## Survey Certification

In connection with the closing of a mortgage loan to Fleetwood Retail Corporation of Arkansas, Inc. by the Trustee acting on behalf of the Registered Certificateholders of Legg Mason Mortgage Capital Corporation Lease-Backed Commercial Mortgage Pass-Through Trust, Series 2000-CTL-2, the undersigned, understanding that Lender will rely upon the certifications contained herein in making and disbursing said loan, hereby certifies to Lender, its successors and assigns, First American Title Insurance Company and Fleetwood Retail Corporation of Arkansas, Inc., that:

1. The survey to which this certificate is attached, prepared by the undersigned, a professional registered engineer or registered land surveyor of Laha Engineers, Inc. entitled the "Fleetwood Retail Corporation Survey" was actually made by instrument survey upon the ground versus photogrammetry or other methods.

2. The survey was prepared in accordance with the document entitled "Legg Mason Mortgage Capital Corporation" Requirements for Survey To Be Furnished in Connection With Mortgage Loans" and contains and shows all information required thereby and constitutes an accurate "as-built" survey of "Fleetwood Retail Home Center" known by the street address of 201 East Service Road, West Memphis, Arkansas.

3. The survey and the information, courses and distances shown thereon, including, without limitation, all setback and yard lines, are correct and the boundary description on the survey forms a mathematically closed figure.

4. The title lines described in Schedule A to the title commitment hereinafter described and shown on the Survey, and the lines of actual possession are the same.

5. The size, location and type of buildings, structures and improvements are as shown.

6. Said buildings, structures and improvements constitute all of the improvements on said premises and all are within the boundary lines of the property.

7. There are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings, structures and improvements, including, without limitation, restrictions relating to height, frontage area, yard size and set back areas.

8. Based upon a careful physical inspection of the premises, there are no easements rights-of-way over, encroachments by improvements located on adjacent property onto, or uses affecting, this property or easement areas existing for the benefit of land adjacent to this property, except as follows: "none"

9. There are no encroachments by any of the improvements located on said premises on adjacent property or onto easement areas of others, except as follows: "none"

10. The property is serviced by all public utility services required for the operation of the premises. All such utilities either enter the premises through adjoining public streets or the Survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land.

11. The premises have direct access to Interstate 55 Service road and North Walker Avenue, a dedicated public way and there are no streets abutting the property which are described in recorded documents, yet not physically opened.

12. The Survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage.

13. Any discharge into streams, rivers or other conveyance system is shown on the Survey.

14. That certain preliminary insurance commitment dated January 10, 2000 issued by First American Title Insurance Company through its agent Roy Pugh Abstract Co., Inc., was reviewed by the undersigned and the Survey reflects all of the exceptions contained in Schedule B of that Commitment or, if any such exceptions cannot be located, the same are indicated in the Notes appearing on this Survey as being unlocatable.

15. Record bearings, angles and distances do not differ from measured bearings, angles or distances unless clearly indicated on the survey.

16. The property surveyed is a separate and distant parcel and is not part of an overall larger parcel of land represents a separate parcel for real estate tax purposes.

17. There does not appear to be any use of the property other than by its occupants.

18. There are no visible cemeteries or burying grounds on the property.

19. The parcel described hereon does not lie within any flood hazard areas as defined by FEMA through it NFIP as reflected on either the FHBM or FIRM maps, as amended from time to time.

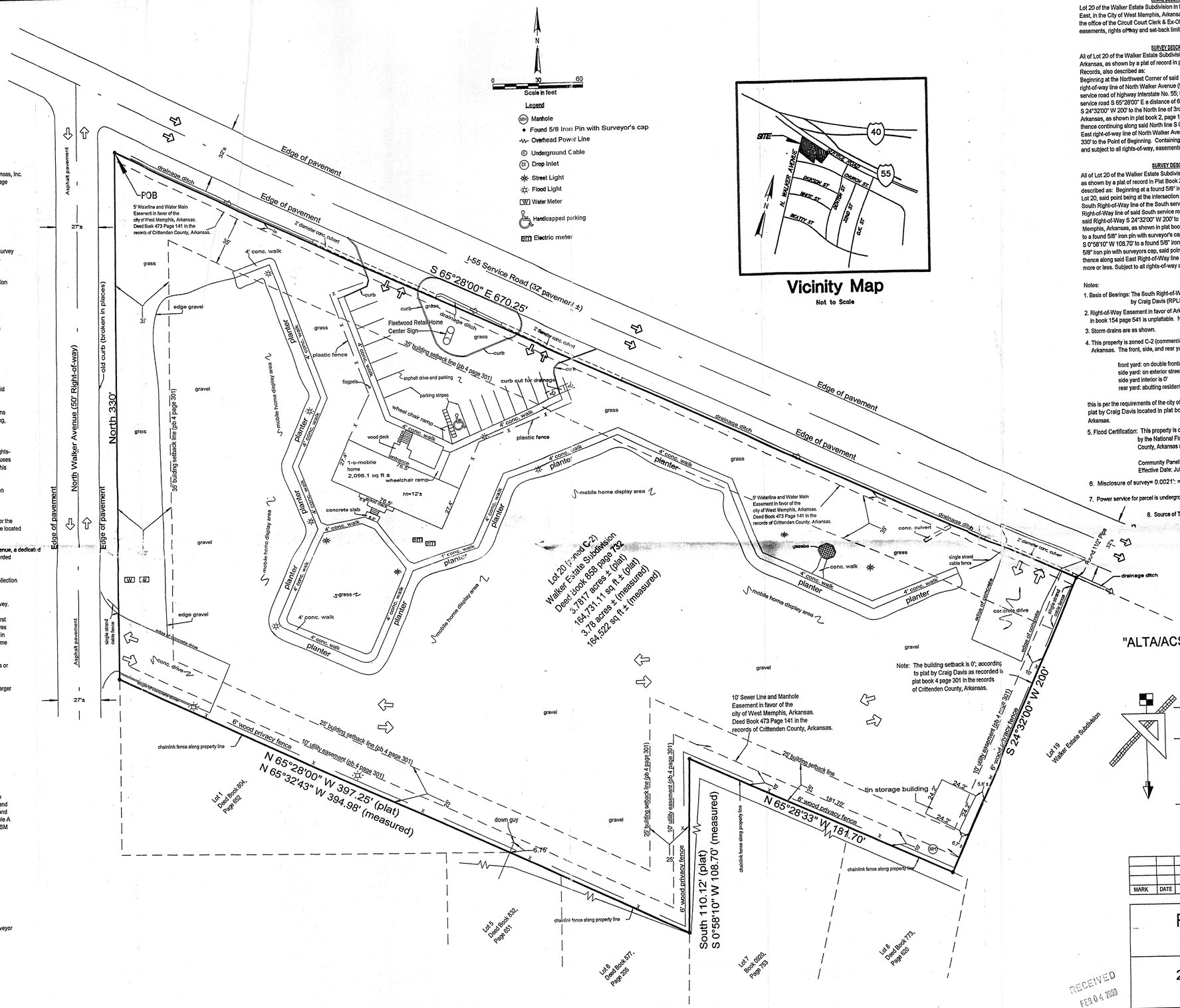
20. The property has a total of 15 parking spaces, for which one (1) is reserved for the physically challenged.

21. This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey, jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes Items 2, 3, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15, 16, and 17 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.

Dated: February 2, 2000

by: Laha Engineers, Inc.

Troy D. Laha
Professional Engineer, Professional Land Surveyor







## Vicinity Map

Not to Scale

## LEGAL DESCRIPTION (COMMITMENT A)

Lot 20 of the Walker Estate Subdivision in the West Half of Section 9, Township 6 North, Range 9 East, in the City of West Memphis, Arkansas, as shown by plat of record in Plat Book 2 Page 201, in the office of the Circuit Court Clerk & Ex-Officio Recorder of Crittenden County, Arkansas; subject to easements, rights of way and set-back limits as noted on plat of record in Plat Book 4 Page 301.

## SURVEY DESCRIPTION

All of Lot 20 of the Walker Estate Subdivision in the city of West Memphis, Crittenden County, Arkansas, as shown by a plat of record in plat book 2, page 201 of the Crittenden County Records, also described as:
Beginning at the Northwest Corner of said Lot 6, said point being at the intersection of the East right-of-way line of North Walker Avenue (50" R/W) with the South right-of-way line of the South service road of highway Interstate No. 55; thence along the South right-of-way line of said South service road S 65°28'00" E a distance of 670.25'; thence leaving said south service road S 24°32'00" W 200' to the North line of 3rd Rich Eastern Addition to the city of West Memphis, Arkansas, as shown in plat book 2, page 118; thence along said North line N 65°28'33" W 181.70'; thence continuing along said North line S 0°00'00" W 110.12; thence N 65°28'00" W 397.25' to the East right-of-way line of North Walker Avenue; thence along said East right-of-way N 0°00'00" E 330' to the Point of Beginning. Containing 164,731.11 square feet or 3.7817 acres, more or less, and subject to all rights-of-way, easements and restrictive covenants of record or fact.

## SURVEY DESCRIPTION (by: LAHA ENGINEERS, INC.)

All of Lot 20 of the Walker Estate Subdivision in the City of West Memphis, Crittenden County, Arkansas, as shown by a plat of record in Plat Book 2, Page 201 of the Crittenden County Records, more particularly described as: Beginning at a found 5/8" iron pin with surveyor's cap marking the Northwest Corner of said Lot 20, said point being at the intersection of the East Right-of-Way line of North Walker Avenue with the South Right-of-Way line of the South service road of highway interstate 55; thence along the South Right-of-Way line of said South service road S 65°28'00" E 670.25' to a found 11/2" pipe; thence leaving said Right-of-Way S 24°32'00" W 200' to the North line of 3rd Rich Eastern Addition to the City of West Memphis, Arkansas, as shown in plat book 2 page 118; thence along said North line N 65°28'33" W 181.70' to a found 5/8" iron pin with surveyor's cap; thence along West line of said 3rd Rich Eastern Addition S 0°58'10" W 108.70' to a found 5/8" iron pin with surveyor's cap; thence N 65°32'43" W 394.98' to a found 5/8" iron pin with surveyors cap, said point being on the East Right-of-Way line of North Walker Avenue; thence along said East Right-of-Way line North 330' to the Point of Beginning. Containing 3.78 acres, more or less. Subject to all rights-of-way and easements of record.

Notes:

1. Basis of Bearings: The South Right-of-Way line of Interstate 55 Service road as shown on survey by Craig Davis (RPLS 1156) dated 12-18-98 as S 65°28'00" E.
2. Right-of-Way Easement in favor of Arkansas Power and Light Company as granted in book 154 page 541 is unplattable. No visible evidence of the power transmission line.
3. Storm drains are as shown.
4. This property is zoned C-2 (commercial) and is within the city limits of West Memphis, Arkansas. The front, side, and rear yard regulations are as follows:

   front yard: on double frontage lot is 35'
   side yard: on exterior street is 25'
   side yard interior is 0'
   rear yard: abutting residential is 25'

   this is per the requirements of the city of West Memphis, Arkansas. (information taken from plat by Craig Davis located in plat book 4 page 301 in the records of Crittenden County, Arkansas.
5. Flood Certification: This property is currently zoned A-3 (flooding effects from 10 mile bayou, as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Crittenden County, Arkansas and incorporated areas.

   Community Panel Number: 050055 0007B
   Effective Date: July 16, 1980
6. Misclosure of survey= 0.0021': =1 part in 898,000
7. Power service for parcel is underground.
8. Source of Title: Book 0948 page 376.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 784
TROY D. LAHA

## "ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:


**HAYES & MATTHEWS, INC.**
NATIONAL DIVISION - A.L.T.A. SURVEYS
17220 Newhope Street - Suites 108/109
Plaza Del Lage Bldg
Fountain Valley , CA 92700
**714-979-7181**
FAX 714-641-2840


| MARK | DATE | REVISION | BY | AP |
|---|---|---|---|---|

# FLEETWOOD RETAIL CORPORATION

## 201 East Service Road
## West Memphis, AR #2110

| | |
|---|---|
| SCALE: 1" = 30' | CHKD./APV'D: |
| DATE: 1-17-00 | APPROVED: |
| DWN. BY: B | |
| CHKD. BY: T | Store Code: 2110 |

RECEIVED FEB 04 2000

filename: fihomes (dclite 2000) printed 2-2-00 green J. N.: 18


LAHA ENGINEERS, INC.
P. O. BOX 190251, LITTLE ROCK, ARKANSAS 72219-0251
501-565-7384