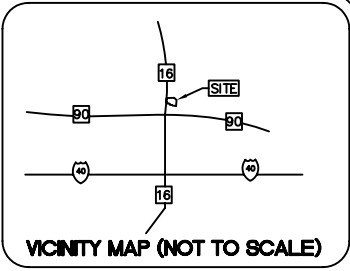


ACREAGE IN RIGHT-OF-WAY
7,602 SQ.FT.
0.174 ACRES

NORTH CAROLINA HIGHWAY 16 (60' R/W)
THIRD STREET SOUTHWEST
(FAIR ASPHALT) (45 MPH)

CERTIFICATE:
TO GOLDMAN SACHS COMMERCIAL MORTGAGE CAPITAL, L.P., ITS SUCCESSORS AND ASSIGNS, 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 INCLUDES ITEMS 1-4, 6-8, 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: JANUARY 13, 2006
JAMES R. FREELAND - REGISTRATION # 4781

PARCEL DESCRIPTION:
BEGINNING AT AN IRON PIN BEING THE NORTHWEST CORNER OF FOOHILL PROPERTIES DEED BOOK 463, PAGE 513, BEING ON THE EASTERN RIGHT OF WAY OF THIRD STREET SOUTHWEST (NORTH CAROLINA HWY 16) (60' R/W), ALSO BEING 808.74 FEET FROM THE NORTH CORNER OF SAID ROAD N 00-00-14 E FOR 58.50 FEET TO A POINT; THENCE N 00-33-50 E FOR 192.97 FEET TO A POINT; THENCE N 86-01-08 E 30.26 FEET TO AN IRON PIN BEING ON THE EASTERN RIGHT OF WAY OF THIRD STREET SOUTHWEST (NORTH CAROLINA HWY 16) (60' R/W); THENCE ALONG THE CENTERLINE OF SAID ROAD N 00-00-14 E FOR 58.50 FEET TO A POINT; THENCE N 00-33-50 E FOR 192.97 FEET TO A POINT; THENCE N 86-01-08 E 30.26 FEET TO AN IRON PIN BEING ON THE EASTERN RIGHT OF WAY OF THIRD STREET SOUTHWEST (NORTH CAROLINA HWY 16) (60' R/W); THENCE LEAVING SAID RIGHT OF WAY ALONG THE COMMON PROPERTY LINE OF J. L. HAMMER N 84-17-28 FOR 442.02 FEET; THENCE ALONG THE COMMON LINE OF WAL-MART REAL ESTATE BUSINESS TRUST - DEED BOOK 471, PAGE 1437 S 00-41-31W FOR 345.29 FEET TO AN IRON PIN; THENCE N 89-23-39W FOR 205.53 FEET TO A POINT; THENCE N 51-40-03W FOR 59.84 FEET TO A PK NAIL; THENCE N 89-51-55W FOR 128.15 FEET TO AN IRON PIN; THENCE LEAVING SAID LINE ALONG THE COMMON LINE OF FOOHILL PROPERTIES DEED BOOK 463, PAGE 513 N 03-07-37E FOR 36.72 FEET TO A PK NAIL; THENCE N 14-40-43W FOR 24.36 FEET TO A PK NAIL; THENCE N 88-48-24W FOR 131.69 FEET TO AN IRON PIN; THENCE N 02-52-49E FOR 30.37 FEET TO AN IRON PIN; THENCE N 34-32-41W FOR 42.27 FEET TO AN IRON PIN; THENCE N 89-16-30W FOR 55.33 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING, SAID TRACT CONTAINS 233,463 SQ. FEET OR 5.359 ACRES MORE OR LESS.



SURVEYOR'S NOTES:
1.) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY; TO BE USED FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
2.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
3.) HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRIANGULATION METHODS USING ELECTRONIC SURVEYING EQUIPMENT. ALL HEIGHTS AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR LOCAL ELECTRIC COMPANY BEFORE CONSTRUCTION BEGINS.
4.) BEARINGS BASED ON PLAT BY STEPHEN R. SHEFFIELD ALTA/ACSM SURVEY FOR E&A ACQUISITION LIMITED PARTNERSHIP, IRT CAROLINA LLC DATED APRIL 14, 1999.
5.) SHOPS TRACT HAS ACCESS TO NORTH CAROLINA HIGHWAY # 16.
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 D.M.D. METHOD.
7.) PARKING INFORMATION PROVIDED BY JOHN PILKINGTON, TOWN ZONING PLANNER. *

TITLE EXCEPTIONS:
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT ID: 05R8043
EFFECTIVE DATE: NOVEMBER 21, 2005 AT 8:00 AM
SCHEDULE B - SECTION 2
TITLE EXCEPTIONS
2. RESTRICTIVE COVENANTS SET FORTH IN DEED RECORDED IN BOOK 218, PAGE 857; AND BOOK 218, PAGE 860, ALEXANDER COUNTY REGISTRY. AFFECTS SUBJECT PROPERTY, NO SURVEY MATTERS TO ADDRESS.
3. EASEMENT (S) TO CRESCENT ELECTRIC MEMBERSHIP CORP., RECORDED IN DEED RECORDED IN BOOK 231, PAGE 864, ALEXANDER COUNTY REGISTRY. MAY OR MAY NOT AFFECT SUBJECT PROPERTY UNABLE TO PLOT OR LOCATE WITH DOCUMENT PROVIDED.
4. TERMS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN DEED RECORDED IN BOOK 272, PAGE 15, ALEXANDER COUNTY REGISTRY. AFFECTS SUBJECT PROPERTY, NO SURVEY MATTERS TO ADDRESS.
5. GAPS, GORES AND ENCROACHMENTS RESULTING FROM MISSING CALL IN DEED TO WAL-MART RECORDED IN BOOK 272, PAGE 15 AND SUBSEQUENT DEEDS, ALEXANDER COUNTY REGISTRY. THIS COMPANY INSURES AGAINST ACTUAL LOSS OR DAMAGE SUSTAINED OR INCURRED BY THE INSURED RESULTING IN THE ENFORCED REMOVAL OF ANY ENCROACHMENTS AND/OR THE LAND INSURED BY THIS POLICY HAVING BOUNDARY LINES OTHER THAN AS SHOWN ON SURVEY DATED APRIL 14, 1999 BY S.R. SHEFFIELD, REGISTERED LAND SURVEYOR. DOES NOT AFFECT SUBJECT PROPERTY.
6. OUT CONVEYANCE OF 0.99 ACRES FROM THE ORIGINAL 6.35 ACRE TRACT TO FOOHILL PROPERTIES, INC. RECORDED IN BOOK 463, PAGE 542, ALEXANDER COUNTY REGISTRY. DOES NOT AFFECT SUBJECT PROPERTY.
7. LEASE TO SUBWAY REAL ESTATE CORPORATION, A MEMORANDUM OF WHICH IS RECORDED IN BOOK 433, PAGE 2278, ALEXANDER COUNTY REGISTRY. AFFECTS SUBJECT PROPERTY, NO SURVEY MATTERS TO ADDRESS.

ZONING INFORMATION:
ZONED: B-2 (GENERAL BUSINESS)
SETBACK LINE:
FRONT: 30'
SIDE: 10'
BACK: 10'
MAXIMUM BUILDING HEIGHT - 35'
FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) PER ALEXANDER COUNTY FIRM COMMUNITY PANEL NO. 370398 0003 C
EFFECTIVE DATE: JULY 20, 1998

SITE ADDRESS:
773-817 THIRD STREET
TAYLORSVILLE, N.C.
TAYLORSVILLE SHOPPING CENTER
LAND AREA:
233,463 SQ.FT.
5.359 ACRES*
*ACREAGE INCLUDES ANY AND ALL RIGHT-OF-WAY
NOT FOR RECORDATION

NORTH CAROLINA CERTIFICATION:
NOTE: THIS PROPERTY IS LOCATED WITHIN 2000 FEET OF A NOC HORIZONTAL CONTROL MONUMENT AS SHOWN ON THE CONTROL INDEX MAP. THEREFORE, SAID PROPERTY IS TIED TO N.C. GRID MONUMENT "28EG" AS REQUIRED BY G.S. 47-30.
NORTH CAROLINA
ALEXANDER COUNTY
I, JAMES R. FREELAND, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 401, PAGE 920) THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATE COMPUTATION IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13TH DAY OF JANUARY, 2006.
THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
JAMES R. FREELAND - LAND SURVEYOR NO: L-2838

Freeland
SURVEYORS • ENGINEERS
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: JM PARTY CHIEF: LP CHECKED: JCC
REF. PLAT BOOK:
REF. DEED BOOK: 401-920
TAX MAP: E-7C-0091
DATE OF SURVEY: 11-29-05
DRAWING NO: 57827
DATE OF LAST REVISION: 1-24-2006
0' 40' 80' 120'
SCALE: 1" = 40'

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 OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 370398 0003C, BEARING AN EFFECTIVE DATE OF JULY 20, 1998.
Parking Space Table
TYPE OF SPACE | TOTAL EXISTING | 3 SPACE PER 1,000 SQ.FT. * SEE NOTE 7 *
REGULAR | 218 | 144
HANDICAP | 2 | 2
TOTAL | 220 | 146
TO GOLDMAN SACHS COMMERCIAL MORTGAGE CAPITAL, L.P., ITS SUCCESSORS AND ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY AND RIVERCREST REALTY ASSOCIATES, LLC, AND 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 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.")

STATE OF NORTH CAROLINA
ALEXANDER COUNTY
TAYLORSVILLE TOWNSHIP
ALTA/ACSM LAND TITLE
SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, LLC.

- LEGEND:**
* LIGHT POLE
* POWER POLE
* WATER VALVE
* WATER METER
* STORM DRAIN MANHOLE
* CATCH BASIN
* SANITARY SEWER MANHOLE
* GAS VALVE
* TELEPHONE PEDESTAL
* BORING
* MONITORING WELL
* FIRE HYDRANT
* NEW IRON PIN (5/8" REBAR)
* EXISTING IRON PIN
* OVERHEAD ELECTRIC LINE
* UNDERGROUND ELECTRIC LINE
* SANITARY SEWER LINE
* WATER LINE
* GAS LINE
* OVERHEAD TELEPHONE LINE
* UNDERGROUND TELEPHONE LINE
* GUARD POST
* UNDERGROUND GAS MARKER
* C.C.
* RCP
* CMP
* CORRUGATED METAL PIPE
* RIGHT-OF-WAY
* LIMITED ACCESS
* FLOOD LIGHT

CAUTION
N.C. ONE CALL: UTILITY LOCATOR SERVICE
3 DAYS BEFORE DIGGING CALL
TOLL FREE: 1-800-632-6949
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

LINE TABLE

LINE	LENGTH	BEARING
L1	36.72'	N 03°07'37" E
L2	24.36'	N 14°40'43" W
L3 (M)	30.37'	N 02°52'49" E
L4 (M)	42.27'	N 34°32'41" W
L5 (M)	55.33'	N 89°16'30" W
L6 TIE	19.04'	S 88°40'53" E
L7 TIE	30.26'	S 86°01'08" W
L8 (R)	30.10'	N 89°16'30" W
L9 (R)	30.26'	N 86°01'08" E