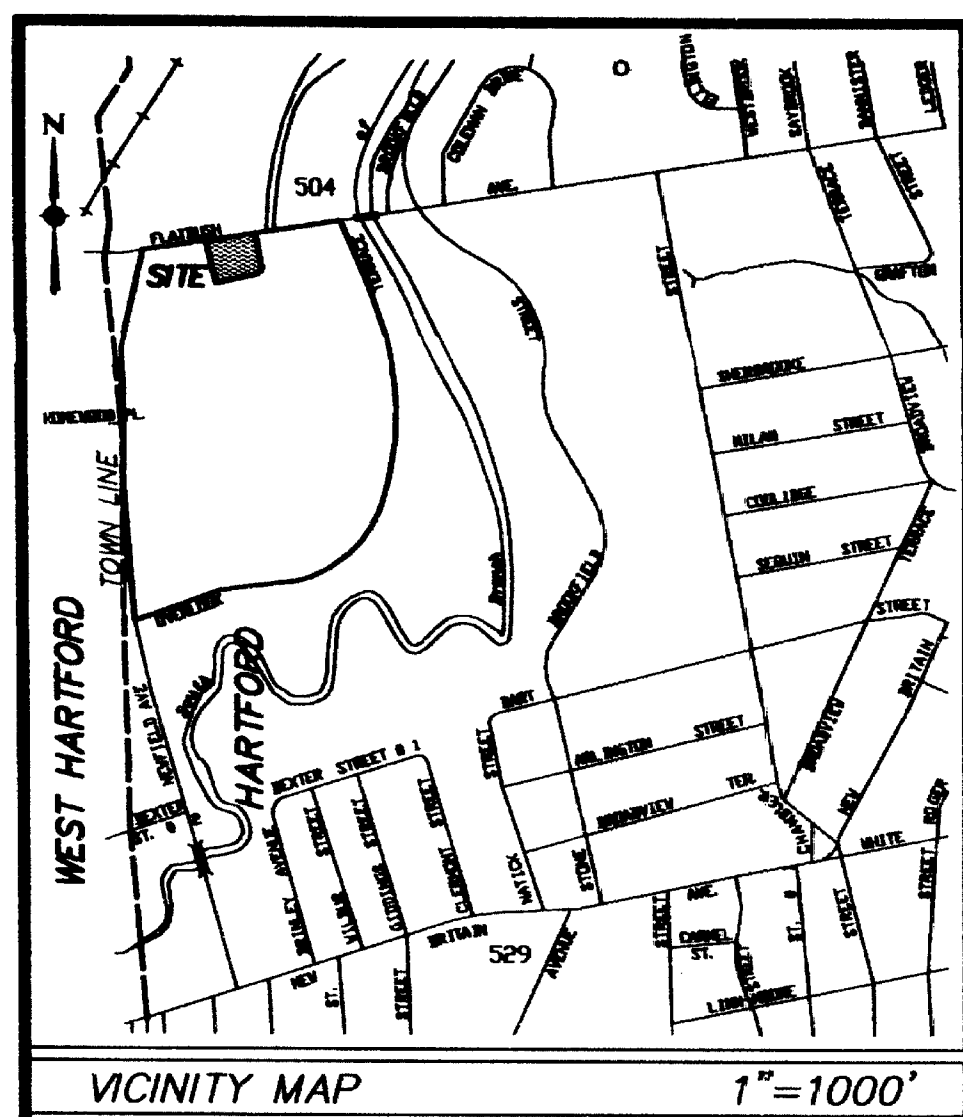


2752-1

#2752-1



LEGEND	

PARCEL 1 Description - Proposed Outparcel D

A certain piece or parcel of land located in the City and County of Hartford and State of Connecticut containing 53,985 square feet and being shown as "Proposed Outparcel D" on a map entitled "Property Survey ALTA/ACSM Land Title Survey Proposed Outparcel D Charter Oak Marketplace Flatbush Avenue Hartford, Connecticut Prepared for McDonald's Corporation", by URS, scale 1"=40', dated September 2004, said parcel being more particularly bounded and described as follows:

Beginning at a point on the southerly street line of Flatbush Avenue, said point being on the division line between Outparcel E, of the west and the herein described parcel on the east;

Thence running North 78° 48' 58" East, 191.14 feet and easterly on a curve to the right having a radius of 4,957.00 feet and an arc length of 38.25 feet along said southerly street line of Flatbush Avenue;

Thence running southeasterly on a curve to the right having a radius of 38.00 feet and an arc length of 52.03 feet, South 08° 30' 00" East, 145.17 feet, southeasterly on a curve to the right having a radius of 23.00 feet and an arc length of 34.78 feet, South 77° 07' 48" West, 10.00 feet, South 12° 52' 12" East, 7.00 feet and South 77° 07' 48" West, 217.25 feet along Proposed Shopping Center Parcel;

Thence running North 12° 48' 15" West, 220.48 feet along Proposed Outparcel E to the point and place of beginning.

PARCEL 2 Description - Charter Oak Marketplace
A certain piece or parcel of land located in the City and County of Hartford and State of Connecticut containing 34,377 acres and being shown as "Parcel A" & "Parcel A-1" on a map entitled "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 1-23-04, said parcel being more particularly bounded and described as follows:

Beginning at a point on the westerly street line of Overlook Terrace, said point being on the division line between the Job Corps parcel and the herein described parcel;

Thence running South 89° 58' 40" West, 552.12 feet and South 00° 01' 20" East, 229.90 feet along the Job Corps parcel;

Thence running South 89° 58' 18" West, 840.83 feet along remaining land of The Housing Authority of the City of Hartford, through discontinued Cotnam Street, and again along remaining land of The Housing Authority of the City of Hartford, party by each;

Thence running North 08° 20' 29" West, 294.32 feet, North 05° 29' 20" West, 148.43 feet, North 00° 21' 18" West, 70.98 feet, northerly on a curve to the right having a radius of 214.63 feet and an arc length of 8.68 feet, North 12° 39' 19" East, 336.28 feet and northerly on a curve to the right having a radius of 83.94 feet and an arc length of 37.08 feet along the easterly street line of Newfield Avenue;

Thence running northeasterly on a curve to the right having a radius of 241.00 feet and an arc length of 35.58 feet and easterly on a curve to the right having a radius of 100.00 feet and an arc length of 15.84 feet along a line connecting the easterly street line of Newfield Avenue with the southerly street line of Flatbush Avenue;

Thence running North 84° 34' 48" East, 78.37 feet, North 78° 48' 58" East, 405.26 feet, easterly on a curve to the right having a radius of 4,957.00 feet and an arc length of 76.23 feet, North 80° 41' 51" East, 211.10 feet and North 77° 30' 05" East, 165.43 feet along the southerly street line of Flatbush Avenue;

Thence running North 77° 50' 06" East, 90.40 feet and southeasterly on a curve to the right having a radius of 38.50 feet and an arc length of 53.46 feet along a line connecting the easterly street line of Flatbush Avenue and the westerly street line of Overlook Terrace;

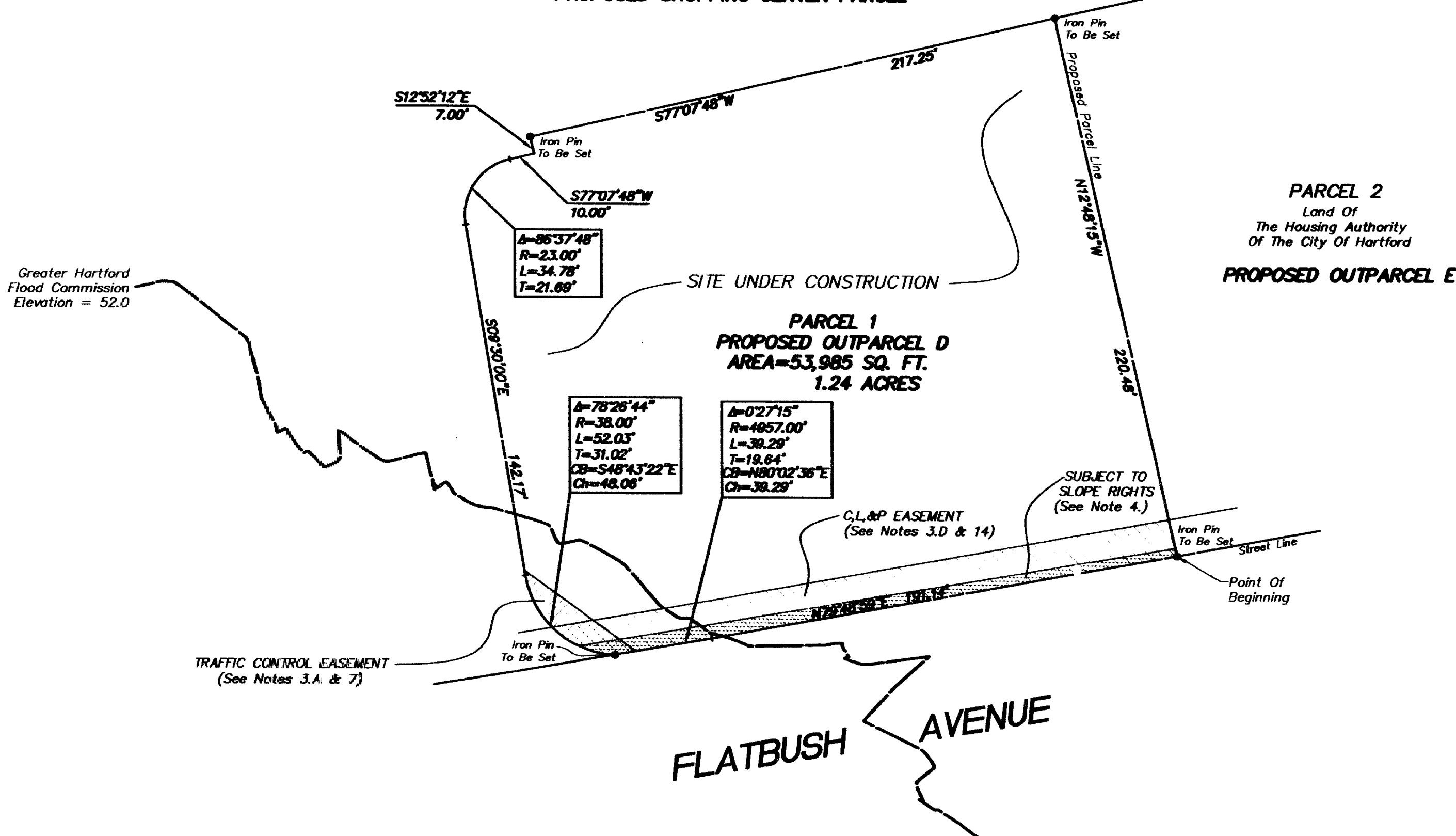
Thence running South 24° 37' 17" East, 128.44 feet along the westerly street line of Overlook Terrace;

Thence running South 24° 27' 10" East, 95.96 feet along the easterly terminus of discontinued Cotnam Street;

Thence running southerly on a curve to the right having a radius of 2,042.43 feet and an arc length of 578.63 feet and southerly again on a curve to the right having a radius of 1,392.00 feet and an arc length of 292.05 feet along the westerly street line of Overlook Terrace to the point and place of beginning.

PROPERTY SURVEY
ALTA/ACSM LAND TITLE SURVEY
PROPOSED OUTPARCEL D
CHARTER OAK MARKETPLACE
FLATBUSH AVENUE
HARTFORD, CONNECTICUT
PREPARED FOR
McDONALD'S CORPORATION

PARCEL 2
Land Of
The Housing Authority
Of The City Of Hartford
PROPOSED SHOPPING CENTER PARCEL

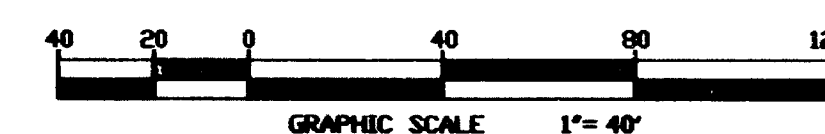


To: McDonald's Corporation and Chicago Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were 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, 9, 10, 11(a), 13, 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this 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 Standards for ALTA/ACSM Land Title Surveys".

Dated: September 13, 2004

Michael G. Wilmes Connecticut L.S. No. 14208



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

MICHAEL G. WILMES, L.S. LICENSE NO. 14208
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.

Embosmed seal

No.	Date	Revision description
1	03-09-05	For Parcel Note Added
2	10-21-04	Notes & Sheet 2 Added
URS Scale: 1" = 40' Date: SEPTEMBER 2004 Field book # 1540-1 Search # 3853		
Surveying and Mapping by: URS Corporation AES 500 Enterprise Drive, Suite 30 Rocky Hill, Connecticut 06067-4002 Tel. (860) 529-8882		
Project # 36935361.00000 Drawn by R.PACEWICZ Checked by RJK		
Map File # 1150-17A		

NOTES:

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THRU 20-300b-30, 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, THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY. THE HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
- COORDINATES REFER TO THE CONNECTICUT COORDINATE SYSTEM (NAD 83) ESTABLISHED WITH GPS.
- REFERENCE IS MADE TO A MAP ENTITLED:
A. "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 1-23-04.
B. "PROPERTY SURVEY ALTA/ACSM LAND TITLE SURVEY WAL-MART DECEASED PREMISES CHARTER OAK MARKETPLACE NEWFIELD AVENUE HARTFORD, CONNECTICUT", BY URS, SCALE 1"=50', DATED MARCH 2003, REVISED TO 5-2-04.
C. "RIGHT OF WAY SURVEY CITY OF HARTFORD MAP SHOWING LAND ACQUIRED FROM HARTFORD HOUSING AUTHORITY BY THE CITY OF HARTFORD FLATBUSH AVENUE" BY VANASSE HANSEN BRISTLIN, INC., SHEETS 1 AND 2 OF 2, DATED JANUARY 23, 2004.
D. "COMPLETION PLAN MAP SHOWING AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF THE HARTFORD HOUSING AUTHORITY OF THE CITY OF HARTFORD FLATBUSH AVENUE HARTFORD, CT" BY VANASSE HANSEN BRISTLIN, INC., SCALE 1"=40', CL&P FILE NO. E4027, DATED MARCH 8, 2004.
E. "PROPERTY SURVEY PROPOSED OUTPARCEL D CHARTER OAK MARKETPLACE FLATBUSH AVENUE HARTFORD, CONNECTICUT", BY URS, SCALE 1"=40', DATED APRIL 2004.
- THE PROPERTY IS SUBJECT TO SLOPE RIGHTS ALONG FLATBUSH AVENUE AS DESCRIBED IN VOLUME 8, PAGE 128 OF THE HARTFORD STREET LINE BOOK. AFFECTS PARCEL 1 & 2.
- REFERENCE IS MADE TO AN AGREEMENT WITH THE METROPOLITAN DISTRICT RECORDED IN VOLUME 757, PAGE 55 OF THE HARTFORD LAND RECORDS. AFFECTS PARCEL 1 & 2.
- THE PROPERTY IS SUBJECT TO AN AGREEMENT AS DESCRIBED IN VOLUME 498, PAGE 145 OF THE HARTFORD LAND RECORDS. AFFECTS PARCEL 1 & 2.
- THE PROPERTY IS SUBJECT TO A TRAFFIC CONTROL EASEMENT AND AGREEMENT AS DESCRIBED IN VOLUME 498, PAGE 11 OF THE HARTFORD LAND RECORDS. AFFECTS PARCEL 1 & 2.
- REFERENCE IS MADE TO A NOTICE OF LEASE AGREEMENT AS DESCRIBED IN VOLUME 498, PAGE 16 OF THE HARTFORD LAND RECORDS. AFFECTS PARCEL 1 & 2.
- REFERENCE IS MADE TO A NOTICE OF LEASE AGREEMENT AS DESCRIBED IN VOLUME 498, PAGE 23 OF THE HARTFORD LAND RECORDS. AFFECTS PARCEL 1 & 2.
- REFERENCE IS MADE TO EASEMENT WITH COVENANTS AND RESTRICTIONS AGREEMENT AS DESCRIBED IN VOLUME 498, PAGE 27 OF THE HARTFORD LAND RECORDS. AFFECTS PARCEL 1 & 2.
- REFERENCE IS MADE TO A MASTER LEASE AGREEMENT AS DESCRIBED IN VOLUME 498, PAGE 141 OF THE HARTFORD LAND RECORDS. AFFECTS PARCEL 1 & 2.
- REFERENCE IS MADE TO AN EASEMENT AGREEMENT IN FAVOR OF CONNECTICUT NATURAL GAS CORPORATION AS DESCRIBED IN VOLUME 500, PAGE 120 OF THE HARTFORD LAND RECORDS. AFFECTS PARCEL 1 & 2.
- REFERENCE IS MADE TO STORM DRAINAGE EASEMENT AS DESCRIBED IN VOLUME 500, PAGE 311 OF THE HARTFORD LAND RECORDS. AFFECTS PARCEL 2 ONLY.
- REFERENCE IS MADE TO AN ELECTRIC DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY AS DESCRIBED IN VOLUME 500, PAGE 242 OF THE HARTFORD LAND RECORDS. AFFECTS PARCEL 1 & 2.
- THE PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08500 0005 B, DATED DECEMBER 4, 1986.
- THE PROPERTY IS SUBJECT TO REGULATIONS ESTABLISHED BY THE GREATER HARTFORD FLOOD COMMISSION.
- REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY TITLE NO. 2441-25485, EFFECTIVE DATE JUNE 21, 2004.
- 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 SUCH FEATURES MUST BE DETERMINED AND NOTED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-822-4455.
- THE ENTIRE SITE IS CURRENTLY UNDER CONSTRUCTION. NO IMPROVEMENTS HAVE BEEN CONSTRUCTED. ONLY SITE GRADING HAS BEEN DONE.
- THE PROPERTY IS LOCATED IN A B-3 ZONE. SETBACK REQUIREMENTS: FRONT - BUILDING LINE, SIDE - NOT REQUIRED, REAR 20 FEET AS MORE PARTICULARLY DESCRIBED IN THE HARTFORD ZONING REGULATIONS.
- OUTPARCEL D IS PART OF TAX MAP 105, BLOCK 6, LOT 1.

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

SHEET 1 OF 2

#2752-1