

TITLE EXCEPTIONS:

1. THIS SURVEY IS BASED ON THE SURVEY RECORDS OF THE SURVEYOR, AND THE SURVEYOR HAS REVIEWED THE RECORDS AND IS NOT AWARE OF ANY OTHER RECORDS THAT MAY AFFECT THE SURVEY.

2. THE SURVEYOR HAS REVIEWED THE RECORDS AND IS NOT AWARE OF ANY OTHER RECORDS THAT MAY AFFECT THE SURVEY.

3. THE SURVEYOR HAS REVIEWED THE RECORDS AND IS NOT AWARE OF ANY OTHER RECORDS THAT MAY AFFECT THE SURVEY.

4. THE SURVEYOR HAS REVIEWED THE RECORDS AND IS NOT AWARE OF ANY OTHER RECORDS THAT MAY AFFECT THE SURVEY.

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9. THE SURVEYOR HAS REVIEWED THE RECORDS AND IS NOT AWARE OF ANY OTHER RECORDS THAT MAY AFFECT THE SURVEY.

10. THE SURVEYOR HAS REVIEWED THE RECORDS AND IS NOT AWARE OF ANY OTHER RECORDS THAT MAY AFFECT THE SURVEY.

LINE	LENGTH	BEARING
L1	7.82'	N 50°47'01" E
L2	82.86'	N 39°12'59" W
L3	71.77'	N 23°01'54" W
L4	45.64'	N 47°10'58" W
L5	138.05'	N 87°49'04" E
L6	43.03'	S 80°28'57" E
L7	63.20'	S 84°21'17" E
L8	49.53'	S 78°41'30" E

CERTIFICATE:

TO OGLEMAN SACHS COMMERCIAL MORTGAGE CAPITAL, L.P., ITS SUCCESSORS AND ASSIGNS, FIRST AND SECOND TRUST AGREEMENTS, RIVERCREST REALTY ASSOCIATES, L.L.C., 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 "MARIAN STANDARD DETAIL" FOR ALTA/ACSM LAND TITLE SURVEYS, DENTON ESTABLISHED AND ADOPTED BY ALTA, ACMA AND NSPS IN 1986, AND INCLUDES FEES 1-4, 11, 12, 13 OF TABLE A, THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACMA AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MARIAN 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 - § 21277

CERTIFICATE:

THE BOUNDARY SURVEY AS SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS OR EXCEEDS THE MARIAN STANDARDS AND PROCEDURES FOR LAND SURVEYING IN THE STATE OF MARYLAND AS SET BY PARAGRAPH 3.03 BOUNDARY SURVEY IN THE REGULATIONS AS SET BY THE OCCUPATIONAL AND PROFESSIONAL LICENSING BOARD FOR PROFESSIONAL LAND SURVEYORS.

JAMES R. FREELAND - § 21277

SURVEYOR'S NOTES:

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

2.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURES/IMPROVEMENTS FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.

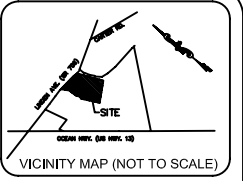
3.) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THIS SURVEY IS 1:1000 AS SHOWN HEREON AND THAT THE AREA IS DETERMINED BY GND METHOD.

4.) SHOPS TRACT HAS ACCESS TO LINCOLN AVENUE.

5.) SQUARE FOOTAGE OF PARKING AREA IS 112,800 SQ. FT. (LINCOLN AVENUE TRACT ALSO WAS SURVEYED).

PARCEL DESCRIPTION:

COMMENCEMENT AT AN IRON PIN LOCATED ON THE NORTHERN RIGHT-OF-WAY OF U.S. HIGHWAY 13 (OCEAN HWY) AND BEING THE COMMON CORNER WITH LAND SURVEYED BY DEED NO. 2043-1973, THENCE ALONG SAID RIGHT-OF-WAY THENCE N 28°13'-00" W FOR 104.54 FEET TO AN IRON PIN, THENCE N 38°13'-00" W FOR 107.54 FEET TO A CONCRETE MONUMENT CORNER WITH BOUNDARY THENCE LEAVING SAID RIGHT-OF-WAY AND FOLLOWING THE COMMON LINE OF BOUNDARIES N 15°-15'-00" E FOR 13.89 FEET TO A CONCRETE MONUMENT CORNER WITH BOUNDARY THENCE ALONG THE COMMON LINE OF BOUNDARIES N 35°-35'-00" E FOR 20.81 FEET TO A CONCRETE MONUMENT, THENCE N 53°-00'-00" W FOR 84.27 FEET TO AN IRON PIN ON THE PROPOSED SOUTHERN RIGHT-OF-WAY OF MD ROUTE 756 (LINCOLN AVENUE) TRACT ALSO WAS SURVEYED, THENCE S 87°-49'-04" E FOR 138.05 FEET TO AN IRON PIN, THENCE S 80°-28'-57" E FOR 43.03 FEET TO AN IRON PIN, THENCE S 84°-21'-17" E FOR 63.20 FEET TO AN IRON PIN, THENCE S 78°-41'-30" E FOR 49.53 FEET TO AN IRON PIN, BEING THE POINT OF BEGINNING, THENCE N 87°-49'-04" E FOR 138.05 FEET TO AN IRON PIN, THENCE S 80°-28'-57" E FOR 43.03 FEET TO AN IRON PIN, THENCE S 84°-21'-17" E FOR 63.20 FEET TO AN IRON PIN, THENCE S 78°-41'-30" E FOR 49.53 FEET TO AN IRON PIN, BEING THE POINT OF BEGINNING, SAID TRACT CONTAINS 4.284 ACRES OR LESS.



Freeland
SURVEYORS & ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4024 FAX: (864) 233-0315
EMAIL: jfreeland@worldnet.att.net

DRAWING: ASH PARTY CHECK: SE CHECKED: CA
REV. PLAT BOOK: 146-35
REV. DEED BOOK: 2286-211
TAX MAP: 1 400-10-2889, PT. 321
DATE OF SURVEY: DECEMBER 8, 2005
DRAWING NO.: 87620

DATE OF LAST REVISION: JANUARY 4, 2006

SCALE: 1" = 87'

ZONING INFORMATION:

CENTRAL BUSINESS DISTRICT
FRONT 20' DEPTH 100' HEIGHT 30'
(ZONING CONTROLLED BY THE TOWN OF POCOMOKE)

FLOOD INFORMATION:

COMMUNITY PANEL # 24004A 5001 C
EFFECTIVE DATE: SEPTEMBER 3, 1980

PARCEL AREA:
186,633 SQ.FT
4.284 ACRES

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 LIES WITHIN ZONE(D) "D" OF THE FLOOD INSURANCE RATE MAP BENTONED AS COMMUNITY PANEL NO. 24004A 5001 C, BEARING AN EFFECTIVE DATE OF SEPTEMBER 3, 1980.

TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING 4.96 PER 1000 SQ.FT.
REGULAR	132	128
HANDICAP	2	2
TOTAL	134	127

TO OGLEMAN SACHS COMMERCIAL MORTGAGE CAPITAL, L.P., ITS SUCCESSORS AND ASSIGNS, AND FIRST AND SECOND TRUST AGREEMENTS, RIVERCREST REALTY ASSOCIATES, L.L.C., 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 8, 2005, UNDER THE UNDERSIGNED'S SUPERVISION AND IN ACCORDANCE WITH "MARIAN STANDARD DETAIL" REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, DENTON ESTABLISHED AND ADOPTED BY ALTA, ACMA AND NSPS IN 1986, AND INCLUDES FEES 1, 2, 3, 4, 6, 7(A), (D) AND (G), (I), (L), (10), (11) AND (13), 14 AND 15 OF TABLE A, THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACMA AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT (SURVEYOR ELECTS ONE OF THE FOLLOWING THREE PHRASES: THE DATE OF THIS CERTIFICATION, THE MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MARIAN ANGLE DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS," OR PROPER FIELD PROCEDURES, INSTRUMENTATION, AND APPROPRIATE SURVEY PERSONNEL WERE EMPLOYED TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MARIAN ANGLE DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

JAMES R. FREELAND - § 21277
WITHIN THE STATE OF MARYLAND
DATE OF SURVEY: DECEMBER 8, 2005
DATE OF LAST REVISION: JANUARY 4, 2006

BASIS OF BEARINGS
FB, 146-35
DB, RHO 2286-211

STATE OF MARYLAND
WORCESTER COUNTY
TOWN OF POCOMOKE

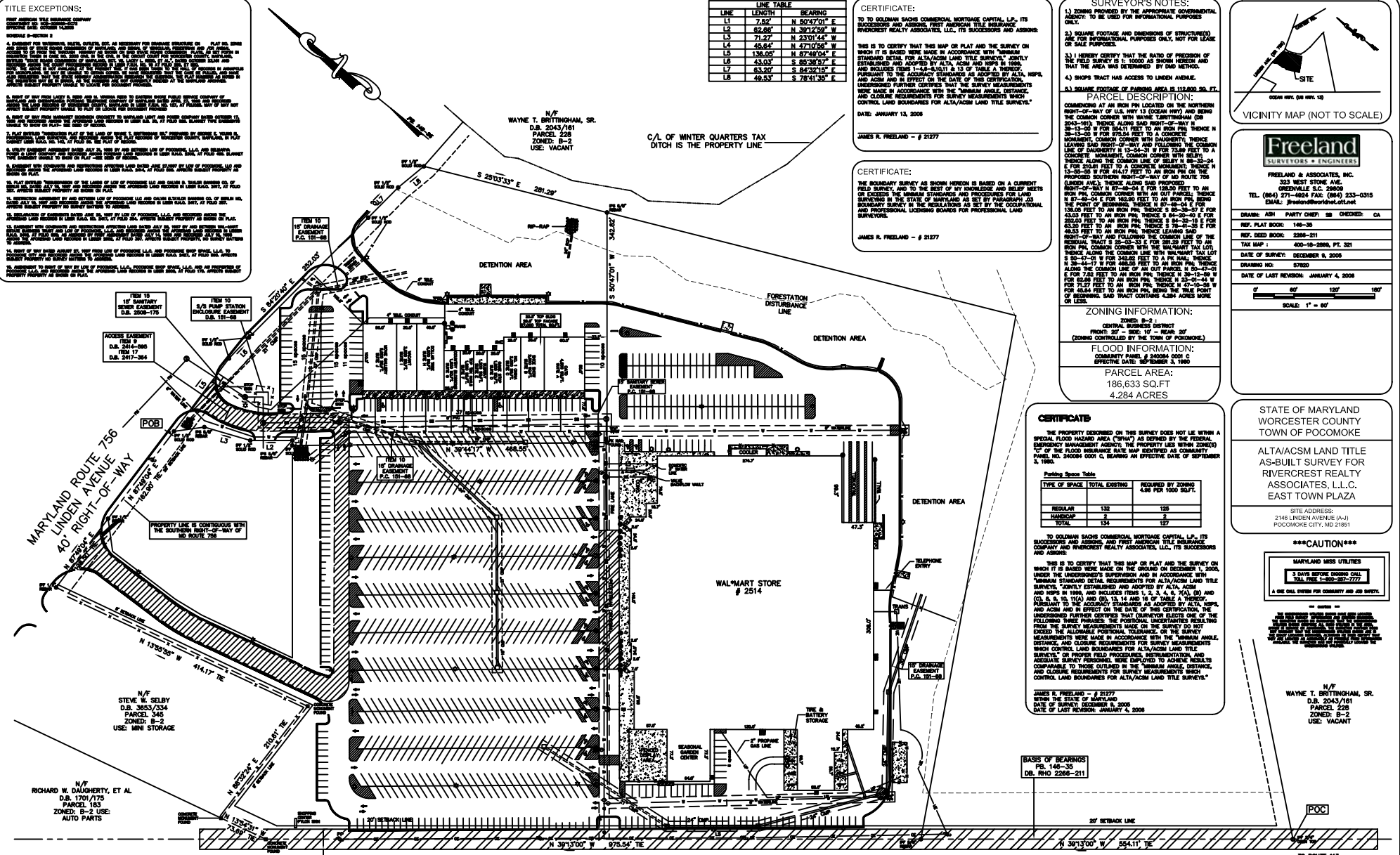
ALTA/ACSM LAND TITLE
AS-BUILT SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, L.L.C.
EAST TOWN PLAZA

SITE ADDRESS:
2146 LINCOLN AVENUE (A-1)
POCOMOKE CITY, MD 21851

CAUTION

MARYLAND MISS UTILITIES
3 DAYS BEFORE DIGGING CALL
1-800-287-7777
A ONE CALL SYSTEM FOR GARBAGE AND JOB SAFETY.

N/W
WAYNE T. BRITTINGHAM, SR.
D.B. 2043/191
PARCEL 228
ZONED: B-2
USE: VACANT



30' DP & L & W AS RECORDED IN 1972/36 & 20 TAKER FROM PLAT BY GEY ENGINEERS & SURVEYORS DATED 7-18-86

U.S. ROUTE 13 - OCEAN HIGHWAY
VARIABLE WIDTH RIGHT-OF-WAY

TO ROUTE 113