





2 TITLE INFORMATION

The Title Description and Schedule B items herein are from Fidelity National Title Insurance Company, commitment #2070045, with an effective date of May 27, 2015, revised May 28, 2015.

3 SCHEDULE 'B' ITEMS

- NOTES CORRECTING TO SCHEDULE "B":
(1) Terms and conditions of an agreement made as of January 31, 1966 between Federated and Sears, Roebuck and Co.
(2) Terms and conditions of an agreement made as of March 1, 1967 between Federated Department Stores, Inc. and Joseph Meynoff et al.
(3) Terms and conditions of an agreement made as of March 27, 1967 between Federated Department Stores, Inc. and Joseph Meynoff et al.
(4) Terms and conditions of an operating agreement made March 21, 1967 between Aldens Realty Corporation and The Trustees of the Burlington Mall Trust.
(5) Taking of assessments for sewer lines, etc. by order of the Board of Water and Sewer Commissioners of the Burlington Water and Sewer District.
(6) Easement Agreement dated February 5, 1967 and filed as Document No. 441676.
(7) Taking and Layout of Access Road dated October 4, 1967 and filed as Document No. 449048.
(8) Agreement dated February 16, 1968 and filed as Document No. 445552.
(9) An easement and agreement from Vinto Realty Corp. to Federated Department Stores, Inc.
(10) Resolutions set forth in deed dated May 11, 1976 and filed as Document No. 543763.
(11) Grant of Easement dated May 10, 1976 and filed as Document No. 543764.
(12) Easement dated December 1979 and filed as Document No. 608786.
(13) Easement Agreement dated December 17, 1981 and filed as Document No. 621039.
(14) Layout and Order of Taking file as Document No. 687893 and recorded in Book 16371, Page 166.
All other Section 2 items are non-survey in nature.

5 FLOOD INFORMATION

By graphic shading only, this property is located in Zone "X" of the Flood Insurance Rate Map No. 200700045E, which takes an effective date of June 4, 2010 and is NOT in a special flood hazard area.
Zone "X" denotes areas outside the 500 year flood risk.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at this time of survey.

11 SURVEYOR'S NOTES

- 1. No observable evidence of earth mining work, building construction or building additions within recent months.
2. No observable evidence of the use as a solid waste dump, dump or sanitary landfill.
3. Property has physical access to Burlington Mall Road and Middlesex Turnpike, fully dedicated public rights-of-way.
4. All statements with this certificate, and other references located elsewhere herein, relative to utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments are based solely on above ground visible evidence, unless another source of information is specifically referenced herein.

19 SURVEY DRAWING

7 POSSIBLE ENCROACHMENTS
There is an apparent encroachment of the concrete retaining walls at the southerly corner of the building. The extent that the walls encroach onto the subject property is approximately 21 feet.

10 BASIS OF BEARINGS

Land Court Plan 31049-R

12 PARKING INFORMATION

5 Standard Spaces
2 Handicap Spaces
14 Total Parking Spaces

13 LEASE AREA

83,156 square feet or 1,909± Acres

14 BUILDING AREA

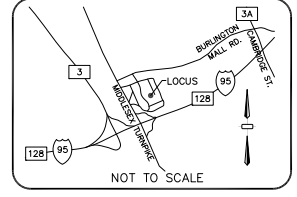
60,000± square feet

15 BUILDING HEIGHT

Blq: Height 64.0' feet / 1 Story

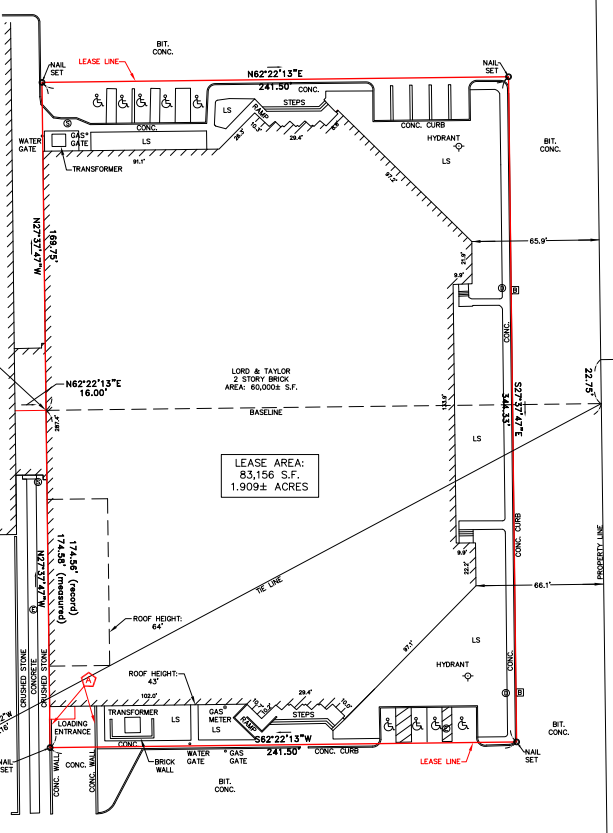
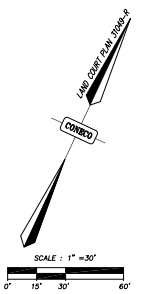
1 TITLE DESCRIPTION

LEASED PREMISES:
A certain parcel of land situated in the Burlington Mall, Town of Burlington, Middlesex County, Commonwealth of Massachusetts, bounded and described as follows:
Beginning at a point on the westerly side line of the leased area, said point is N 62° 22' 13" E along the centerline of Mall Entrance Number 4 and a distance of 16.00 feet from the face of the existing building;
thence running N 27° 37' 47" W a distance of 169.75 feet;
thence running and running N 62° 22' 13" E a distance of 241.50 feet;
thence running and running S 27° 37' 47" E a distance of 244.33 feet;
thence running and running S 62° 22' 13" W a distance of 241.50 feet;
thence running and running N 27° 37' 47" W a distance of 174.50 feet to the point of beginning.
Containing 83,156 square feet or 1,909± acres as shown on a Plan entitled "Plan of Lease Area for Lord & Taylor Department Store, Burlington Mall, Burlington, Massachusetts" by Harry R. Feldman, Inc. and dated June 20, 1977.
The leased premises are a portion of Lot 14 on Plan No. 31049-G, dated September 7, 1965, filed with the Land Registration Office, a portion of which is filed with Certificate of Title 120113.
Being the same premises as described in title commitment #2070045, prepared by Fidelity National Title Insurance Company, with an effective date of May 27, 2015, revised May 28, 2015.



16 VICINITY MAP

17 NORTH ARROW / SCALE



LEASE AREA: 83,156 S.F. 1,909± ACRES

4 SURVEYOR CERTIFICATION

To: Fidelity National Title Insurance Company; Commonwealth Land Title Insurance Company; First American Title Insurance Company; JPMorgan Chase Bank, National Association, Cullen Fhannell, Inc. and Bank of America, N.A.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8(b), 7(a), 7(b), 8, 9, 11(a), 13, 14, 16, 18, 21, 23, and 24 of Table A thereof.
The field work was completed on June 10, 2015.
Date of Plat or Map: June 20, 2015
Timothy S. Bodah, PLS Registration No. 48110



Approved CDS Surveyor
Surveyors Name: Timothy S. Bodah
4 1st Street, Bridgewater, MA 02324
Telephone Number: 508-697-3191
email: bodah@coneco.com
4 1st Street - Bridgewater, Massachusetts 02324
Telephone: (508) 697-3191 Toll free: (800) 546-3355 Survey Dept. Fax: (508) 697-9406
CONECO PROJECT #1896.1 DWG. FILE: 1896.1

8 ZONING INFORMATION

Zoning District: B0, General Business Building Setback Requirements: Front: 15 feet Side: 15 feet Rear: 15 feet
(setback distances do not apply to base lines and therefore setbacks there are not shown hereon)
Maximum building height allowed: 30 feet Floor Area Ratio: none required
Zoning report dated June 23, 2015 provided by Commercial Due Diligence Services.

9 LEGEND

- Handicap Parking
CONC. CONCRETE
BIT. CONC. BITUMINOUS CONCRETE
CATCH BASIN
SEWER MANHOLE
DRAIN MANHOLE
ELECTRIC MANHOLE
POINT OF BEGINNING
LS LANDSCAPING
LEASE LINE

Key to CDS ALTA Survey

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18 ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" (Effective February 23, 2015)
This Work Coordinated By:
Fidelity National Title Insurance Company
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Normal, Oklahoma 73072
OIC# 66-252444
Toll Free: 888.457.7878
Drawn By: WCB Date: 6/23/15
Surveyor: TSB Revision: QC
Ref No: 1896.1 Date: 7/15/15
Approved By: TSB Revision: QC
Field Date: June 10, 2015
Scale: 1"=30' Date:
Client Ref. No: Prepared For:
PROJECT ADDRESS
Burlington Mall
Burlington, MA (Lord & Taylor)
Project Name:
HBC
CDS Project Number:
15-05-007873027



1320 Burlington Mall Road, Burlington, MA
Burlington Mall