

LINE TABLE with columns for LINE, LENGTH, and BEARING. Lists 12 lines (L1-L12) with their respective dimensions and bearings.

PARCEL DESCRIPTION:

COMMENCED AT A POINT BEING LOCATED AT THE NORTH-OF-WAY INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF COUNTY ROAD 3034 AND THE EASTERN RIGHT-OF-WAY OF U.S. HWY # 13 (DUAL HWY'S)...

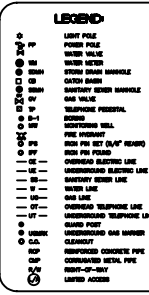
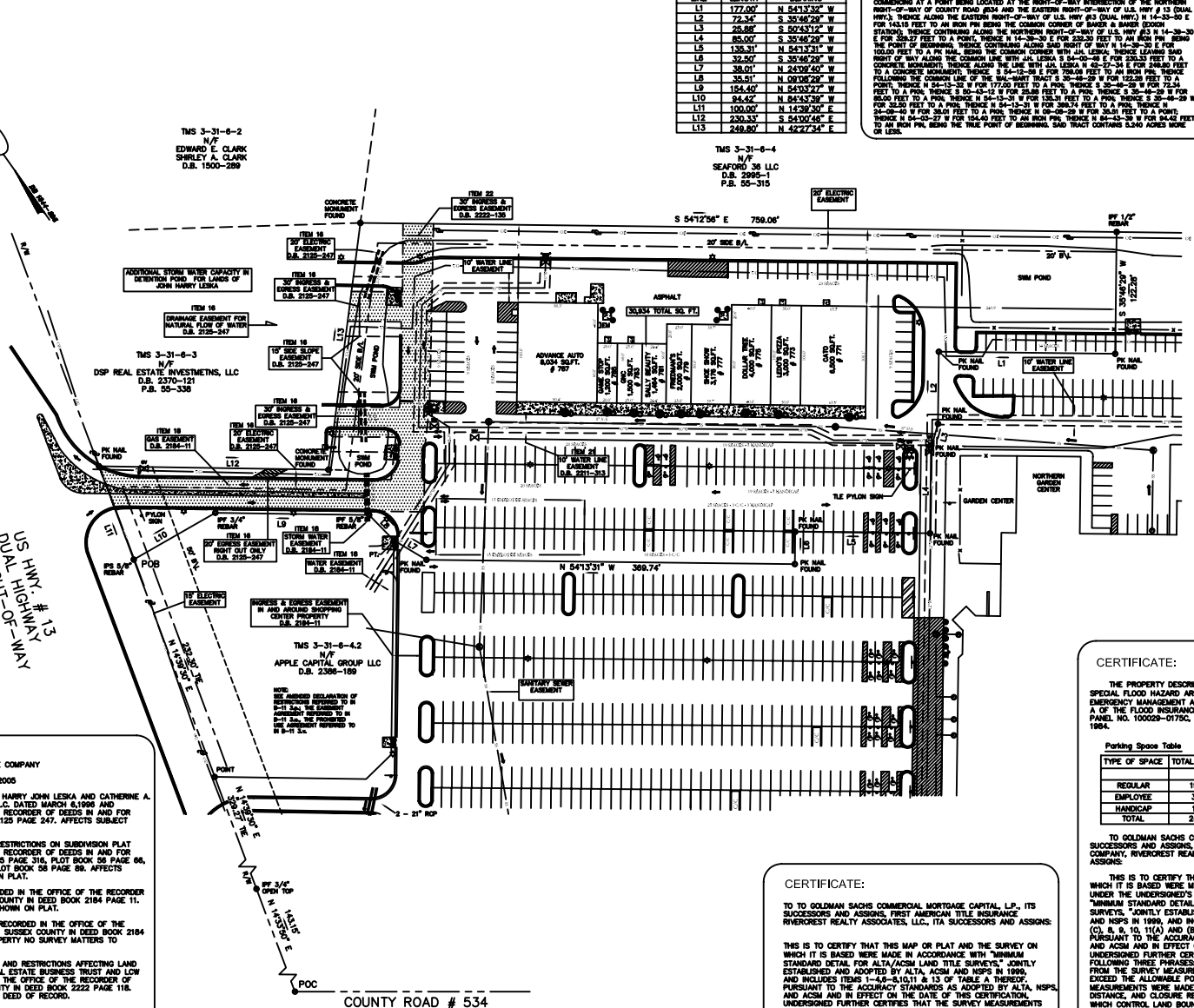
TMS 3-31-6-4
N/F
SEAFORD 36 LLC
D.B. 2295-1
P.B. 95-315

TMS 3-31-6-2
N/F
EDWARD E. CLARK
SHIRLEY A. CLARK
D.B. 1500-289

TMS 3-31-6-3
N/F
DSP REAL ESTATE INVESTMENTS, LLC
D.B. 2370-121
P.B. 95-338

TMS 3-31-6-4.2
N/F
APPLE CAPITAL GROUP LLC
D.B. 2306-180

TMS 3-31-6-4.1
N/F
BC INVESTMENT - SEAFORD LLC
C/O: WALL-MART STORES INC.
D.B. 2316-300



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 ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 3.) HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRANSMISSION NETWORKS UNDER ELECTRONIC SURVEYING EQUIPMENT. ALL HEIGHTS AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR LOCAL ELECTRIC COMPANY BEFORE CONSTRUCTION BEGINS.
- 4.) SHOPS TRACT HAS ACCESS TO U.S. HIGHWAY # 13.
- 5.) BUILDING HEIGHT OF SHOPS TRACT IS 30.6 FT.
- 6.) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/25,000 AND THE WORK WAS DONE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE AREA WAS DETERMINED BY OLD RECORD.

ZONING INFORMATION:

ZONED: COMMERCIAL C-1
SETBACK REQUIREMENTS:
50' FRONT - 30' SIDE - 30' REAR
ZONING CONTROLLED BY TOWN OF SEAFORD

FLOOD INFORMATION:

THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA PER FEMA, FLOOD38-0732G EFFECTIVE JAN. 5, 1994.

PARKING INFORMATION:

185 REGULAR PARKING SPACES
20 EMPLOYEE PARKING SPACES
13 HANDICAP PARKING SPACES
4 CART CORALS (C/C)
242 TOTAL PARKING SPACES
PARCEL AREA
228,276 SQ.FT.
5.240 ACRES



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
ORRENVILLE S.C. 29509
TEL: (864) 271-4824 FAX: (864) 233-0315
EMAIL: jfreeland@freeland.net

Table with 2 columns: Field, Value. Rows include: DRAWING NUMBER: 07828, REF. PLAT BOOK: 58-89, REF. DEED BOOK: 2303-38, TAX MAP: 3-31-6-4.3, DATE OF SURVEY: DECEMBER 6, 2005, DRAWING NO: 07828, DATE OF LAST REVISION: DECEMBER 06, 2005.

STATE OF DELAWARE
SUSSEX COUNTY
SEAFORD HUNDRED DISTRICT
TOWN OF SEAFORD

ALTA/ACSM LAND TITLE
SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, L.L.C.
SUSSEX PLAZA

ONE ACCORDING 775 - 787 1/2 3RD AVENUE
SEAFORD DELAWARE 19970

TITLE EXCEPTIONS:

- 16. DEED OF EASEMENT BETWEEN HARRY JOHN LESKA AND CATHERINE A. LESKA AND LOW OF SEAFORD, L.L.C. DATED MARCH 6, 1996 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY IN DEED BOOK 2125 PAGE 247. AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT.
- 17. NOTES, EASEMENTS, AND RESTRICTIONS ON SUBDIVISION PLAT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY IN PLOT BOOK 85 PAGE 316, PLOT BOOK 58 PAGE 86, PLOT BOOK 57 PAGE 126 AND PLOT BOOK 58 PAGE 89. AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT.
- 18. EASEMENT AGREEMENT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY IN DEED BOOK 2184 PAGE 11. AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT.
- 19. PROHIBITED USE AGREEMENT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY IN DEED BOOK 2184 PAGE 22. AFFECTS SUBJECT PROPERTY NO SURVEY MATTERS TO ADDRESS.
- 20. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BY AND BETWEEN WALL-MART REAL ESTATE BUSINESS TRUST AND LOW OF SEAFORD, L.L.C. RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY IN DEED BOOK 2222 PAGE 118. AFFECTS SUBJECT PROPERTY SEE DEED OF RECORD.
- 21. RIGHT OF WAY BETWEEN LOW OF SEAFORD, L.L.C. AND THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF SEAFORD RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY IN DEED BOOK 2211 PAGE 313. AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT.
- 22. EASEMENT BETWEEN LOW OF SEAFORD, L.L.C. AND AMELIA A. LORD, DATED AUGUST 4, 1997 AND RECORDED IN THE OFFICE OF THE RECORDERS OF DEEDS IN AND FOR SUSSEX COUNTY IN DEED BOOK 2222 PAGE 135. AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT.

CERTIFICATE:

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITH A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIES WITHIN ZONE(S) A OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 100209-0176Z, BEARING AN EFFECTIVE DATE OF JANUARY 5, 1994.

Parking Space Table with columns: TYPE OF SPACE, TOTAL EXISTING, 1 PER 200 SQ. FT.

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

CERTIFICATE:

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

DATE: JANUARY 13, 2006

R/S: JAMES R. FREELAND - NO: 14170