATE IN: ROBINSON TWP., ALLEGHENY CO., PENNSYLVANIA
 BEING PART OF THE SUBDIVISION PLAN OF ROBINSON PERIPHERAL DEVELOPERS PLAN 4 - SUBDIVISION OF LOT 3 AS RECORDED IN PLAN BOOK VOLUME 240, PAGES 63-68 OF THE RECORDERS OFFICE OF SAID ALLEGHENY COUNTY, PENNSYLVANIA.
 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
 BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 3D, BEING A SET MAG NAIL;
 THENCE SOUTH 38° 7' 16" EAST FOR 327.04 FEET TO A SET PIN/CAP;
 THENCE SOUTH 16° 14' 36" WEST FOR 31.66 FEET TO A SET PIN/CAP;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 53.50 FEET FROM WHICH THE RADIUS POINT BEARS SOUTH 16° 41' 51" WEST, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 118.17 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 42° 58' 24" WEST FOR 95.57 FEET TO A SET PIN/CAP;
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET FROM WHICH THE RADIUS POINT BEARS SOUTH 69° 41' 51" WEST, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 73.88 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 4° 35' 43" WEST FOR 8.42 FEET TO A SET PIN/CAP;
 THENCE SOUTH 29° 29' 14" WEST FOR 40.66 FEET TO A SET MAG NAIL;
 THENCE NORTH 60° 30' 46" WEST FOR 70.00 FEET TO A SET MAG NAIL;
 THENCE NORTH 46° 28' 36" WEST FOR 20.62 FEET TO A SET MAG NAIL;
 THENCE NORTH 64° 29' 7" WEST FOR 180.43 FEET TO A FOUND PIN/CAP ;
 THENCE NORTH 40° 20' 49" WEST FOR 58.02 FEET TO A SET PIN/CAP;
 THENCE NORTH 54° 23' 16" WEST FOR 104.61 FEET TO A FND PK NAIL;
 THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 117.50 FEET FROM WHICH THE RADIUS POINT BEARS SOUTH 58° 28' 59" EAST, THENCE RIGHT ALONG SAID CURVE FOR AN ARC LENGTH OF 73.88 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 49° 31' 47" EAST FOR 72.67 FEET TO A SET MAG NAIL;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 715.00 FEET FROM WHICH THE RADIUS POINT BEARS NORTH 22° 27' 28" WEST, THENCE LEFT ALONG SAID CURVE FOR AN ARC LENGTH OF 202.50 FEET, SAID CURVE HAVING A CHORD BEARING OF NORTH 59° 25' 44" EAST FOR 201.82 FEET TO A SET PIN/CAP;
 THENCE NORTH 51° 18' 56" EAST FOR 32.11 FEET TO POINT OF BEGINNING,
 CONTAINING 2.029 ACRES OF LAND MORE OR LESS.
 THIS DESCRIPTION IS BASED ON A FIELD SURVEY BY WILLIAM N. WHYE, PLS.

Robinson Township - C-3 Zoning
 Planned Commercial/Office/Multiple Family District, 1301A - 1307A

- 1303A, 3B = minimum lot area - 2 acres
- 1303A, 4A = minimum lot width - 150'
- 1303A, 5A = maximum height principle structure - 90' (7 stories)
- 1303A, 5B = maximum height accessory structures - 20'
- 1303A, 6 = maximum lot coverage - 40%
- 1303A, 7A = minimum yard requirements, property line or public right of way - 50'

NOTES:
 Table A, Item 14: No observable evidence of earth moving work or building construction within recent months.
 Table A, Item 15: No observable evidence of recent street or sidewalk construction or repairs. No changes in street right of way lines.
 Table A, Item 16: No observable evidence of site use as a solid waste dump, sump or sanitary landfill.

ALTA/ACSM Land Title Survey for:
VALVOLINE INSTANT OIL CHANGE
A DIVISION OF ASHLAND INC

Situate in: The Township of Robinson, County of Allegheny & Commonwealth of Pennsylvania

| | | |
|-------------------------|------------------------|------------------------|
| Job No.: 02164PE | Date: 1-13-2005 | Scale: 30 Ft/In |
|-------------------------|------------------------|------------------------|

By: William N. Whye, PLS Reg. No. SU-046658-E
Triad Surveys, Inc. (412) 664-1529

PATHNAME: C:\Program Files\TPCV8\2004 Jobs\02164PE.TRV