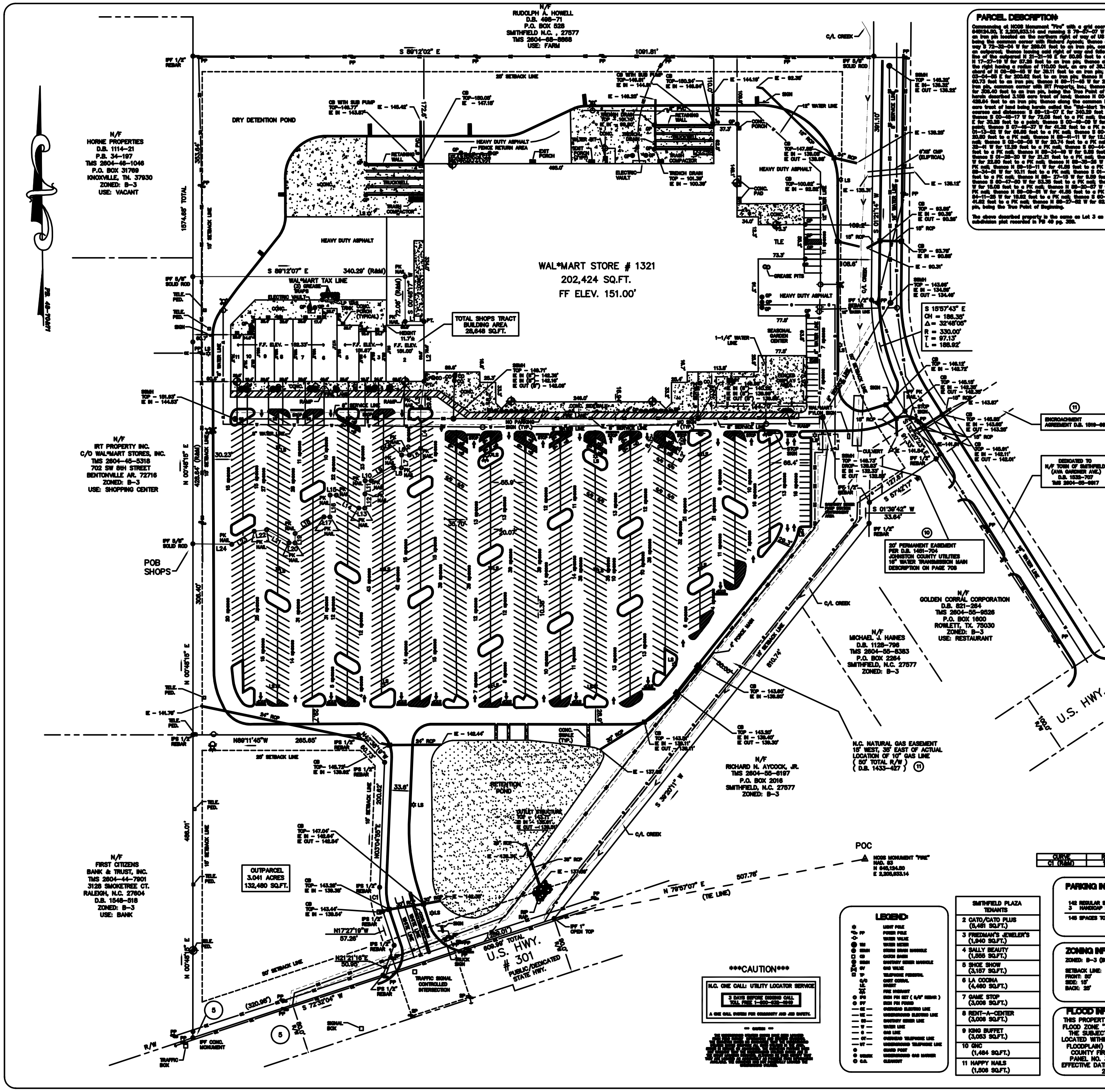


PARCEL DESCRIPTION:

Commencing at NCGS Monument "Fire" with a grid coordinate value of N 646124.50, E 2,206,933.14 and running S 79-57-07 W for 507.78 feet to an iron pin located on the northern right of way of US Highway 301 and being the common corner with Richard Aycock; thence along said right of way S 72-32-04 W for 289.01 feet to an iron pin, common corner with an outparcel; thence leaving said right of way and following the common line of the outparcel N 21-21-16 E for 50.95 feet to an iron pin; thence N 17-27-19 W for 57.26 feet to an iron pin; thence along a curve to the right having a radius of 110.00 feet, an arc of 39.32 feet and a chord of N 06-59-45 W for 39.11 feet to an iron pin; thence N 03-04-55 E for 200.62 feet to an iron pin; thence N 42-39-19 W for 60.73 feet to an iron pin; thence N 89-11-45 W for 265.65 feet to an iron pin, common corner with IRT Property, Inc.; thence N 00-48-15 E for 306.40 feet to an iron pin, being the True Point of Beginning of the herein described 3.158 acre tract of land; thence N 00-48-15 E for 428.64 feet to an iron pin; thence along the common lines of a 28.203 acre tract of land being herein called the "Wal-Mart Tract" the following courses and distances: S 89-12-07 E for 340.29 feet to a PK nail; thence S 00-48-17 W for 72.06 feet to a PK nail; thence S 89-13-01 E for 30.28 feet to a point; thence S 00-49-09 W for 96.06 feet to a point; thence S 07-46-37 W for 41.32 feet to a PK nail; thence S 01-13-52 W for 66.65 feet to a PK nail; thence S 60-42-27 W for 20.80 feet to a PK nail; thence N 88-41-11 W for 12.20 feet to a PK nail; thence S 02-09-06 W for 20.74 feet to a PK nail; thence N 88-32-41 W for 12.29 feet to a PK nail; thence S 60-44-56 W for 41.57 feet to a PK nail; thence N 88-34-49 W for 9.88 feet to a PK nail; thence S 01-28-20 W for 21.21 feet to a PK nail; thence S 01-33-34 W for 22.80 feet to a PK nail; thence N 88-35-26 W for 9.57 feet to a PK nail; thence N 59-15-11 W for 41.56 feet to a PK nail; thence N 88-34-51 W for 10.11 feet to a PK nail; thence S 01-12-46 W for 35.10 feet to a PK nail; thence N 88- 27-15 W for 9.59 feet to a PK nail; thence S 60-47-50 W for 53.35 feet to a PK nail; thence S 01-29-09 W for 15.08 feet to a PK nail; thence N 88-20-57 W for 9.64 feet to a PK nail; thence N 59-09-51 W for 41.55 feet to a PK nail; thence S 84-11-25 W for 19.92 feet to a PK nail; thence S 60-40-29 W for 41.62 feet to a PK nail; thence N 88-27-52 W for 62.35 feet to an iron pin, being the True Point of Beginning.

The above described property is the same as Lot 3 as shown on subdivision plat recorded in PB 40 pg. 359.

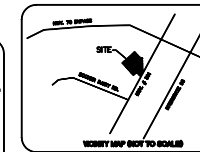
CERTIFICATE:

To GOLDMAN SACHS COMMUNITY MORTGAGE CAPITAL, L.P., ITS SUCCESSORS AND ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY; AND 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 "Minimum Standard Detail for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1-4,6-9,10,11 & 13 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, 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: FEBRUARY 15, 2006

James R. Freeland – Registration No. L2536



SURVEYOR'S NOTES:

1) 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.

2) REF. PLAT BY McKIM & CREED DATED 3-13-97 SUBDIVISION PLAT OF SMITHFIELD SHOPPING CENTER FOR WYATT DEVELOPMENT CO., INC.

3) ACCESS IS GRANTED TO THE SHOPS TRACT IS GRANTED WITHIN THE "ECR" DOCUMENTS RECORDED IN DB. 1604-783

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

5) SQ.FT. AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.

6) 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.

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(s) X (Only Zones with prefixes of "A" or "V" are in SFHAs.) of the Flood Insurance Rate Map identified as Community Panel No. 37101200112051, bearing an effective date of DECEMBER 10, 2001.

Parking Space Table

TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	142	140
HANDICAP	3	3
TOTAL	145	143

To Goldman Sachs Commercial Mortgage Capital, L.P., its successors and assigns, RIVERCREST REALTY ASSOCIATES, LLC., IT SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made on the ground on November 23 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 phrases: 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."

JAMER RALPH FREELAND
Registration No.L-2536
Within the State of NORTH CAROLINA
Date of Survey: 11-23-05
Date of Last Revision: FEBRUARY 15, 2006

TITLE EXCEPTIONS:

First American Title Insurance Company
Commitment ID: 05R7573
Effective Date: November 28, 2005 at 5.00 PM

Schedule B – II Exceptions

2. Restrictive covenants recorded in Book 1604, Page 783; Book 1771, Page 576; and Book 2545, Page 330, Johnston County Registry, but the Company insures that a future violation of said covenants will not cause a forfeiture or reversion of title. Affects subject property. No survey matters to address.
3. Easement(s) to Carolina Power and Light Company recorded in Book 642, Page 189, Johnston County Registry. May or may not affect subject property, unable to plot or locate per documents provided.
4. Easement(s) to Carolina Telephone and Telegraph Company recorded in Book 503, Page 347, Johnston County Registry. May or may not affect subject property, unable to plot or locate per documents provided.
5. Restriction Agreement between LCW of Smithfield, LLC and Ryan's Family Steak Houses, Inc. recorded in Book 1616, Page 430, Johnston County Registry. Affects subject property. No survey matters to address.

POSSIBLE ENCROACHMENTS:

LAND AREA:

137,570 SQ.FT.
3.158 ACRES

BASIS OF BEARINGS AND BENCHMARK:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1 (R&M)	110.00'	39.32'	19.87'	39.11'	N06°59'45"W

LINE	DIRECTION	DISTANCE
L1 (R&M)	S89°13'01"E	30.28'
L2 (R&M)	S00°49'09"W	96.06'
L3 (R&M)	S07°46'37"W	41.32'
L4 (R&M)	S01°13'52"W	66.65'
L5 (R&M)	S60°42'27"W	20.80'
L6 (R&M)	N88°41'11"W	12.20'
L7 (R&M)	S02°09'06"W	20.74'
L8 (R&M)	N88°32'41"W	12.29'
L9 (R&M)	S60°44'56"W	41.57'
L10 (R&M)	N88°34'49"W	9.88'
L11 (R&M)	S01°28'20"W	21.21'
L12 (R&M)	S01°33'34"W	22.80'
L13 (R&M)	N88°35'26"W	9.57'
L14 (R&M)	N59°15'11"W	41.56'
L15 (R&M)	N88°34'51"W	10.11'
L16 (R&M)	S01°12'46"W	35.10'
L17 (R&M)	N88°27'15"W	9.59'
L18 (R&M)	S60°47'50"W	53.35'
L19 (R&M)	S01°29'09"W	15.08'
L20 (R&M)	N88°20'57"W	9.64'
L21 (R&M)	N59°09'51"W	41.55'
L22 (R&M)	S84°11'25"W	19.92'
L23 (R&M)	S60°40'29"W	41.62'
L24 (R&M)	N88°27'52"W	62.35'

NOT FOR RECORDATION

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

DRAWN: CF/JEA PARTY CHIEF: JCC/WD CHECKED:	CA
REF. PLAT BOOK:	48-70 & 71
REF. DEED BOOK:	1519-691
TAX MAP :	14057012D
DATE OF SURVEY:	11-23-05
DRAWING NO:	57824
DATE OF LAST REVISION:	FEBRUARY 15, 2006

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

STATE OF NORTH CAROLINA
JOHNSTON COUNTY
TOWN OF SMITHFIELD

ALTA/ACSM LAND TITLE SURVEY FOR RIVERCREST REALTY ASSOCIATES, LLC. SMITHFIELD PLAZA

SITE ADDRESS
1299 N. BRIGHT LEAF ROAD
SMITHFIELD, NC 27577