



2 TITLE INFORMATION

The Title Description and Schedule B items herein are from Fidelity National Title Insurance Company, commitment #20708962, with an effective date of May 27, 2015, revised May 28, 2015.

1 TITLE DESCRIPTION

Beginning at the northwest corner of the parcel at a point that is located N 24° 06' 09" E and 511.69 feet distant from a highway boundary located on the northerly side of Worcester Street; thence running N 87° 02' 11" E 231.61 feet to the northeast corner; thence running S 02° 57' 49" E 96.30 feet to a point of non-tangency; thence running Southeasterly along the arc of curve to the right having a radius of 50.00 feet, a length of 49.12 feet to a point of tangency; thence running S 02° 57' 49" E 129.95 feet to a point of curvature; thence running Southeasterly along the arc of a curve to the right having a radius of 35.00 feet, a length of 54.98 feet to a point of tangency; thence running S 87° 02' 11" W 168.00 feet to a point of curvature; thence running Northwesterly and northerly along the arc of a curve to the right having a radius of 35.00 feet, a length of 54.98 feet to a point of tangency; thence running N 02° 57' 49" W 135.01 feet to a non-tangent curve to the left having a radius of 87.50 feet, a length of 44.98 feet to a point of reverse curvature; thence running Northwesterly along the arc of a curve to the right having a radius of 14.48 feet, a length of 14.25 feet to a point of non-tangency; thence running N 67° 32' 29" W 38.37 feet to a point; thence running N 27° 12' 49" E 54.00 feet to a point; thence running N 87° 02' 11" E 1.66 feet to a point; thence running N 02° 57' 49" W 8.00 feet to the point of beginning.

Said parcel contains an area of 1.64 acres and is more particularly shown and described on a plan entitled "Lord & Taylor Lease Plan of Land at Natick Mall in Natick, Mass.," Date: July 16, 1993, Scale 100 ft. to an inch, prepared by Guerrieri & Hahn, Inc., prepared for Homart Development Company.

Being the same premises as described in title commitment #20708962, prepared by Fidelity National Title Insurance Company, with an effective date of May 27, 2015, revised May 28, 2015.

7 POSSIBLE ENCROACHMENTS

NO ENCROACHMENTS OBSERVED

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/FleetNad, Inc. and Bank of America, N.A., their successors and/or assigns (collectively, the "Mortgage Loan Lender") and JPMorgan Chase Bank, National Association; Cullen/FleetNad, Inc. and Bank of America, N.A., their successors and/or assigns (collectively, the "Mortgage Loan Lender").

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, 6(b), 7(a), 7(c), 8, 9, 11(a), 13, 14, 16, 18, 21, 23, and 24 of Table A thereof.

The field work was completed on June 12, 2015. Date of Plat or Map: June 20, 2015

Timothy S. Bodah, PLS Registration No. 45110



Approved CDS Surveyor

Surveyors Name: Timothy S. Bodah 4 1st Street, Bridgewater, MA 02324 Telephone Number: 508-697-3191 email: tbodah@coneco.com

5 FLOOD INFORMATION

By graphic showing only, this property is located in Zone "X" of the Flood Insurance Rate Map No. 2501700537E, which has an effective date of July 7, 2014 and is NOT in a special Flood hazard area. No field sampling was performed to determine the Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Zone "X" denotes areas outside the 500 year flood still.

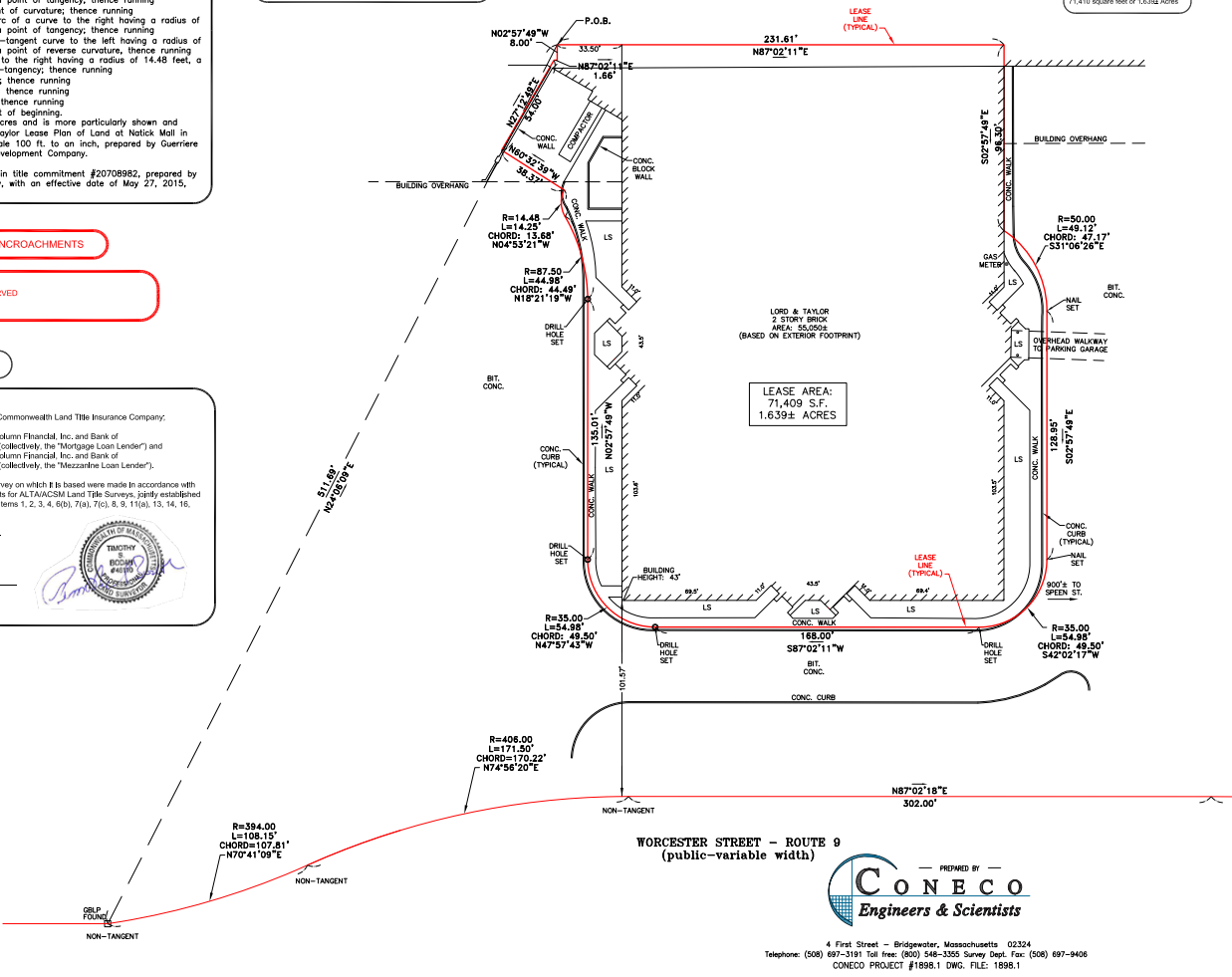
6 CEMETERY

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

8 ZONING INFORMATION

Zoning District: C-2, Commercial Highway Overlay District, Industrial II, Regional Center Overlay and Highway Overlay District Building Setback Requirements: Front: 40 feet Side: 40 feet Rear: 40 feet (Setback distances do not apply to lease lines and therefore setback lines are not detailed.) Maximum building height allowed: 75 feet Maximum coverage allowed: 50% Zoning report dated June 23, 2015, prepared by Commercial Due Diligence Services.

19 SURVEY DRAWING



10 BASIS OF BEARINGS

1. PLAN NO. 616 OF 1993.

12 PARKING INFORMATION

There are no parking spaces on the subject property (leased parcel).

13 LEASE AREA

71,410 square feet or 1.639± Acres

14 BUILDING AREA

55,052± square feet

15 BUILDING HEIGHT

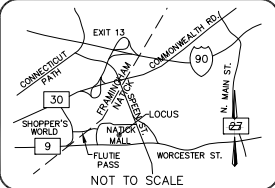
61psf Height 43.0' feet / 2 Story

11 SURVEYOR'S NOTES

- 1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of sign use as a solid waste dump, pump or sanitary landfill.
3. Property has physical access to Worcester Street and Spauld Street, duly dedicated public rights of way.
4. All statements within the certification, and other statements located elsewhere herein, related to utility, improvements, structures, buildings, party walls, parking, easements, servitudes, rights of way, encroachments are based solely on above ground, visible evidence unless a source of information is specifically referenced herein.

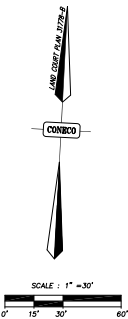
9 LEGEND

- Handicap Parking, Concrete, Furnished Concrete, Landscaping, Point of Beginning, Catch Basin, Seven Manhole, Drain Manhole, Electric Manhole, Lease Line.



16 VICINITY MAP

17 NORTH ARROW / SCALE



Key to CDS ALTA Survey

- 1 TITLE DESCRIPTION, 2 TITLE INFORMATION, 3 SCHEDULE ITEMS, 4 SURVEYOR CERTIFICATION, 5 FLOOD INFORMATION, 6 CEMETERY, 7 POSSIBLE ENCROACHMENTS, 8 ZONING INFORMATION, 9 LEGEND, 10 BASIS OF BEARING, 11 SURVEYOR'S NOTES, 12 PARKING INFORMATION, 13 LEASE AREA, 14 BUILDING AREA, 15 BUILDING HEIGHT, 16 VICINITY MAP, 17 NORTH ARROW / SCALE, 18 CLIENT INFORMATION BOX, 19 SURVEY DRAWING, 20 PROJECT ADDRESS.

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 20, 2010.

CDS Commercial Due Diligence Services logo and contact information: 3550 W. Robinson Street, Third Floor, Norman, Oklahoma 73072, Phone: 405.253.2404, Toll Free: 888.457.7878

Table with columns for Surveyor, Ref No, Date, Revision, and Project Name. Includes entries for WCB, 1898.1, and TSB.

Form for Project Address: Natick Mall, Natick, MA (Lord & Taylor). Project Name: HBC. CDS Project Number: 15-05-00787017.



4 First Street - Bridgewater, Massachusetts 02324 Telephone: (508) 697-3191 Toll Free: (800) 548-3355 Survey Dept. Fax: (508) 697-9406 CONECO PROJECT #1898.1 DWG. FILE: 1898.1

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