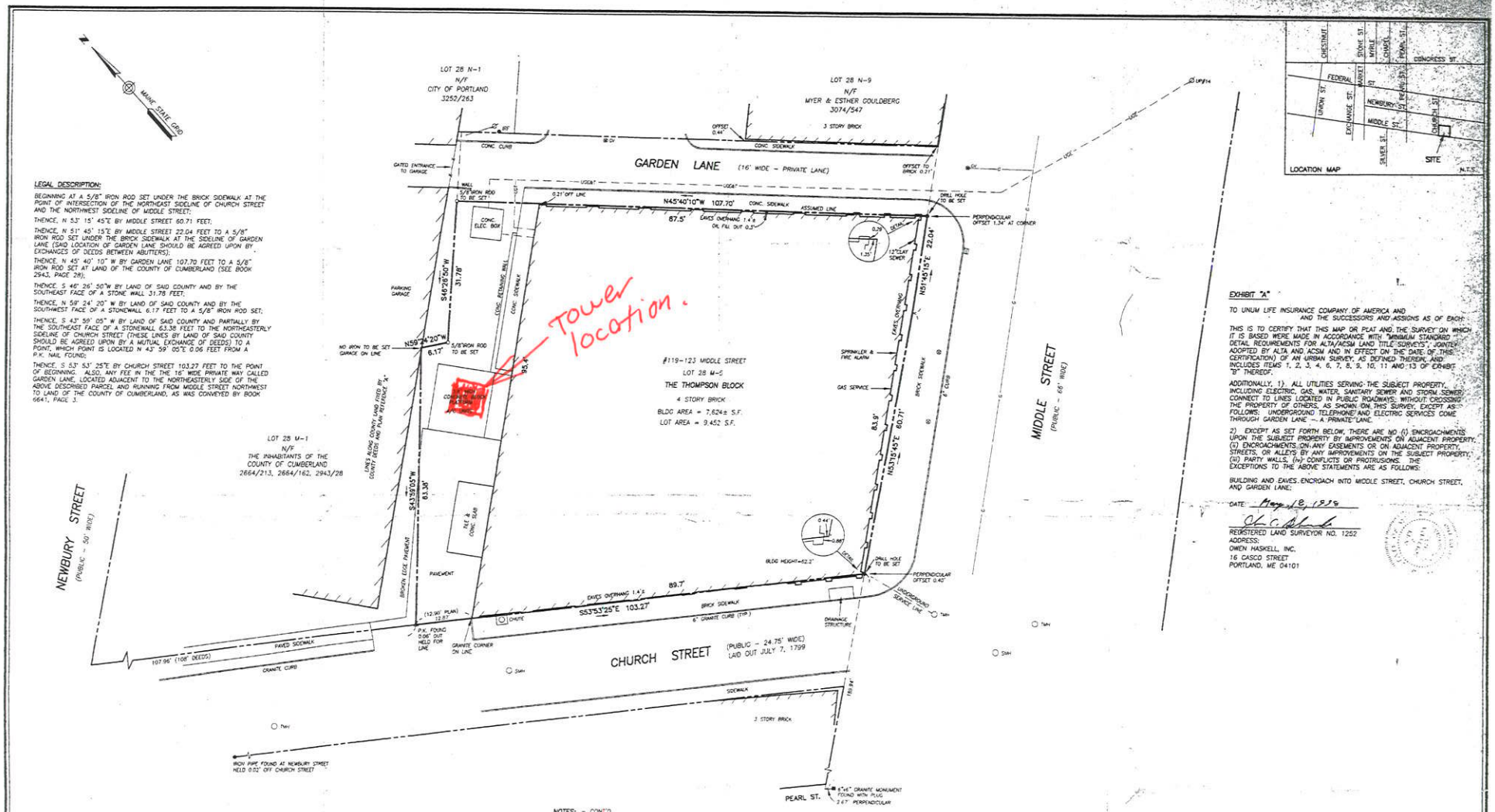

LEGAL DESCRIPTION:

BEGINNING AT A 5/8" IRON ROD SET UNDER THE BRICK SIDEWALK AT THE POINT OF INTERSECTION OF THE NORTHEAST SIDELINE OF CHURCH STREET AND THE NORTHWEST SIDELINE OF MIDDLE STREET;

THENCE, N 53° 15' 45"E BY MIDDLE STREET 60.71 FEET;

THENCE, N 51° 45' 15"E BY MIDDLE STREET 22.04 FEET TO A 5/8" IRON ROD SET UNDER THE BRICK SIDEWALK AT THE SIDELINE OF GARDEN LANE (SAID LOCATION OF GARDEN LANE SHOULD BE AGREED UPON BY EXCHANGES OF DEEDS BETWEEN ABUTTERS);

THENCE, N 45° 40' 10" W BY GARDEN LANE 107.70 FEET TO A 5/8" IRON ROD SET AT LAND OF THE COUNTY OF CUMBERLAND (SEE BOOK 2943, PAGE 28);

THENCE, S 46° 26' 50"W BY LAND OF SAID COUNTY AND BY THE SOUTHEAST FACE OF A STONE WALL 31.78 FEET;

THENCE, N 59° 24' 20" W BY LAND OF SAID COUNTY AND BY THE SOUTHWEST FACE OF A STONEWALL 6.17 FEET TO A 5/8" IRON ROD SET;

THENCE, S 43° 59' 05" W BY LAND OF SAID COUNTY AND PARTIALLY BY THE SOUTHEAST FACE OF A STONEWALL 63.38 FEET TO THE NORTHEASTERLY SIDELINE OF CHURCH STREET (THESE LINES BY LAND OF SAID COUNTY SHOULD BE AGREED UPON BY A MUTUAL EXCHANGE OF DEEDS) TO A POINT, WHICH POINT IS LOCATED N 43° 59' 05"E 0.06 FEET FROM A P.K. NAIL FOUND;

THENCE, S 53° 53' 25"E BY CHURCH STREET 103.27 FEET TO THE POINT OF BEGINNING. ALSO, ANY FEE IN THE THE 16' WIDE PRIVATE WAY CALLED GARDEN LANE, LOCATED ADJACENT TO THE NORTHEASTERLY SIDE OF THE ABOVE DESCRIBED PARCEL AND RUNNING FROM MIDDLE STREET NORTHWEST TO LAND OF THE COUNTY OF CUMBERLAND, AS WAS CONVEYED BY BOOK 6641, PAGE 3.

EXHIBIT "A"

TO UNUM LIFE INSURANCE COMPANY OF AMERICA AND AND THE SUCCESSORS AND ASSIGNS AS OF EACH:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11 AND 13 OF EXHIBIT "B" THEREOF.

ADDITIONALLY, 1). ALL UTILITIES SERVING THE SUBJECT PROPERTY, INCLUDING ELECTRIC, GAS, WATER, SANITARY SEWER AND STORM SEWER, CONNECT TO LINES LOCATED IN PUBLIC ROADWAYS, WITHOUT CROSSING THE PROPERTY OF OTHERS, AS SHOWN ON THIS SURVEY, EXCEPT AS FOLLOWS: UNDERGROUND TELEPHONE AND ELECTRIC SERVICES COME THROUGH GARDEN LANE — A PRIVATE LANE.

2). EXCEPT AS SET FORTH BELOW, THERE ARE NO (i) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, (ii) ENCROACHMENTS ON ANY EASEMENTS OR ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (iii) PARTY WALLS, (iv) CONFLICTS OR PROTRUSIONS. THE EXCEPTIONS TO THE ABOVE STATEMENTS ARE AS FOLLOWS:

BUILDING AND EAVES ENCROACH INTO MIDDLE STREET, CHURCH STREET, AND GARDEN LANE;

DATE: May 18, 1998

REGISTERED LAND SURVEYOR NO. 1252
ADDRESS:
OWEN HASKELL, INC.
16 CASCO STREET
PORTLAND, ME 04101

LEGEND:

- IRON ROD FOUND
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- FENCE
- STONE WALL
- CURB
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- GAS MAIN

GRAPHIC SCALE

0 5' 10' 20' 40'

NOTES:

1. OWNER OF RECORD: 123 MIDDLE STREET PARTNERSHIP C.C.R.D. BOOK 6641, PAGE 3
2. LOCUS IS SHOWN AS LOT M-5 ON MAP 28 OF THE CITY OF PORTLAND ASSESSORS MAPS.
3. PLAN REFERENCES:
   A) C.C.R.D. PLAN BOOK 60, PAGE 30
   B) C.C.R.D. PLAN BOOK 1, PAGE 7
   C) C.C.R.D. PLAN BOOK 138, PAGE 70
   D) PLAN OF LAND ON MIDDLE STREET, PORTLAND, MAINE, FOR LIBERTY GROUP BY OWEN HASKELL, INC. MAY 10, 1985
   E) PLAN OF LAND, STANDARD BOUNDARY SURVEY, ON MIDDLE STREET, PORTLAND, MAINE FOR RAM MANAGEMENT COMPANY BY OWEN HASKELL, INC MAY 17, 1985
4. BEARINGS ARE BASED ON MAINE GRID WEST ZONE AS PER PLAN REFERENCE D
5. SURVEY EQUIPMENT: LEITZ SET4
6. NEWBURY STREET FIXED FROM CITY ENGINEERING DEPARTMENT FIELD NOTES L.B. 528, PAGE 8. CHURCH STREET FIXED FROM CITY ENGINEERING DEPARTMENT RIGHT OF WAY PLAN 410 FIELD NOTES TB 80, PAGE 25 AND PLAN REFERENCE C

NOTES: - CONT'D

MIDDLE STREET FIXED FROM CITY ENGINEERING DEPARTMENT FIELD NOTES L.B. 628 PAGE 8, L.B. 567 PAGE 71. CITY RIGHT OF WAY PLAN SHOWS ANGLE POINT OF STREET LINE AT INTERSECTION OF NORTHWEST SIDELINE OF MIDDLE STREET AND NORTHEAST SIDELINE OF CHURCH STREET HOWEVER, RECREATION OF FIELD NOTES PUTS ANGLE POINT AS SHOWN HERE. GARDEN LANE, WHICH WAS CREATED BY DIVISION IN C.C.R.D. BOOK 184, PAGE 525 AND PLAN BOOK 1, PAGE 7, CANNOT BE RECREATED. GARDEN LANE, AS SHOWN ON THIS PLAN, WAS ASSUMED BY CENTERING GARDEN LANE BETWEEN BUILDINGS AT MIDDLE STREET AND HOLDING LANE PARALLEL TO NORTHEAST SIDELINE OF THOMPSON BLOCK BUILDING. THIS LANE LOCATION SHOULD BE AGREED UPON BY A MUTUAL EXCHANGE OF DEEDS BETWEEN ABUTTERS. THE GARDEN LANE EASEMENT APPEARS TO BE TOTALLY ON LANE FORMERLY IN THE CHAIN OF THE LOCUS PROPERTY.

7) LINES ALONG COUNTY LAND WERE FIXED FROM DISTANCES IN COUNTY DEEDS AND PLAN. THE DESCRIPTION OF SAME LINES IN THE LOCUS DEED ARE VAGUE. THEREFORE, THESE LINES SHOULD BE AGREED UPON BY A MUTUAL EXCHANGE OF DEEDS.

8) ALL UNDERGROUND UTILITIES ARE APPROXIMATE AS PER INFORMATION RECEIVED FROM UTILITY COMPANIES.

9) LOCUS IS FLOOD ZONE C, AREA OF MINIMAL FLOODING, ON FLOOD INSURANCE RATE MAP #230051-0014B EFFECTIVE DATE JULY 17, 1986.

10) LOCUS IS IN DOWNTOWN BUSINESS ZONE - B3 WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MINIMUM YARDS - NONE; MAXIMUM LOT COVERAGE - 100%.
MINIMUM BUILDING HEIGHT - 35'.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FILE# 01010149

ALTA/ACSM LAND TITLE SURVEY

AT

123 MIDDLE STREET, PORTLAND, MAINE

MADE FOR

UNUM

PORTLAND, MAINE

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207)774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	JCS	Date	Job No.
Trace By	JLW	MAY 18, 1998	98083P
Check By	JCS	Scale	Drwg. No.
Book No.	322	1" = 10'	1