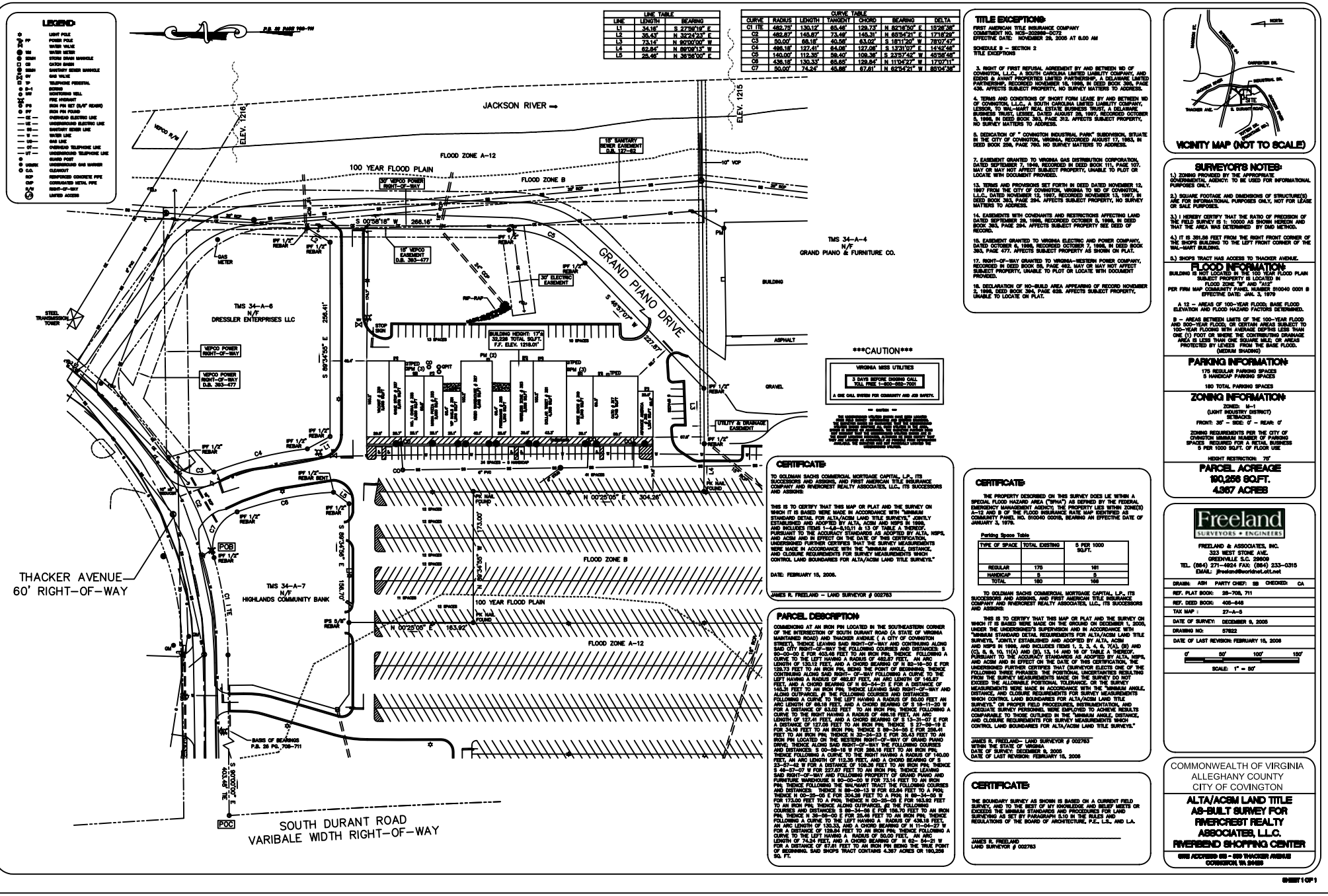

LEGEND

LIGHT POLE
POWER POLE
WATER VALVE
WATER METER
STORM DRAIN MANHOLE
CATCH BASIN
SANITARY SEWER MANHOLE
GAS VALVE
TELEPHONE PEDESTAL
SIGNS
MONITORING WELL
FIRE HYDRANT
IRON PIN SET (5/8" REBAR)
IRON PIN FOUND
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
SANITARY SEWER LINE
WATER LINE
GAS LINE
OVERHEAD TELEPHONE LINE
UNDERGROUND TELEPHONE LINE
GUARD POST
UNDERGROUND GAS MARKER
CLEANOUT
REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE
RIGHT-OF-WAY
LIMITED ACCESS

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.18'	S 37°39'10" E
L2	35.43'	N 32°24'23" E
L3	73.14'	N 90°00'00" W
L4	62.84'	N 89°09'13" W
L5	25.46'	N 35°56'00" E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1 TIE	482.75'	130.12'	65.46'	129.73'	N 82°43'50" E	15°26'39"
C2	482.87'	145.87'	73.49'	145.31'	N 68°54'21" E	17°18'29"
C3	50.00'	68.18'	40.58'	63.02'	S 18°11'20" W	78°07'47"
C4	486.18'	127.41'	64.06'	127.06'	S 13°31'07" E	14°52'46"
C5	140.00'	112.35'	59.40'	109.36'	S 23°57'49" W	45°58'46"
C6	436.18'	130.33'	65.65'	129.84'	N 11°04'27" W	17°07'11"
C7	50.00'	74.24'	45.88'	67.61'	N 62°54'21" W	85°04'38"

CERTIFICATE

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 IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDED ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(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 CERTIFIED 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: FEBRUARY 15, 2006.

JAMES R. FREELAND – LAND SURVEYOR # 002763

PARCEL DESCRIPTION

COMMENCING AT AN IRON PIN LOCATED IN THE SOUTHEASTERN CORNER OF THE INTERSECTION OF SOUTH DURANT ROAD (A STATE OF VIRGINIA MAINTAINED ROAD) AND THACKER AVENUE (A CITY OF COVINGTON STREET), THENCE LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG SAID CITY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: S 00°00'00" E FOR A 333.46 FEET TO AN IRON PIN, THENCE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 482.87 FEET, AN ARC LENGTH OF 130.12 FEET, AND A CHORD BEARING OF N 82°16'50" E FOR 129.73 FEET TO AN IRON PIN, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT- OF-WAY FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 482.87 FEET, AN ARC LENGTH OF 145.87 FEET, AND A CHORD BEARING OF N 68°54'21" E FOR A DISTANCE OF 145.31 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG OUTPARCEL B, THE FOLLOWING COURSES AND DISTANCES: FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AN ARC LENGTH OF 68.18 FEET, AND A CHORD BEARING OF S 18°11'20" W FOR A DISTANCE OF 63.02 FEET TO AN IRON PIN; THENCE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 486.18 FEET, AN ARC LENGTH OF 127.41 FEET, AND A CHORD BEARING OF S 13°31'07" E FOR A DISTANCE OF 127.06 FEET TO AN IRON PIN; THENCE S 27°56'19" E FOR 34.18 FEET TO AN IRON PIN; THENCE S 89°34'55" E FOR 256.41 FEET TO AN IRON PIN; THENCE N 32°24'23" E FOR 35.43 FEET TO AN IRON PIN LOCATED ON THE WESTERN RIGHT-OF-WAY OF GRAND PIANO DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: S 00°36'18" W FOR 266.16 FEET TO AN IRON PIN; THENCE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET, AN ARC LENGTH OF 112.35 FEET, AND A CHORD BEARING OF S 23°57'49" W FOR A DISTANCE OF 109.36 FEET TO AN IRON PIN; THENCE S 48°57'07" W FOR 227.57 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT-OF-WAY AND FOLLOWING PROPERTY OF GRAND PIANO AND FURNITURE WAREHOUSE N 90°00'00" W FOR 73.14 FEET TO AN IRON PIN; THENCE FOLLOWING THE WALMART TRACT THE FOLLOWING COURSES AND DISTANCES: THENCE N 89°09'13" W FOR 62.84 FEET TO A PIN; THENCE N 00°25'05" E FOR 304.26 FEET TO A PIN; N 89°34'55" W FOR 173.00 FEET TO A PIN; THENCE N 00°25'05" E FOR 163.62 FEET TO AN IRON PIN; THENCE ALONG PROPERTY OF THE FOLLOWING COURSES AND DISTANCES: S 89°34'55" E FOR 160.70 FEET TO AN IRON PIN; THENCE N 35°56'00" E FOR 25.46 FEET TO AN IRON PIN; THENCE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 436.18 FEET, AN ARC LENGTH OF 130.33, AND A CHORD BEARING OF N 11°04'27" W FOR A DISTANCE OF 129.84 FEET TO AN IRON PIN; THENCE FOLLOWING A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 74.24 FEET, AND A CHORD BEARING OF N 62°54'21" W FOR A DISTANCE OF 67.61 FEET TO AN IRON PIN BEING THE TRUE POINT OF BEGINNING. SAID SHOPS TRACT CONTAINS 4.367 ACRES OR 190,256 SQ. FT.

TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-202898-CC72
EFFECTIVE DATE: NOVEMBER 29, 2005 AT 8.00 AM

SCHEDULE B – SECTION 2
TITLE EXCEPTIONS

3. RIGHT OF FIRST REFUSAL AGREEMENT BY AND BETWEEN MD OF COVINGTON, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, AND EDENS & AVANT PROPERTIES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, RECORDED NOVEMBER 18, 1998, IN DEED BOOK 393, PAGE 436. AFFECTS SUBJECT PROPERTY, NO SURVEY MATTERS TO ADDRESS.

4. TERMS AND CONDITIONS OF SHORT FORM LEASE BY AND BETWEEN MD OF COVINGTON, L.L.C., A SOUTH CAROLINA LIMITED LIABILITY COMPANY, LESSOR, TO WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST, LESSEE, DATED AUGUST 28, 1997, RECORDED OCTOBER 5, 1998, IN DEED BOOK 383, PAGE 312. AFFECTS SUBJECT PROPERTY, NO SURVEY MATTERS TO ADDRESS.

5. DEDICATION OF " COVINGTON INDUSTRIAL PARK" SUBDIVISION, SITUATE IN THE CITY OF COVINGTON, VIRGINIA, RECORDED AUGUST 12, 1963, IN DEED BOOK 235, PAGE 700. NO SURVEY MATTERS TO ADDRESS.

7. EASEMENT GRANTED TO VIRGINIA GAS DISTRIBUTION CORPORATION, DATED SEPTEMBER 7, 1949, RECORDED IN DEED BOOK 111, PAGE 107. MAY OR MAY NOT AFFECT SUBJECT PROPERTY, UNABLE TO PLOT OR LOCATE WITH DOCUMENT PROVIDED.

13. TERMS AND PROVISIONS SET FORTH IN DEED DATED NOVEMBER 12, 1997 FROM THE CITY OF COVINGTON, VIRGINIA TO MD OF COVINGTON, L.L.C., DATED NOVEMBER 12, 1997, RECORDED NOVEMBER 13, 1997, IN DEED BOOK 383, PAGE 294. NO SURVEY MATTERS TO ADDRESS.

14. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED SEPTEMBER 29, 1998, RECORDED OCTOBER 5, 1998, IN DEED BOOK 383, PAGE 294. AFFECTS SUBJECT PROPERTY SEE DEED OF RECORD.

15. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED OCTOBER 6, 1998, RECORDED OCTOBER 7, 1998, IN DEED BOOK 393, PAGE 477. AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT.

17. RIGHT-OF-WAY GRANTED TO VIRGINIA—WESTERN POWER COMPANY, RECORDED IN DEED BOOK 59, PAGE 462, MAY OR MAY NOT AFFECT SUBJECT PROPERTY, UNABLE TO PLOT OR LOCATE WITH DOCUMENT PROVIDED.

18. DECLARATION OF NO-BUILD AREA APPEARING OF RECORD NOVEMBER 2, 1998, DEED BOOK 384, PAGE 628. AFFECTS SUBJECT PROPERTY, UNABLE TO LOCATE ON PLAT.

CERTIFICATE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY). THE PROPERTY LIES WITHIN ZONE(S) A-12 AND B OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 510040 0005B, BEARING AN EFFECTIVE DATE OF JANUARY 3, 1979.

Parking Space Table

TYPE OF SPACE	TOTAL EXISTING	5 PER 1000 SQ.FT.
REGULAR	175	161
HANDICAP	5	5
TOTAL	180	166

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 ACCORDING 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 TO DESCRIBE THE FOLLOWING RESULTS FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ACCURACY OF 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 ADJUSTMENTS HAVE PREVIOUSLY BEEN 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– LAND SURVEYOR # 002763
WITHIN THE STATE OF VIRGINIA
DATE OF SURVEY: DECEMBER 9, 2005
DATE OF LAST REVISION: FEBRUARY 15, 2006

CERTIFICATE

THE BOUNDARY SURVEY AS SHOWN IS BASED ON A CURRENT FIELD SURVEY, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS OR EXCEEDS THE MINIMUM STANDARDS AND PROCEDURES FOR LAND SURVEYING AS SET BY PARAGRAPH 5.10 IN THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTURE, P.E., L.E., AND L.A.

JAMES R. FREELAND
LAND SURVEYOR # 002763

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.) IT IS 351.56 FEET FROM THE RIGHT FRONT CORNER OF THE SHOPS BUILDING TO THE LEFT FRONT CORNER OF THE WAL-MART BUILDING.

5.) SHOPS TRACT HAS ACCESS TO THACKER AVENUE.

FLOOD INFORMATION:

BUILDING IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN
SUBJECT PROPERTY IS LOCATED IN
FLOOD ZONE "B" AND "A12"
PER FIRM MAP COMMUNITY PANEL NUMBER 510040 0001 B
EFFECTIVE DATE: JAN. 3, 1979

A 12 – AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATION AND FLOOD HAZARD FACTORS DETERMINED.

B – AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)

PARKING INFORMATION:

175 REGULAR PARKING SPACES
5 HANDICAP PARKING SPACES

180 TOTAL PARKING SPACES

ZONING INFORMATION:

ZONED: M-1
(LIGHT INDUSTRY DISTRICT)
SETBACKS:
FRONT: 35' – SIDE: 0' – REAR: 0'

ZONING REQUIREMENTS PER THE CITY OF COVINGTON MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A RETAIL BUSINESS
5 PER 1000 SQ.FT. OF FLOOR USE

HEIGHT RESTRICTION: 75'

PARCEL ACREAGE

190,256 SQ.FT.
4.367 ACRES

Freeland
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX (864) 233-0315
EMAIL: jfreeland@mindspring.com

DRAWN:	ASH	PARTY CHIEF:	SB
CHECKED:	CA		
REF. PLAT BOOK:	28-708, 711		
REF. DEED BOOK:	405-648		
TAX MAP :	27-A-5		
DATE OF SURVEY:	DECEMBER 9, 2005		
DRAWING NO:	57822		
DATE OF LAST REVISION:	FEBRUARY 15, 2006		

0' 50' 100' 150'
SCALE: 1" = 50'

COMMONWEALTH OF VIRGINIA
ALLEGHANY COUNTY
CITY OF COVINGTON

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

RIVERBEND SHOPPING CENTER

606 ADDRESS 606 – 650 THACKER AVENUE
COVINGTON, VA 24426

SHEET 1 OF 1