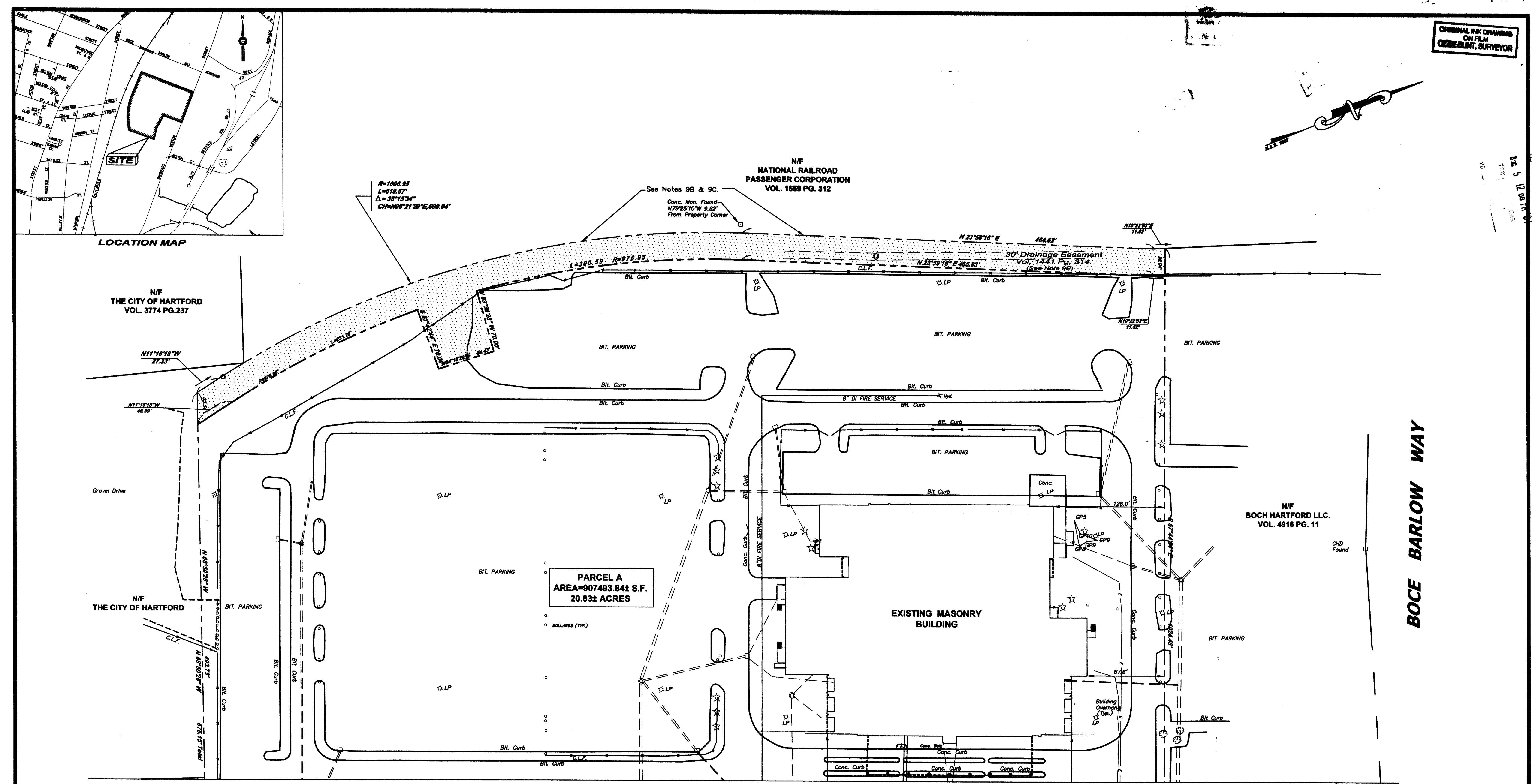


ORIGINAL PAK DRAWING
ON FILM
CICERO BLUNT, SURVEYOR



Legal Description: Parcel A

A certain place or parcel of land situated in the City of Hartford, County of Hartford and State of Connecticut, shown as parcel A on a map entitled "ALTA/ACSM Land Title Survey 89 Weston Street Hartford Connecticut prepared for IDI-CarMax sheets 1 and 2 of 2 prepared by Cicero Blunt Surveying scale: 1"=50' Dated February 16, 2004" containing 907493.84 square feet (20.83 Acres) and being further bounded and described as follows:

Beginning at a point in the westerly street line of Weston Street at the division line of land now or formerly Boch Hartford LLC, said point being S22°13'37"W a distance of 304.00 feet as measured along the westerly street line of said Weston Street from the intersection of southerly street line of Boce Barlow Way and the westerly street line of said Weston Street, said point also being S50°50'08"E a distance of 0.12 feet from an existing iron pin;

Thence running along the westerly street line of Weston Street S22°13'37"W a distance of 606.89 feet to a point, said point being S53°08'16"W a distance of 0.53 feet from an existing concrete monument;

Thence running the following three (3) courses and distances along land now or formerly Sydney Pomeroy, Lawrence A. Miller and other land depicted on parcel B on said map each in part N67°00'11"W a distance of 354.11 feet to a concrete monument, S30°40'31"W a distance of 259.44 feet to a concrete monument, S14°27'05"W a distance of 218.36 feet to a point;

Thence running along land now or formerly Sab Realty LLC, and land now or formerly The City of Hartford each in part N68°50'28"W a distance of 493.73 feet to a point, said point being the the southeasterly corner of the herein described parcel;

Thence running the following four (4) courses and distances along land now or formerly The City of Hartford and The National Railroad Passenger Corporation N11°16'18"W a distance of 27.33 feet to a point, along a tangential curve deflecting to the right having a radius of 1008.95 feet and an arc distance of 619.67 feet to a point, N23°59'16"E a distance of 464.62 feet to a point, N18°22'53"E a distance of 11.82 feet to a point, said point being the northwesterly corner of the herein described parcel;

Thence running along land now or formerly Boch Hartford LLC, S87°44'54"E a distance of 1024.48 feet to a point or place of beginning.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO: CarMax Auto Superstores, a Virginia corporation; Chicago Title Insurance Company; and their respective successors, nominees and/or assigns

The undersigned does hereby certify that (1) this survey was made upon the ground of the property reflected herein between January 31, 2004 through February 14, 2004 and on March 1, 2004 a site inspection was conducted for updating the survey under my supervision for the benefit of CarMax Auto Superstores, a Virginia corporation, Chicago Title Insurance Company; and their respective successors, nominees and/or assigns, and correctly depicts the property boundaries reflected thereon (including the gross square footage thereof) and the locations of buildings, structures and other improvements and visible items, known utilities located thereon, and the relation of such buildings, structures and other improvements to the property lines of the property reflected hereon; (2) the description of the property contained herein is correct and the physical evidence of boundary lines and lines of possession or occupancy have been depicted hereon, and/or notations are made where a conflict with the legal description exist (if any) and such boundary lines "close" by engineering calculations; (3) the property depicted herein has access to and from Weston Street, a dedicated public roadway. The survey depicts public roads, highways, streets and/or alleys running adjacent to or upon the property; (4) Except as noted or depicted hereon, there are no encroachments from the property depicted hereon onto any adjacent property, including streets, roadways and alleys) or by any adjacent property, including streets, roadways and alleys, onto the subject property; (5) Except as noted or depicted hereon, there are no gaps, gaps, or overlaps between the parcels or roads, highways, streets, or alleys and all parcels that comprise the property reflected hereon are contiguous; (6) utilities for the operation of the property depicted hereon are depicted of the lot lines, or either side tract through adjoining public streets or easements depicted hereon if over lands of others; (7) except as noted or depicted hereon, there are no violations of zoning ordinances, with reference to the location of buildings, structures or improvements situated on the property; (8) (both acreage and square footage) noted hereon are correct, and except as noted or depicted, there are no boundary line discrepancies in the quantity of the land described in the legal description of the property reflected;

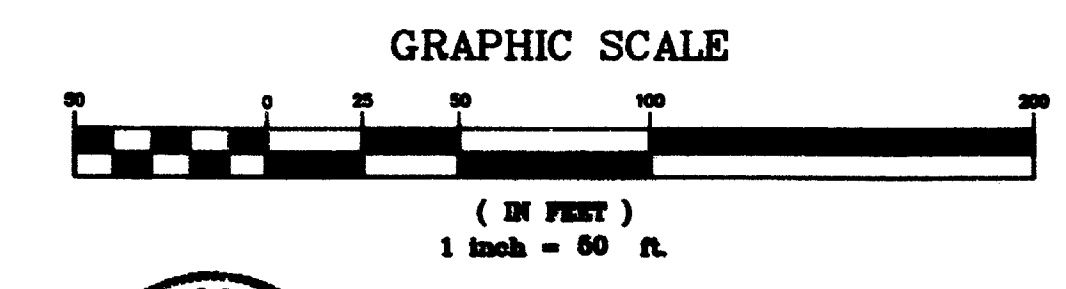
MATCH LINE SHEET 2

(b) this property lies in Flood Zone X (area determined to be outside the 500 year flood plain) according to Flood Insurance Rate maps for the City of Hartford, Community Panel No. 085000 0056, with an effective date of December 1988 and issued by the Federal Emergency Management Administration, and (c) this survey conforms with the "Minimum Standard Detail requirements of ALTA/ACSM Land Title Survey", jointly established and adopted by American Land Title Association (ALTA) and American Congress on Surveying and Mapping (ACSM) in 1995, and includes Table "A" items 1, 2, 3, 4, 6, 7(a), 7(b), 8, 10, 11(a) and (b), 13, 14, 15 and 16 therein. This survey notes the zoning classification of the subject property and lists the parking requirements of that zone. Pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect of the date of this certification, the 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 Angles, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

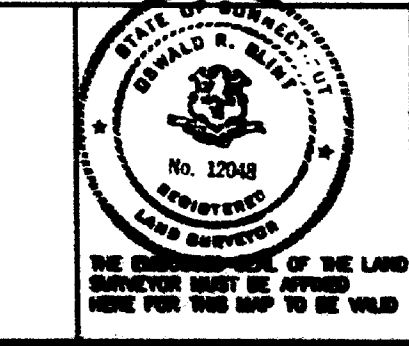
Date: *[Signature]*
Registration Number: 12048

DATE: MARCH 4, 2004
SCALE: 1" = 50'
SHEET: 1 OF 2
DWG NO:

**ALTA / ACSM
LAND TITLE SURVEY
89 WESTON STREET
HARTFORD, CONNECTICUT
PREPARED FOR
IDI-CarMax**



- LEGEND:**
- Iron Pin (Found)
 - Monument (Found)
 - Sign
 - Manhole
 - "C" Catch Basin
 - "C-L" Catch Basin
 - Utility Pole
 - Mail Box
 - Hydrant
 - Light Pole
 - Metal Post
 - Gray Anchor
 - Water Gate
 - Gas Valve
 - Gas Meter
 - Deciduous Trees
 - Evergreen Trees
 - Post Indicator Valve
 - Underground Piping (San., Stm.)
 - E U/G Elec. Line
 - W Water Line
 - O/H Overhead Utilities
 - U/G Tele. Line
 - Chain Link Fence
 - Tree Line



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

[Signature]
CICERO BLUNT
LS #2284



95 GIDDINGS AVENUE
WINDSOR CONNECTICUT
(860) 833-6850