



TO: PLANTATION PLAZA (E&A), LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 LASALLE NATIONAL BANK, AS TRUSTEE FOR THE REGISTERED
 HOLDERS OF MORGAN STANLEY CAPITAL I INC., COMMERCIAL
 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 1997-CI

SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY"
 FOR: PLANTATION PLAZA (E&A), LLC

A. The undersigned hereby certifies that: (1) the Survey has been prepared by the undersigned or under the supervision of the undersigned on the ground by a field instrument tape and transit survey in accordance with (a) (i) the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", as adopted by the American Land Title Association and the American Congress on Surveying & Mapping in 1997 and includes items 1,2,3,4,6,7,8,9,10,11 and 13 of Table A thereof and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban survey, (b) the requirements for monumentation and surveys of all applicable laws, rules and regulations of the State of South Carolina, and (c) the standards for surveyors in the State of South Carolina as adopted by the South Carolina Board of Registration for Surveyors and currently in effect; and (2) except as specifically identified and described in Paragraph C below, each detail, note and other information shown on the Survey is correctly shown, including, without limitation, the location, boundaries and dimensions of (a) the land (the "Land") described in the Title Commitment No. _____, dated _____, issued by Lawyers Title Insurance Corporation, including closure to the point of beginning and all required monumentation, together with all matters shown in the Title Commitment with the appropriate recording reference; (b) all known or visible buildings, structures and other improvements (including utilities) located on, under or above the Land; (c) all paths, streets, alleys, roads and highways located on, bordering or running through any part of the Land and all driveways and curb cuts along any right-of-way adjoining the Land; (d) all springs, wells, drains, ditches, watercourses and bodies of water located on, bordering or running through any part of the Land; and (e) all leaseholds, easements, restrictions, rights-of-way, watercourses, bodies of water and encroachments (including above-grade and subsurface encroachments), identified in the Title Commitment or known or visible as affecting or benefiting the Land or established or imposed by any record covenant or any applicable law, rule or regulation.

B. The undersigned further certifies that, except as specifically identified and described in Paragraph C below: (1) the Land is contiguous with the boundary lines of all adjoining lands, rights-of-way, watercourses or bodies of water; (2) the Land is a single, integral parcel; (3) no portion of the Land is affected by any encroachment, strip, gap, gore, overlap or boundary dispute; (4) there is unimpaired access to (a) the Land from U.S. Hwy. 701 and (b) each of the vaults (if any) adjoining the Land, from a building or structure located on the Land; (5) water, storm and sanitary sewer, electrical, telephone, cable TV, gas and steam utilities enter the Land at the locations shown on the Survey from and/or dedicated utility easements, each a public way; (6) the title lines and lines of actual possession are the same; and (7) the Land does not lie within a flood hazard area in accordance with any maps entitled "Flood Insurance Rate Map," "Flood Hazard Floodway Boundary Map," "Flood Hazard Boundary Map" or "Flood Boundary and Floodway Map" or similar name published by the Federal Emergency Management Agency or a Flood Hazard Boundary Map Published by the U.S. Department of Housing and Urban Development.

C. NONE

SURVEYOR'S SIGNATURE
 James R. Freeland
 RLS No. 4781

Date: 6-19-98

ZONING DATA

ZONED: GENERAL COMMERCIAL/PLAN DEVELOPMENT DISTRICT

SETBACKS ARE TO BE DETERMINED BY THE CITY OF GEORGETOWN

50' BUFFER TAKEN FROM SIGHT PLAN BY GRAY ENGINEERING CONSULTANTS, INC. DATED 10-12-94

PARKING SPACES

	REGULAR	HANDICAP	TOTAL
WAL*MART	955	22	977
SHOPS LOT	164	7	171
TOTAL TRACT	1121	29	1150

* 2 CART CORRALS ON WAL*MART TRACT NOT INCLUDED ON PARKING SPACES COUNT.

LOT CALCULATION

LOT CALCULATIONS	ACRES	SQ.FT.
TOTAL TRACT	27.345	1,191,140
OUTPARCEL A	0.942	41,030
SHOPS LOT	3.901	169,923
WAL*MART TRACT	22.502	980,187

- NOTES
- 1) THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS.
 - 2) PLANTATION PLAZA ASSOCIATES HAS EASEMENT FOR INGRESS / EGRESS & STORM DRAINAGE SEE D.B. 709-202

FLOOD NOTE

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA. ZONE "X" - MAP 450085-0243-D DATED 3-16-89.

PRECISION DATA

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.

SHOPS LOT

Commencing at an iron pin on the eastern right-of-way of U.S. Highway #701, which is 608.00 feet north of Indigo Avenue and the northwest corner of property owned by N/F LESCO; thence N 03-06-53 E for a distance of 758.31 feet to a PK nail, being the POINT OF BEGINNING; thence with said right-of-way N 03-06-53 E for a distance of 45.50 feet to a PK nail; thence S 43-58-46 E for a distance of 29.38 feet to a PK nail; thence S 86-53-07 E for a distance of 133.72 feet to an iron pin; thence N 48-06-53 E for a distance of 14.85 feet to an iron pin; thence N 03-06-52 E for a distance of 238.69 feet to an iron pin; thence with the common line of Martha Parker Allison S 86-53-07 E for a distance of 497.47 feet to an iron pin; thence with the common line of the Wal-Mart Lot S 03-06-53 W for a distance of 207.86 feet to an iron pin; thence S 29-43-46 W for a distance of 92.64 feet to a point on a water value; thence S 03-06-53 W for a distance of 45.01 feet to a PK nail; thence N 86-53-07 W for a distance of 489.02 feet to a PK nail; thence N 03-06-53 E for a distance of 61.00 feet to a PK nail; thence N 86-53-07 W for a distance of 132.69 feet to a PK nail, being the POINT OF BEGINNING. Tract contains 3.901 acres.

OUTPARCEL "A"

Commencing at an iron pin on the eastern right-of-way of U.S. Highway #701, which is 608.00 feet north of Indigo Avenue and the northwest corner of property owned by N/F LESCO; thence N 03-06-53 E for a distance of 1033.00 feet to an iron pin on said right-of-way, being the POINT OF BEGINNING; thence leaving said right-of-way with the common line of Martha Parker Allison S 86-53-07 E for a distance of 165.74 feet to an iron pin; thence with the common line of the Shops Lot S 03-06-52 W for a distance of 238.69 feet to an iron pin; thence S 48-06-53 W for a distance of 14.85 feet to an iron pin; thence N 86-53-07 W for a distance of 133.72 feet to a PK nail; thence N 43-58-46 W for a distance of 29.38 feet to a PK nail on the eastern right-of-way of U.S. Highway #701; thence with said right-of-way N 03-06-53 E for a distance of 229.19 feet to the POINT OF BEGINNING. Tract contains 0.942 acres.

TOTAL TRACT

Beginning at an iron pin on the eastern right-of-way of U.S. Highway # 701, which is 608.00 feet north of Indigo Avenue and the northwest corner of property owned by N/F LESCO; thence N 03-06-53 E for a distance of 1033.00 feet to an iron pin on said right-of-way; thence leaving said right-of-way with the common line of Martha Parker Allison S 86-53-07 E for a distance of 1150.00 feet to an iron pin; thence S 03-06-53 W for a distance of 990.33 feet to an iron pin; thence with the common line of Martha Parker Allison and Harriet P. Grimes S 86-02-33 W for a distance of 858.87 feet to an iron pin; thence with the common line of Lesco N 03-07-19 E for a distance of 100.05 feet to an iron pin; thence S 86-02-02 W for a distance of 299.97 feet to an iron pin, being the POINT OF BEGINNING. Tract contains 27.345 acres.

Commonwealth Land Title Insurance Company Commitment No. 16633-309-A for New York Life Insurance Company

TITLE EXCEPTION	DEED BOOK	IN FAVOR OF	PURPOSE	COMMENTS
(9) (17) (18)	629-26	Plantation Plaza Associates	Terms, conditions, covenants, reservation & restrictions	Unable to show on plot see deed of record
(10)	629-26	Plantation Plaza Associates	Rights to relocate an unrecorded ditch /w/ easement	Shown on plot
(11)	629-26	Plantation Plaza Associates	50' landscape buffer & Restrictions on 50' landscape buffer	Shown on plot
(13) (22)	709-202	Palmetto Real Estate Holdings, L.L.C.	Easement for ingress and egress, storm water drainage and construction	Shown on plot

WAL-MART LOT

Beginning at an iron pin on the eastern right-of-way of U.S. Highway #701, which is 608.00 feet north of Indigo Avenue and the northwest corner of property owned by N/F LESCO; thence N 03-06-53 E for a distance of 758.31 feet to a PK nail on said right-of-way; thence leaving said right-of-way with the common line of the Shops Lot S 86-53-07 E for a distance of 132.69 feet to a PK nail; thence S 03-06-53 W for a distance of 61.00 feet to a PK nail; thence S 86-53-07 E for a distance of 489.02 feet to a PK nail; thence N 03-06-53 E for a distance of 45.01 feet to a point on a water value; thence N 29-43-46 E for a distance of 92.64 feet to an iron pin; thence N 03-06-53 E for a distance of 207.86 feet to an iron pin; thence with the common line of Martha Parker Allison S 86-53-07 E for a distance of 497.47 feet to an iron pin; thence with the common line of the Wal-Mart Lot S 03-06-53 W for a distance of 207.86 feet to an iron pin; thence S 03-06-53 W for a distance of 990.33 feet to an iron pin; thence with the common line of Martha Parker Allison and Harriet P. Grimes S 86-02-33 W for a distance of 858.87 feet to an iron pin; thence with the common line of Lesco N 03-07-19 E for a distance of 100.05 feet to an iron pin; thence S 86-02-02 W for a distance of 299.97 feet to an iron pin, being the POINT OF BEGINNING. Tract contains 22.502 acres.

Surveyor's Certificate

This certification is made to New York Life Insurance Co., and to Commonwealth Land Title Insurance Co.

I hereby certify that the survey job no. 35451, entitled "New York Life Insurance Co. and Commonwealth Land Title Insurance Co." was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the property described hereon is the same property as described in the Title Insurance Commitment #16633-309-A, issued by Commonwealth Land Title Insurance Co.; that all easements, rights-of-way, covenants and restrictions referenced in said title commitment have been plotted hereon or otherwise noted as to their effect on the subject property; that the title lines and lines of actual possession are the same except as noted; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines and applicable setback lines of the property; the undersigned is not aware of any violations of ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are no encroachments or party walls affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that there are no encroachments or party walls affecting this property other than as shown; that potable and waste water, electric, gas and telephone utilities are located on the tract and appear operational; that to the extent known by the undersigned; that any discharge into streams, rivers or other conveyance system is shown on the survey; that the parcel described hereon do not lie within flood hazard areas in accordance with any maps entitled: "Flood Insurance Rate Map," "Flood Hazard Floodway Boundary Map," "Flood Hazard Boundary Map," or "Flood Boundary and Floodway Map" published by the Federal Emergency Management Agency or a Flood Hazard Boundary Map published by the U.S. Department of Housing and Urban Development; that the described property is located within an area having a Zone Designation of X by the Secretary of Housing and Urban Development on Flood Insurance Map No. 450085-0243-D with a date of identification of 3-16-89 for Community No. 450085 in Georgetown County, State of South Carolina, which is the current Flood Insurance Rate Map for the community which said premises is situated; the said property constitutes one tax lot except as shown on the survey; that the number of indicated parking spaces located on the property is 977; and that the property has direct access to U.S. Hwy 701, public road maintained by South Carolina DOT.

This survey was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by American Land Title Association and American Congress on Surveying and Mapping in 1992, and meets the accuracy requirements of Urban Survey, as defined therein, and including items 1-4, 6, 7a, 8-11 and 13 of Table A contained therein.

Print Name: *James R. Freeland* Date: 12-18, 1996
 Registered Professional Surveyor
 No. 4781

NO.	DATE	DESCRIPTION	BY
3	6-19-98	GENERAL REVISIONS	
2	1-14-97	CHANGED SHEET SIZE	
1	12-18-96	GENERAL REVISIONS	

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

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

FREELAND - CLINKSCALES & ASSOCIATES, INC.
 ENGINEERS & LAND SURVEYORS
 323 WEST STONE AVENUE
 GREENVILLE, S.C.
 (803) 271-4924

STATE OF SOUTH CAROLINA
 GEORGETOWN COUNTY

ALTA/ACSM LAND TITLE SURVEY FOR
 PLANTATION PLAZA (E&A), LLC
 (GEORGETOWN, S.C.)

REF. PLAT. BOOK SLIDE 170-7
 REF. DEED BOOK 629-26
 TAX MAP
 PARTY CHIEF R.FRED
 DRAWN R.FRED/CF
 DATE 10-29-98
 DWG. NO. 35451-97