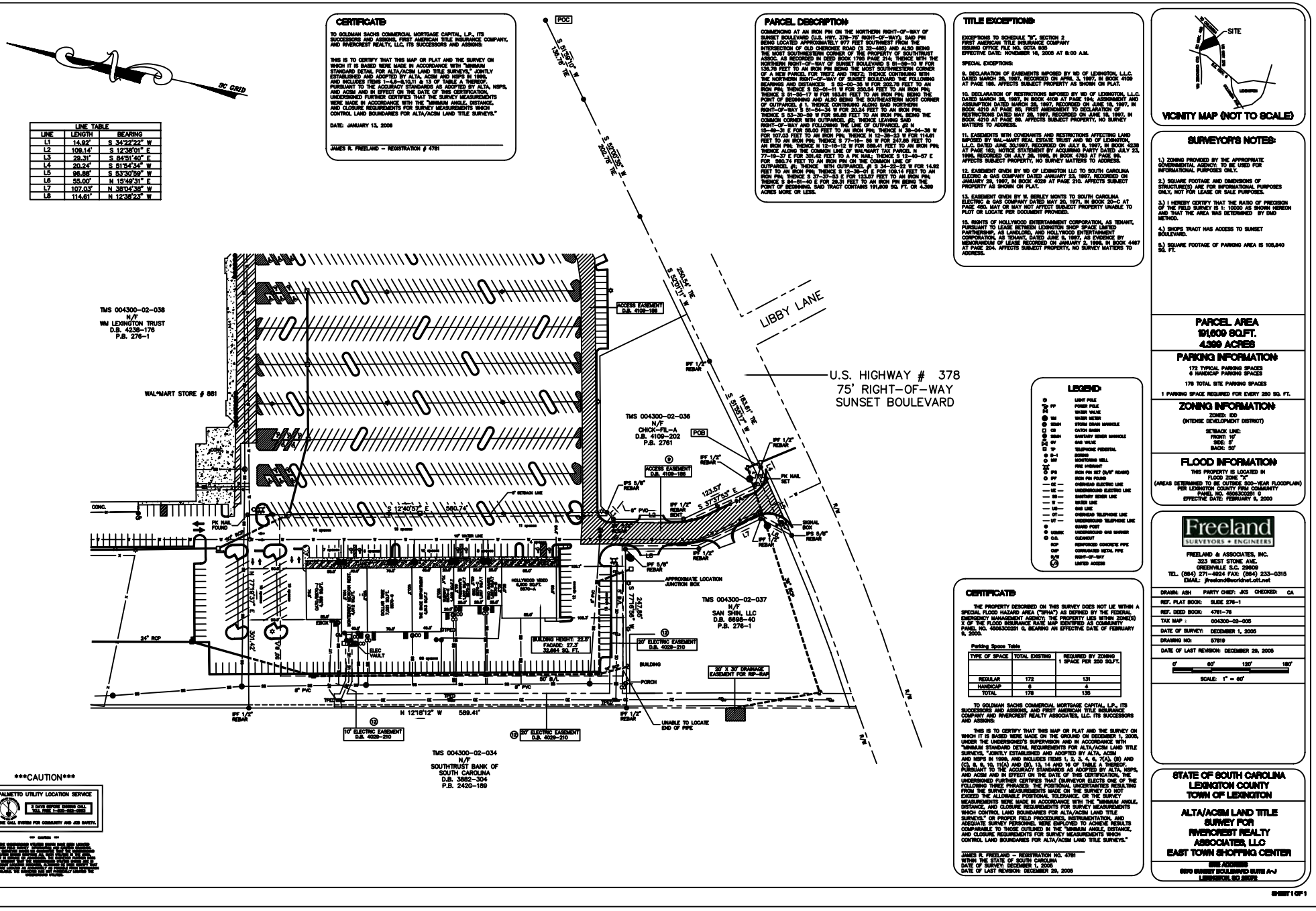

CERTIFICATE

TO GOLDMAN SACHS COMMERCIAL MORTGAGE CAPITAL, L.P., ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY, AND RIVERCREST REALTY, LLC, ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), (B) AND (C), 8, 9, 10, 11(A) AND (B), 13, 14 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: JANUARY 13, 2006

JAMES R. FREELAND – REGISTRATION # 4781

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.92'	S 34°22'22" W
L2	109.14'	S 12°38'01" E
L3	29.31'	S 84°51'40" E
L4	20.24'	S 51°54'34" W
L5	96.88'	S 53°30'59" W
L6	55.00'	N 15°49'31" E
L7	107.03'	N 38°04'36" W
L8	114.61'	N 12°38'23" W

PARCEL DESCRIPTION

COMMENCING AT AN IRON PIN ON THE NORTHERN RIGHT-OF-WAY OF SUNSET BOULEVARD (U.S. HWY. 378--75' RIGHT-OF-WAY); SAID PIN BEING LOCATED APPROXIMATELY 977 FEET SOUTHWEST FROM THE INTERSECTION OF OLD CHEROKEE ROAD (S 32--480) AND ALSO BEING THE MOST SOUTHEASTERN CORNER OF THE PROPERTY OF SOUTHTRUST ASSOC. AS RECORDED IN DEED BOOK 1785 PAGE 214; THENCE WITH THE NORTHERN RIGHT--OF--WAY OF SUNSET BOULEVARD S 51--55--17 W FOR 136.70 FEET TO AN IRON PIN BEING THE MOST SOUTHWESTERN CORNER OF A NEW PARCEL FOR TRCT2 AND TRCT3; THENCE CONTINUING WITH THE NORTHERN RIGHT--OF--WAY OF SUNSET BOULEVARD THE FOLLOWING BEARINGS AND DISTANCES: S 51--55--35 W FOR 202.79 FEET TO AN IRON PIN; THENCE S 52--01--11 W FOR 250.54 FEET TO AN IRON PIN; THENCE S 51--55--17 W FOR 185.91 FEET TO AN IRON PIN; BEING THE POINT OF BEGINNING AND ALSO BEING THE SOUTHEASTERN MOST CORNER OF OUTPARCEL #1; THENCE CONTINUING ALONG SAID NORTHERN RIGHT--OF--WAY S 51--54--34 W FOR 20.24 FEET TO AN IRON PIN; THENCE S 53--30--59 W FOR 96.88 FEET TO AN IRON PIN, BEING THE COMMON CORNER WITH OUTPARCEL #5; THENCE LEAVING SAID RIGHT--OF--WAY AND FOLLOWING THE LINE OF OUTPARCEL #2 N 15--49--31 E FOR 55.00 FEET TO AN IRON PIN; THENCE N 38--04--36 W FOR 107.03 FEET TO AN IRON PIN; THENCE N 12--38--23 W FOR 114.61 FEET TO AN IRON PIN; THENCE S 77--16-- 56 W FOR 240.65 FEET TO AN IRON PIN; THENCE N 12--18--12 W FOR 589.41 FEET TO AN IRON PIN; THENCE ALONG THE COMMON LINE OF WALMART 1247 PARCEL N 77--16--27 E FOR 301.42 FEET TO A PK NAIL; THENCE S 12--40--57 E FOR 560.74 FEET TO AN IRON PIN ON THE COMMON LINE OF OUTPARCEL #3; THENCE, WITH OUTPARCEL #1 S 34--22--22 W FOR 14.92 FEET TO AN IRON PIN; THENCE S 12--38--01 E FOR 109.14 FEET TO AN IRON PIN; THENCE S 37--57--53 E FOR 123.57 FEET TO AN IRON PIN; THENCE S 84--51--40 E FOR 29.31 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING, SAID TRACT CONTAINS 191,609 SQ. FT. OR 4.399 ACRES MORE OR LESS.

TITLE EXCEPTIONS

EXCEPTIONS TO SCHEDULE "B", SECTION 2
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT OFFICE FILE NO. 0074 835
EFFECTIVE DATE: NOVEMBER 16, 2005 AT 8:00 A.M.

SPECIAL EXCEPTIONS:

9. DECLARATION OF EASEMENTS IMPOSED BY WD OF LEXINGTON, L.L.C. DATED MARCH 28, 1997, RECORDED ON APRIL 3, 1997, IN BOOK 4109 AT PAGE 186. AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT.

10. DECLARATION OF RESTRICTIONS IMPOSED BY WD OF LEXINGTON, L.L.C. DATED MARCH 28, 1997, IN BOOK 4109 AT PAGE 194; ASSIGNMENT AND ASSUMPTION DATED MARCH 28, 1997, RECORDED ON JUNE 18, 1997, IN BOOK 4210 AT PAGE 83; FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS DATED MAY 28, 1997, RECORDED ON JUNE 18, 1997, IN BOOK 4210 AT PAGE 88. AFFECTS SUBJECT PROPERTY, NO SURVEY MATTERS TO ADDRESS.

11. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND IMPOSED BY WAL-MART REAL ESTATE TRUST AND WD OF LEXINGTON, L.L.C. DATED JUNE 30/1997, RECORDED ON JULY 9, 1997, IN BOOK 4238 AT PAGE 180; NOTICE STATEMENT BY ACQUIRING PARTY DATED JULY 23, 1998, RECORDED ON JULY 28, 1998, IN BOOK 4763 AT PAGE 98. AFFECTS SUBJECT PROPERTY, NO SURVEY MATTERS TO ADDRESS.

12. EASEMENT GIVEN BY WD OF LEXINGTON LLC TO SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED JANUARY 23, 1997, RECORDED ON JANUARY 28, 1997, IN BOOK 4029 AT PAGE 210. AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT.

13. EASEMENT GIVEN BY W. BERLEY MONTS TO SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED MAY 20, 1971, IN BOOK 20-C AT PAGE 489. MAY OR MAY NOT AFFECT SUBJECT PROPERTY UNABLE TO PLOT OR LOCATE PER DOCUMENT PROVIDED.

15. RIGHTS OF HOLLYWOOD ENTERTAINMENT CORPORATION, AS TENANT, PURSUANT TO LEASE BETWEEN LEXINGTON SHOP SPACE LIMITED PARTNERSHIP, AS LANDLORD, AND HOLLYWOOD ENTERTAINMENT CORPORATION, AS TENANT, DATED JUNE 9, 1997, AS EVIDENCE BY MEMORANDUM OF LEASE RECORDED ON JANUARY 2, 1998, IN BOOK 4467 AT PAGE 204. AFFECTS SUBJECT PROPERTY, NO SURVEY MATTERS TO ADDRESS.

LEGEND

- LIGHT POLE
- PP POWER POLE
- WATER VALVE
- WM WATER METER
- SDMH STORM DRAIN MANHOLE
- CB STORM DRAIN INLET
- SSMH SANITARY SEWER MANHOLE
- GV GAS VALVE
- TP TELEPHONE PEDESTAL
- BOLLARD
- MW MONITORING WELL
- FIRE HYDRANT
- IPS IRON PIN SET (5/8" REBAR)
- IPF IRON PIN FOUND
- OE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- GAS GAS LINE
- OT OVERHEAD TELEPHONE LINE
- UT UNDERGROUND TELEPHONE LINE
- GUARD POST
- UGMK UNDERGROUND GAS MARKER
- C.O. CLEANOUT
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- ROW RIGHT-OF-WAY
- LIMITED ACCESS

CERTIFICATE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY WITHIN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 4506330201 G, BEARING AN EFFECTIVE DATE OF FEBRUARY 9, 2000.

Parking Space Table

TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING 1 SPACE PER 250 SQ.FT.
REGULAR	172	131
HANDICAP	6	4
TOTAL	178	135

TO GOLDMAN SACHS COMMERCIAL MORTGAGE CAPITAL, L.P., ITS SUCCESSORS AND ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY AND RIVERCREST REALTY ASSOCIATES, LLC. ITS SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE GROUND ON DECEMBER 1, 2005, UNDER THE UNDERSIGNED'S SUPERVISION AND IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), (B) AND (C), 8, 9, 10, 11(A) AND (B), 13, 14 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT (SURVEYOR ELECTS ONE OF THE FOLLOWING THREE PARAGRAPHS) THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE, OR THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS," OR PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

JAMES R. FREELAND – REGISTRATION NO. 4781
WITHIN THE STATE OF SOUTH CAROLINA
DATE OF SURVEY: DECEMBER 1, 2005
DATE OF LAST REVISION: DECEMBER 29, 2005

VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

1.) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY, TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

2.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.

3.) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1: 10000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.

4.) SHOPS TRACT HAS ACCESS TO SUNSET BOULEVARD.

5.) SQUARE FOOTAGE OF PARKING AREA IS 105,840 SQ. FT.

PARCEL AREA

191,609 SQ.FT.
4.399 ACRES

PARKING INFORMATION

172 TYPICAL PARKING SPACES
6 HANDICAP PARKING SPACES

178 TOTAL SITE PARKING SPACES

1 PARKING SPACE REQUIRED FOR EVERY 250 SQ. FT.

ZONING INFORMATION

ZONED: BD
(INTENSE DEVELOPMENT DISTRICT)

SETBACK LINE:
FRONT: 10'
SIDE: 0'
BACK: 50'

FLOOD INFORMATION

THIS PROPERTY IS LOCATED IN
FLOOD ZONE "X"
(AREAS DETERMINED TO BE OUTSIDE 500--YEAR FLOODPLAIN)
PER LEXINGTON COUNTY FINAL COMMUNITY
PANEL NO. 4506330201 G
EFFECTIVE DATE: FEBRUARY 9, 2000

Freeland
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271--4824 FAX (864) 233--0315
EMAIL: jfreeland@worldnet.att.net

DRAWN: ASH	PARTY CHIEF: JCS	CHECKED:	CA
REF. PLAT BOOK:	SLIDE 276--1		
REF. DEED BOOK:	4781--76		
TAX MAP #	004300--02--005		
DATE OF SURVEY:	DECEMBER 1, 2005		
DRAWING NO:	57819		
DATE OF LAST REVISION:	DECEMBER 29, 2005		

0' 60' 120' 180'
SCALE: 1" = 60'

STATE OF SOUTH CAROLINA
LEXINGTON COUNTY
TOWN OF LEXINGTON

ALTA/ACSM LAND TITLE SURVEY FOR RIVERCREST REALTY ASSOCIATES, LLC EAST TOWN SHOPPING CENTER

SITE ADDRESS
5970 SUNSET BOULEVARD SUITE A-J
LEXINGTON, SC 29072

SHEET 1 OF 1

CAUTION

PALMETTO UTILITY LOCATION SERVICE
1 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-922-0983
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND FROM SURFACE EVIDENCE FOUND DURING THE COURSE OF THIS SURVEY. THIS INFORMATION IS NOT TO BE CONSTRUED AS EXHAUSTIVE OR ASSURANCE THAT NO OTHER UTILITIES EXIST IN THE AREA SHOWN HEREON. THE SURVEYOR CANNOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE CONTRACTOR MUST CONTACT ALL UTILITIES FOR EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION.