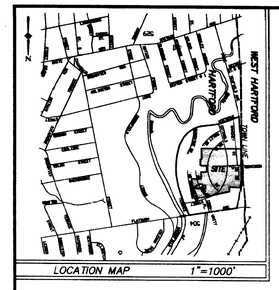
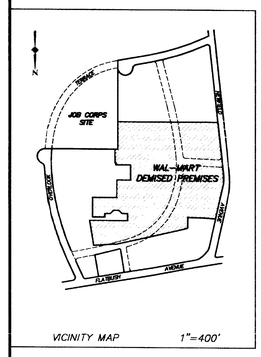
2647

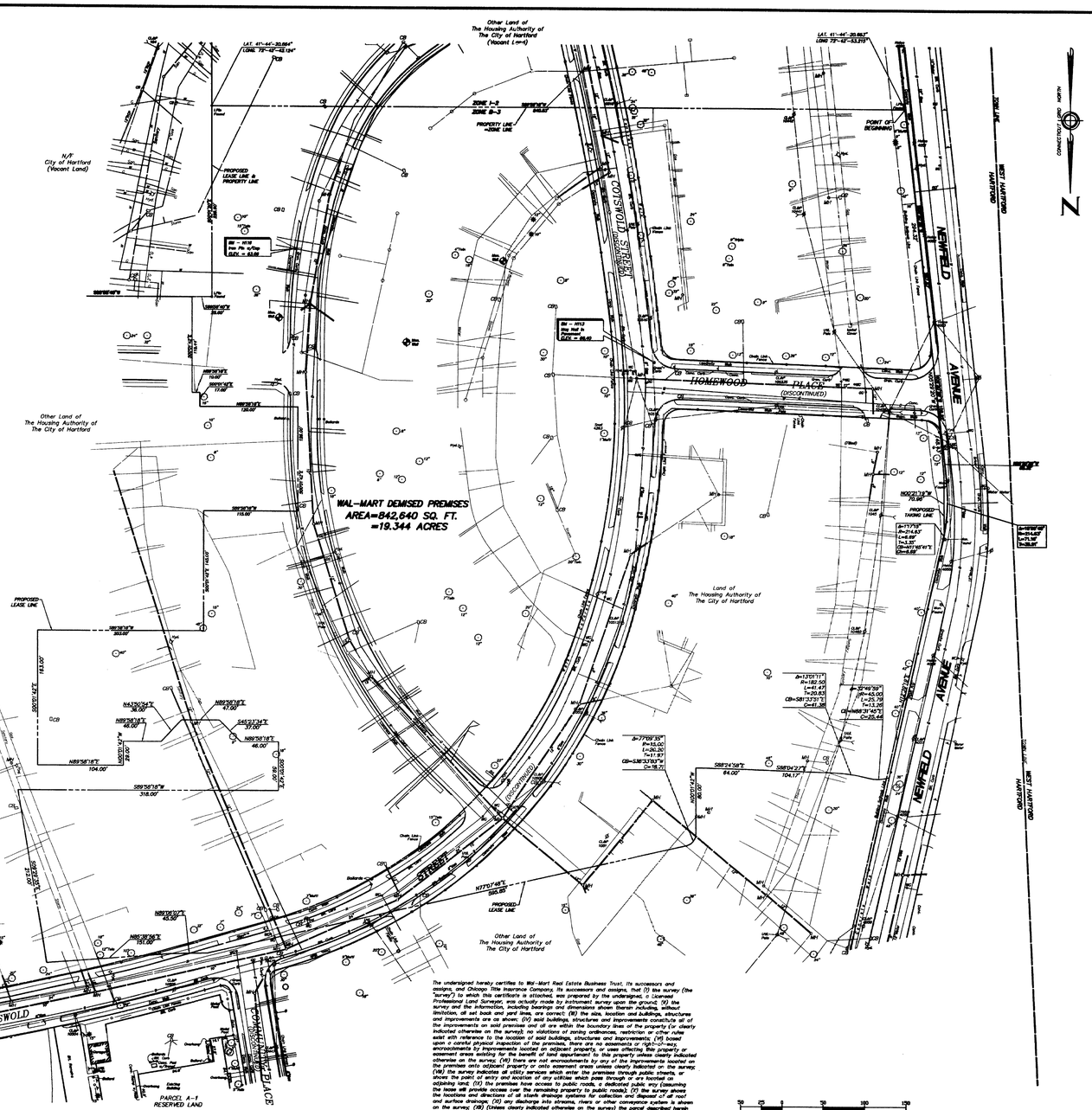
#2647



LOCATION MAP 1"=1000'



VICINITY MAP 1"=400'



NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THRU 20-300b-20, AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. THE TYPE OF SURVEY IS A PROPERTY SURVEY AND A T-2 ALTA/ACSM LAND TITLE SURVEY. THE ACCURACY DETERMINATION CATEGORY IS A RESIDENCE. SEE HORIZONTAL AND VERTICAL ACCURACY CONFORMS TO CLASS A-2 & V-3 ACCURACY.

2. COORDINATES REFER TO THE CONNECTICUT COORDINATE SYSTEM (NAD 83) ESTABLISHED WITH GPS.

3. ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) BASED UPON NGS MONUMENT HH-22 HOLDING THE PUBLISHED ELEVATION OF 73.304.

4. REFERENCE IS MADE TO A MAP ENTITLED

   A. "PROPERTY LINE MAP THE HOUSING AUTHORITY OF THE CITY OF HARTFORD HARTFORD CONNECTICUT", BY T. PERRY CLOSE, SCALE 1"=100', DATED SEPTEMBER 1940.

   B. "THE GENERAL SITE PLAN NATIONAL DEFENSE HOUSING PROJECT-CONN. 3-4 HOUSING AUTHORITY OF THE CITY OF HARTFORD UNDER LOAN CONTRACT WITH THE UNITED STATES HOUSING AUTHORITY", BY ASSOCIATED ARCHITECTS OF HARTFORD FOR NATIONAL DEFENSE HOUSING, INC., SCALE 1"=100', DATED 1-3-41, REVISED 2-8-41.

   C. "MAP SHOWING LAND ACQUIRED FROM HARTFORD HOUSING AUTHORITY FLATBUSH AVENUE, SOUTH SIDE BY CITY OF HARTFORD", SCALE 1"=20', DATED SEPTEMBER 1973.

   D. "BOUNDARY SURVEY FOR DMJM/HTD & CT. CAPITOL REGION JOB CORP'S, CENTER-CONNECTICUT COMMONS SHOWING PROPERTY REALIGNMENT LOCATED IN CHARTER OAK TERRACE SECTIONS A, B, & C HARTFORD, CONNECTICUT", BY FLYNN LAND SURVEYING ASSOCIATES, SCALE 1"=100', DATED 6-06-2000.

   E. "PROPOSED ZONE CHANGE MAP PROPERTY OF HOUSING AUTHORITY OF THE CITY OF HARTFORD LOCATED IN CHARTER OAK TERRACE SECTIONS A, B, & C HARTFORD, CONNECTICUT", BY FLYNN & CYR LAND SURVEYING LLC, SCALE 1"=100', DATED 7-27-2001.

   F. "TOPOGRAPHIC SURVEY PROPOSED JOB CORP'S CENTER SITE OVERLOOK TERRACE HARTFORD, CONNECTICUT", BY URS, SCALE 1"=40' DATED SEPTEMBER 2001.

   G. "PROPERTY SURVEY PROPOSED LEASE PARCEL CHARTER OAK MARKETPLACE NEWFIELD AVENUE, FLATBUSH AVENUE & OVERLOOK TERRACE HARTFORD, CONNECTICUT", BY URS, SCALE 1"=40', DATED FEBRUARY 2002, REVISED 5-08-02.

   H. "PROPERTY & TOPOGRAPHIC SURVEY ALTA/ACSM LAND TITLE SURVEY-CHARTER OAK MARKETPLACE FLATBUSH AVENUE, OVERLOOK TERRACE & NEWFIELD AVENUE HARTFORD, CONNECTICUT", BY URS, SCALE 1"=40', DATED MARCH 2002, REVISED TO 7-17-03.

5. REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY DATED JULY 28, 2003, No. 2241-25003. EXCEPTIONS ARE AS FOLLOWS:

   O3. TERMS AND PROVISIONS OF AN AGREEMENT BY AND BETWEEN THE HOUSING AUTHORITY OF THE CITY OF HARTFORD AND THE CITY OF HARTFORD DATED APRIL 8, 1942 AND RECORDED IN VOLUME 750 AT PAGE 624 OF THE HARTFORD LAND RECORDS. NOT LOCIS.

   P4. TERMS AND PROVISIONS OF AN AGREEMENT BY AND BETWEEN THE METROPOLITAN DISTRICT IN HARTFORD COUNTY AND THE HOUSING AUTHORITY OF THE CITY OF HARTFORD DATED MAY 14, 1946 AND RECORDED IN VOLUME 757 AT PAGE 55 OF THEY HARTFORD LAND RECORDS. NOT PLOTABLE.

   O5. RIGHT OF WAY IN FAVOR OF THE METROPOLITAN DISTRICT IN HARTFORD COUNTY DATED AND RECORDED ON JUNE 29, 1942 IN VOLUME 755 AT PAGE 118 OF THE HARTFORD LAND RECORDS. NOT LOCIS.

   S6. TERMS AND PROVISIONS OF A COOPERATION AGREEMENT BY AND BETWEEN THE HOUSING AUTHORITY OF THE CITY OF HARTFORD AND THE CITY OF HARTFORD DATED AUGUST 1, 1939 AND RECORDED IN VOLUME 769 AT PAGE 36 OF THE HARTFORD LAND RECORDS. NOT PLOTABLE.

   T7. DECLARATION OF TRUST BY THE HOUSING AUTHORITY OF THE CITY OF HARTFORD DATED JANUARY 21, 1953 AND RECORDED IN VOLUME 913 AT PAGE 539 OF THE HARTFORD LAND RECORDS. NOT PLOTABLE.

   U8. DECLARATION OF TRUST BY THE HOUSING AUTHORITY OF THE CITY OF HARTFORD DATED NOVEMBER 30, 1988 AND RECORDED IN VOLUME 2862 AT PAGE 282 OF THE HARTFORD LAND RECORDS. NOT PLOTABLE.

   V5. DECLARATION OF TRUST BY THE HOUSING AUTHORITY OF THE CITY OF HARTFORD DATED NOVEMBER 30, 1988 AND RECORDED IN VOLUME 3026 AT PAGE 144 OF THE HARTFORD LAND RECORDS. NOT PLOTABLE.

   W. INFORMATIONAL NOTES:

   NOTICE OF GRANT OF VARIANCE BY THE CITY OF HARTFORD ZONING BOARD OF APPEALS RECORDED ON OCTOBER 26, 1978 IN VOLUME 1661 AT PAGE 170 OF THE HARTFORD LAND RECORDS.

   NOTICE OF GRANT OF VARIANCE BY THE CITY OF HARTFORD ZONING BOARD OF APPEALS RECORDED ON OCTOBER 31, 1979 IN VOLUME 1736 AT PAGE 183 OF THE HARTFORD LAND RECORDS.

   NOTICE OF GRANT OF VARIANCE BY THE CITY OF HARTFORD ZONING BOARD OF APPEALS RECORDED ON FEBRUARY 19, 1985 IN VOLUME 2253 AT PAGE 34 OF THE HARTFORD LAND RECORDS.

6. COTSWOLD STREET AND HOMEWOOD PLACE WERE DISCONTINUED MAY 13, 2002. THE PROPERTY IS SUBJECT TO SUCH RIGHTS AS MAY EXIST FOR UTILITIES LOCATED IN SAID STREETS.

7. THE PROPERTY IS LOCATED IN A B3 ZONE. THE SETBACKS ARE AS FOLLOWS:

   FRONT - BUILDING LINE
   SIDE - NOT REQUIRED
   REAR 20 FEET.

   ALL AS MORE PARTICULARLY DESCRIBED IN THE HARTFORD ZONING REGULATIONS.

8. THE PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 090080 0005 B, DATED DECEMBER 4, 1986.

9. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH UNDERGROUND FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO URS CORPORATION AES. THE EXISTENCE, SIZE AND LOCATION OF ALL UTILITIES MUST BE VERIFIED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

10. THE SURVEY MEETS THE 1 IN 50,0000 CLOSURE REQUIREMENT.

11. THE DEMISED PREMISES ARE BASED UPON A PLAN ENTITLED "CHARTER OAK MARKETPLACE HARTFORD, CT WAL-MART LEASE EXHIBIT", BY DALICK-HOFFMAN ASSOCIATES, INC., SCALE 1"=50', DATED 6.18.03.

WAL-MART DEMISED PREMISES

Beginning at an iron pin on the easterly street line of Newfield Avenue, said point being on the division line between other land of The Housing Authority of The City of Hartford on the south and the herein described parcel on the north;

Thence running North 08° 20' 29" West, 294.32 feet along said easterly line of Newfield Avenue;

Thence running North 05° 39' 20" West, 148.43 feet and North 00° 21' 19" West, 70.96 feet along a proposed taking line;

Thence running northerly on a curve to the right having a radius of 214.63 feet and an arc length of 6.69 feet and North 12° 39' 18" East, 296.59 feet along the easterly line of Newfield Avenue;

Thence running easterly on a curve to the right having a radius of 45.00 feet and an arc length of 25.79 feet, easterly again on a curve to the left having a radius of 182.50 feet and an arc length of 41.47 feet, South 88° 04' 27" East, 104.17 feet, South 88° 24' 58" East, 64.00 feet, North 00° 01' 42" West, 80.00 feet, northeasterly on a curve to the right having a radius of 15.00 feet and an arc length of 20.20 feet, North 77° 02' 48" East, 585.85 feet, North 89° 06' 07" East, 45.50 feet, North 85° 58' 56" East, 131.00 feet, South 09° 29' 30" East, 212.00 feet, South 89° 58' 18" West, 318.00 feet, South 00° 01' 42" East, 59.00 feet, North 89° 58' 18" East, 46.00 feet, South 45° 23' 34" East, 37.00 feet, North 89° 58' 18" East, 47.00 feet, North 43° 50' 54" East, 36.00 feet, North 89° 58' 18" East, 46.00 feet, North 00° 01' 42" West, 29.00 feet, North 89° 58' 18" East, 104.00 feet, South 00° 01' 42" East, 983.00 feet, South 89° 58' 18" West, 203.00 feet, South 00° 01' 42" East, 145.00 feet, South 89° 58' 18" West, 115.00 feet, South 00° 01' 42" East, 126.00 feet, North 89° 58' 18" East, 120.00 feet, South 00° 01' 42" East, 17.00 feet, North 89° 58' 18" East, 10.00 feet and South 00° 01' 42" East, 115.44 feet through land of The Housing Authority of The City of Hartford.

Thence running South 89° 58' 40" West, 25.00 feet and South 00° 01' 20" East, 229.80 feet along land of the City of Hartford.

Thence running South 89° 58' 18" West, 840.83 feet along other land of The Housing Authority of The City of Hartford to the Point of Beginning.

Containing 842,640 s.f. or 19.344 acres.

The undersigned hereby certifies to Wal-Mart Real Estate Business Trust, its successors and assigns, and Chicago Title Insurance Company, its successors and assigns, that (i) the survey (the "Survey") to which this certificate is attached, was prepared by the undersigned, a Licensed Professional Land Surveyor, was actually made by instrument survey upon the ground, (ii) the survey and the information, including bearings and dimensions shown therein including, without limitation, all set back and yard lines, are correct; (iii) the size, location and buildings, structures and improvements are as shown; (iv) said buildings, structures and improvements constitute all of the improvements on said premises and all are within the boundary lines of the property (or clearly indicated otherwise on the survey); no violations of zoning ordinances, restriction or other rules and regulations to the location of said buildings, structures and improvements; (vi) based solely on information supplied to me, there are no easements or rights of way, encroachments or encroachments by improvements located on adjoining premises, streets or alleys affecting the property or easement areas existing for the benefit of land appurtenant to the property except as shown or indicated otherwise on the survey; (vii) there are not encroachments by any of the improvements located on the premises onto adjacent property or onto easement areas unless clearly indicated on the survey; (viii) the survey indicates all utility services which enter the premises through public streets, or shows the point of entry and location of any utilities which pass through or are located on adjoining land; (ix) the premises have access to public roads, a dedicated public way (assuming the lease will provide access over the remaining property to public roads); (x) the survey shows the locations and directions of all storm drainage systems for collection and disposal of all roof and surface drainage; (xi) any discharge into streams, rivers or other conveyance system is shown on the survey; (xii) (Unless clearly indicated otherwise on the survey) the parcel described herein does not lie within any flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration Special Flood Hazard Area Maps." (xiii) this survey is made 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 2, 3, 4, 6, 7(a), 8, 10, 11b, 13, 15 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of the certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order 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".

Signed Michael E. Ellman *Date* July 31, 2003

being a Licensed Professional Land Surveyor in the State of Connecticut
Land Surveyor No. 14206

GRAPHIC SCALE 1"= 50'

No.	Date	Revision description
1	7-29-03	Lease Parcel Revised

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

MICHAEL E. ELLMAN, L.S. LICENSE NO. 14206

TRUE AND VALID COPIES OF THIS MAP OR PLAN MUST BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR. UNAUTHORIZED REPRODUCTION OR ALTERATION IS FORBIDDEN.

Embossed seal

URS

Scale: 1" = 50'
Date: MARCH 2003

Surveying and Mapping by
URS Corporation AES
300 Enterprise Drive, Suite 3B
Rocky Hill, Connecticut 06067-3992
Tel. (860) 529-8882

Field book #	Crew Chief	Project #
1540-1	R. FAGEWICZ	3691.3519
Search #	Drawn by	Checked by	Map File #
3853	SK, KC	EJA	T149-17

PROPERTY SURVEY
ALTA/ACSM LAND TITLE SURVEY
WAL-MART DEMISED PREMISES
CHARTER OAK MARKETPLACE
NEWFIELD AVENUE
HARTFORD, CONNECTICUT

THIS DRAWING WAS REPRODUCED IN ACCORDANCE WITH STATE FILING REGULATIONS PROCESS USED ORIGINAL INK ON MYLAR URS CORPORATION AES

#2647

INCHES 0 1 2 3 4