

PARCEL DESCRIPTION

Commencing at a point located on the right of way intersection of the southern right of way of Greasy Ridge Road (CO. RD 219/2) and the western right of way of CO. RD 460/2; then leaving said intersection along the southern right of way of Greasy Ridge Road (CO. RD 219/2) S 71-08-36 W for 266.38 feet to a concrete right of way monument; then S 77-47-34 W for 14.22 feet to a point being the TRUE POINT OF BEGINNING; then leaving said right of way along the common property line with Outparcel 1 S 34-31-16 W for 175.77 feet to a point; then S 36-03-15 E for 84.71 feet to a point; then N 78-53-35 E for 133.00 feet to a point being the common property corner with the Wal-Mart Tract; then along the common property line with the Wal-Mart Tract S 11-06-25 E for 285.89 feet to a point; then S 78-53-35 W for 168.00 feet to a point; then S 11-06-25 E for 361.06 feet to a point; then S 78-53-35 W for 99.50 feet to a point; then S 11-06-25 E for 225.00 feet to a point; then N 78-53-35 E for 60.00 feet to a point; then S 11-06-25 E for 364.39 feet to a point; then N 78-53-35 E for 778.21 feet to a point; then N 11-06-25 W for 666.41 feet to an iron pin, common corner with Moore; then S 11-06-25 E for 147.04 feet to an iron pin, common corner with McKenzie; then N 83-54-20 E for 115.04 feet to an iron pin, common corner with Wyatt; then along Wyatt S 12-13-48 E for 658.94 feet to an iron pin; then N 76-25-16 E for 96.85 feet to a point; then N 79-36-23 E for 88.83 feet to an iron pin; then N 80-17-31 E for 223.49 feet to an iron pin, common corner with Delung; then along Delung S 08-53-06 E for 818.29 feet to an iron pin; then S 63-24-48 W for 974.35 feet to an iron pin, common corner with Rose; then along Rose N 22-31-58 W for 741.29 feet to an iron pin; then S 78-27-38 W for 1029.88 feet to an iron pin, common corner with Stinson; then along Stinson N 04-36-08 E for a total of 740.31 feet to an iron pin, common corner Bryon Meadows; then along the common property line with Bryon Meadows (Deed Book 657-135) N 19-03-28 E for a total of 680.36 feet to an iron pin; then N 79-00-58 W for 180.56 feet to a point being the common property corner with Greta O. Johnston (Deed Book 657-128 & 385-336); then along the common property line with Greta O. Johnston (Deed Book 657-128 & 385-336) N 00-53-49 W for 112.81 feet to an iron pin; then N 00-51-14 W for 131.61 feet to a point; then along the common property line with Outparcel 2 N 89-08-46 E for 131.81 feet to a point; then N 11-06-25 W for 233.73 feet to a point; then N 78-53-35 E for 216.99 feet to a point; then N 23-12-50 E for 135.74 feet to a point; then N 34-31-16 E for 75.67 feet to a point; then N 55-28-44 W for 44.42 feet to a point located on the southern right of way of Greasy Ridge Road (CO. RD 219/2); then along said right of way N 77-47-34 E for 158.21 feet to an iron pin being the TRUE POINT OF BEGINNING. Said tract contains 49.866 acres or 2,172,288 square feet more or less.

*And being shown on a Subdivision Plat prepared for WD of Princeton, LLC, by Freeland & Associates, Inc. dated March 8, 1999, last revised October 3, 2000 and recorded in the official records of Mercer County, West Virginia on November 8, 2000 at Microfilm Plat No. 14237.7.

TOGETHER WITH all right, title and interest in and to (i) a non-exclusive easement over roads and walkways for the purpose of ingress and egress, parking of motor vehicles, loading and unloading of commercial and other vehicles and use of those facilities installed for the comfort and convenience of customers, invitees, licensees, tenants and employees; (ii) a non-exclusive easement for the purpose of installing, using, maintaining and repairing public utility services and distribution systems, and (iii) a non-exclusive easement for the purpose using, maintaining and repairing any storm water drainage system together with the right to discharge surface water runoff, all as set forth within and in accordance with that certain Easements with Covenants and Restrictions Affecting Land, dated October 25, 2000, between Wal-Mart Real Estate Business Trust, a Delaware business trust, and WD of Princeton, LLC, recorded November 8, 2000, and of record in the aforesaid Clerk's office in Deed Book No. 826, at page 4; as affected by that certain Declaration of Notice recorded February 15, 2001 in Deed Book No. 829, Page 69 in said Clerk's office; as affected by that certain Notice Statement recorded February 20, 2001 in Deed Book 829, Page 123 in said Clerk's office; as affected by that certain Declaration of Notice recorded November 12, 2003 in Deed Book 863, Page 190 in said Clerk's Office; as amended by that certain First Amendment to Easements with Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Business Trust and Princeton (East River) WMS, LLC, dated January 3, 2005, recorded January 11, 2005 in Deed Book 877, Page 598 in said Clerk's office.

TOGETHER WITH all right, title and interest in and to a perpetual non-exclusive easement for the right to enter, construct and maintain a slope as set forth and in accordance with that certain Slope Easement dated September 17, 1999, by and between Byron S. Meadows and Leslie J. Meadows, and WD of Princeton, LLC, a South Carolina limited liability company, of record in the aforesaid Clerk's office in Deed Book No. 812, at page 138.

N/F MICHAEL DWAYNE MOULDER TMS 25-29.2 D.B. 950-44
N/F DARLENE W. ROSE TMS 25-25 D.B. 66-472
IP FOUND FENCE CORNER

N/F DELUNG TMS. 25-26 D.B. 724-544
IP FOUND PROJECTED FENCE LINES
N 22'31"58" W 741.29'

N/F INTERSTATE POWER COMPANY D.B. 177-203
IP FOUND FENCE CORNER

N/F MERCER COUNTY COMMISSION TMS 25-26.1 D.B. 682-624
IP FOUND FENCE CORNER

N/F GLENNA DELUNG TMS. 25-27 D.B. 724-544
IP FOUND FENCE CORNER

N/F GLENNA DELUNG TMS. 25-23 D.B. WB46-604
IP FOUND FENCE CORNER

N/F JAMES R. BOLTON TMS 25-5 D.B. 941-682
IP FOUND FENCE CORNER

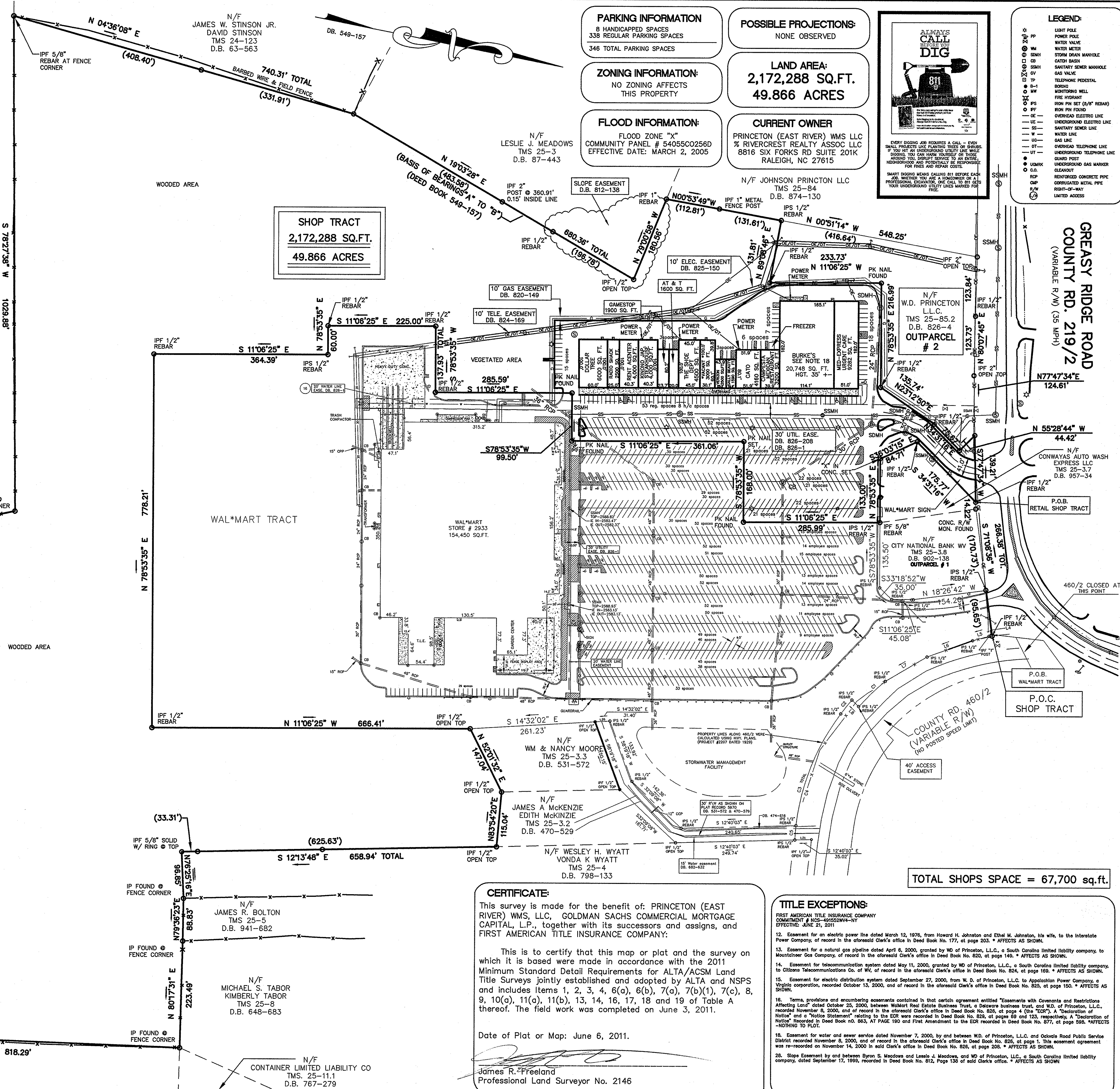
N/F MICHAEL S. TABOR KIMBERLY TABOR TMS 25-8 D.B. 648-683
IP FOUND FENCE CORNER

N/F WESLEY H. WYATT VONDA K WYATT TMS 25-4 D.B. 798-133
IP FOUND FENCE CORNER

N/F JAMES R. BOLTON TMS 25-5 D.B. 941-682
IP FOUND FENCE CORNER

N/F GLENNA DELUNG TMS. 25-23 D.B. WB46-604
IP FOUND FENCE CORNER

N/F GLENNA DELUNG TMS. 25-23 D.B. WB46-604
IP FOUND FENCE CORNER



PARKING INFORMATION
8 HANDICAPPED SPACES
338 REGULAR PARKING SPACES
346 TOTAL PARKING SPACES

ZONING INFORMATION
NO ZONING AFFECTS THIS PROPERTY

FLOOD INFORMATION
FLOOD ZONE "X"
COMMUNITY PANEL # 54055CO256D
EFFECTIVE DATE: MARCH 2, 2005

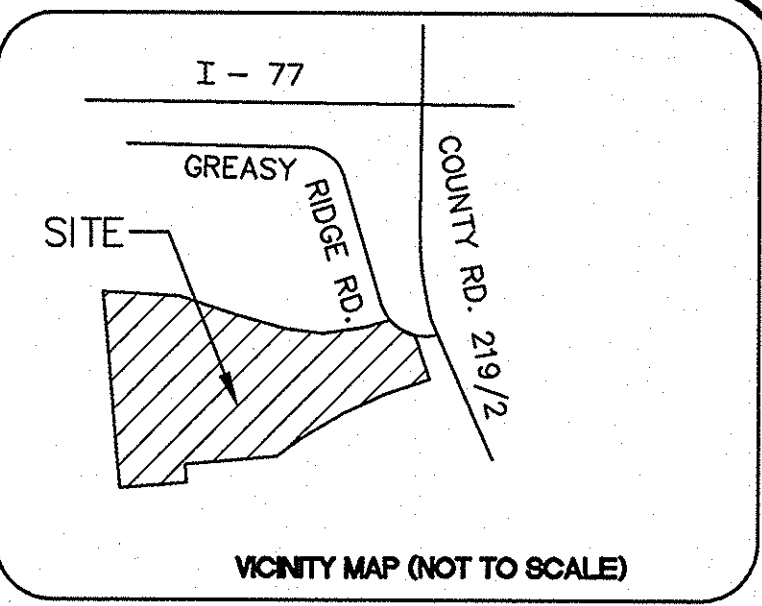
POSSIBLE PROJECTIONS:
NONE OBSERVED

LAND AREA:
2,172,288 SQ.FT.
49.866 ACRES

CURRENT OWNER
PRINCETON (EAST RIVER) WMS LLC
% RIVERCREST REALTY ASSOC LLC
8816 SIX FORKS RD SUITE 201K
RALEIGH, NC 27615



- LEGEND: LIGHT POLE, POWER POLE, WATER VALVE, STORM DRAIN MANHOLE, CATCH BASIN, SANITARY SEWER MANHOLE, GAS VALVE, TELEPHONE PEDestal, BORING, MONITORING WELL, FIRE HYDRANT, IRON PIN FOUND, OVERHEAD ELECTRIC LINE, UNDERGROUND ELECTRIC LINE, SANITARY SEWER LINE, WATER LINE, OVERHEAD TELEPHONE LINE, UNDERGROUND TELEPHONE LINE, GRAND POST, UNDERGROUND GAS MARKER, CLEANOUT, REINFORCED CONCRETE PIPE, CORRUGATED METAL PIPE, RIGHT-OF-WAY, LOCAL ADDRESS



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) HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRANSMISSION UTILITIES COMPANIES USING ELECTRIC SURVEYING EQUIPMENT, ALL HEIGHTS AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR LOCAL ELECTRIC COMPANY BEFORE CONSTRUCTION BEGINS.
- 4) THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEFS, SUCH AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 5) THE UNDERGROUND UTILITIES SHOWN HEREIN WERE TAKEN FROM PLANS PROVIDED BY THE UTILITIES COMPANIES AND HAVE NOT BEEN FIELD MARKED BY LOCATOR SERVICES NOR FIELD VERIFIED BY THE SURVEYOR OTHER THAN VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- 6) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:10000 AS SHOWN HEREON AND THAT AREA WAS DETERMINED BY SAID METHOD.
- 7) THE DIFFERENCES BETWEEN THE CALLS OF RECORD AND THOSE THAT WERE FOUND DO NOT CREATE ANY GAPS OR OTHER TITLE PROBLEMS.
- 8. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 54055CO256D, WITH A DATE OF MARCH 2, 2005, IN MERCER COUNTY, STATE OF WEST VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- 9. THE PROPERTY HAS NO PHYSICAL ACCESS TO GREASY RIDGE ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.
- 10. THE TOTAL NUMBER OF STRIPPED PARKING SPACES REQUIRED BY LOCAL ZONING ORDINANCE IS N/A, INCLUDING N/A DESIGNATED HANDICAPPED SPACES. NUMBER OF ACTUAL PARKING SPACES LOCATED ON THE SUBJECT PROPERTY INCLUDING AS ASSOCIATED AS HANDICAPPED SPACES: 346.
- 11. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.005-491825W-NY WITH AN EFFECTIVE DATE OF JUNE 21, 2011 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- 12. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CONSIDERS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES. THERE ARE NO OTHER IMPROVEMENTS ON THE SUBJECT PROPERTY OF WHICH ADJACENT LAND ADJUTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF SOUTH CAROLINA.
- 13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- 14. THERE ARE NO OBSERVED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THIS PROPERTY.
- 15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- 16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 17. THERE IS NO OBSERVED EVIDENCE OR EVIDENCE FROM APPROPRIATE AUTHORITIES THAT THERE IS WETLAND AREAS LOCATED ON THE PROPERTY.
- 18. BURKE'S IS BEING LEASED BUT ON DATE OF SURVEY HAD NOT OCCUPIED THAT AREA AND THE VACANT SHOP TO THE RIGHT OF THE SHOP DEPT. IT TO BE LEASED BY THE SHOP DEPT., BUT ON DATE OF SURVEY HAD NOT OCCUPIED THAT AREA.

SHOP TRACT
2,172,288 SQ.FT.
49.866 ACRES

GREASY RIDGE ROAD
COUNTY RD. 219/2
(VARIABLE R/W) (35 MPH)

N/F W.D. PRINCETON L.L.C. TMS 25-85.2 D.B. 826-4
OUTPARCEL # 2

N/F CONWAY'S AUTO WASH EXPRESS LLC TMS 25-37 D.B. 957-34
P.O.B. RETAIL SHOP TRACT

N/F CITY NATIONAL BANK WY TMS 25-3.8 D.B. 902-138
OUTPARCEL # 1
P.O.B. WAL-MART TRACT

N/F WAL-MART STORE # 2933 154,450 SQ.FT.
P.O.C. SHOP TRACT

CERTIFICATE:
This survey is made for the benefit of: PRINCETON (EAST RIVER) WMS, LLC, GOLDMAN SACHS COMMERCIAL MORTGAGE CAPITAL, L.P., together with its 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 in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 11(b), 13, 14, 16, 17, 18 and 19 of Table A thereto. The field work was completed on June 3, 2011.

Date of Plat or Map: June 6, 2011.

James R. Freeland
Professional Land Surveyor No. 2146

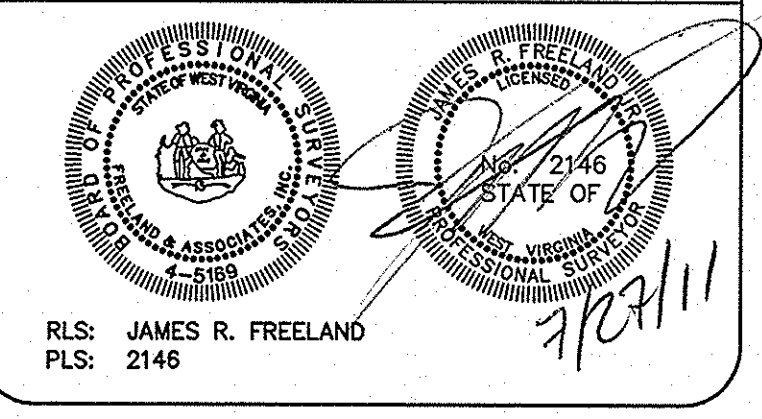
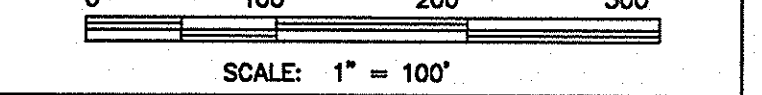
TITLE EXCEPTIONS:
FIRST AMERICAN TITLE INSURANCE COMPANY
12. Easement for an electric power line dated March 12, 1976, from Howard H. Johnston and Ethel M. Johnston, his wife, to the Interstate Power Company, of record in the aforesaid Clerk's office in Deed Book 177, at page 203. * AFFECTS AS SHOWN.
13. Easement for a natural gas pipeline dated April 6, 2000, granted by WD of Princeton, LLC, a South Carolina limited liability company, to Mountaineer Gas Company, of record in the aforesaid Clerk's office in Deed Book No. 820, at page 149. * AFFECTS AS SHOWN.
14. Easement for telecommunication system dated May 11, 2000, granted by WD of Princeton, LLC, a South Carolina limited liability company, to Citizens Telecommunications Co. of WV, of record in the aforesaid Clerk's office in Deed Book No. 824, at page 169. * AFFECTS AS SHOWN.
15. Easement for electric distribution system dated September 27, 2000, from W. D. of Princeton, LLC, to Appalachian Power Company, a Virginia corporation, recorded October 13, 2000, and of record in the aforesaid Clerk's office in Deed Book No. 825, at page 150. * AFFECTS AS SHOWN.
16. Terms, provisions and encumbering easements contained in that certain agreement entitled "Easements with Covenants and Restrictions Affecting Land" dated October 25, 2000, between Wal-Mart Real Estate Business Trust, a Delaware business trust, and WD of Princeton, LLC, recorded November 8, 2000, and of record in the aforesaid Clerk's office in Deed Book No. 826, at page 4 (the "EOR"). A "Declaration of Notice" and a "Notice Statement" relating to the EOR were recorded in Deed Book No. 826, at pages 88 and 123, respectively. A "Declaration of Notice" recorded in Deed Book No. 863, at PAGE 180 and First Amendment to the EOR recorded in Deed Book No. 877, at page 598. * AFFECTS - NOTHING TO PLOT.
18. Easement for water and sewer service dated November 7, 2000, by and between WD of Princeton, LLC, and Oakdale Road Public Service District recorded November 8, 2000, and of record in the aforesaid Clerk's office in Deed Book No. 826, at page 1. This easement agreement was re-recorded on November 14, 2000 in said Clerk's office in Deed Book No. 826, at page 208. * AFFECTS AS SHOWN.
20. Slope Easement by and between Byron S. Meadows and Leslie J. Meadows, and WD of Princeton, LLC, a South Carolina limited liability company, dated September 17, 1999, recorded in Deed Book No. 812, Page 138 of said Clerk's office. * AFFECTS AS SHOWN

TOTAL SHOPS SPACE = 67,700 sq.ft.



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

DRAWN: CF/BEC PARTY CHIEF: RM CHECKED: JCC
REF. PLAT BOOK: 826-4 & 14237B
REF. DEED BOOK: 787-279/861-284
TAX MAP: 25-3-4
DATE OF SURVEY: 6-3-2011
DATE DRAWN: 6-6-2011
DRAWING NO: 63266-SHOPS
DATE OF LAST REVISION: 7-27-11 TITLE



STATE OF WEST VIRGINIA
MERCER COUNTY
ALTA/ACSM LAND TITLE
SURVEY FOR
PRINCETON (EAST RIVER)
WMS, LLC
SITE ADDRESS: 201 GREASY RIDGE ROAD
PRINCETON, WVA 24740