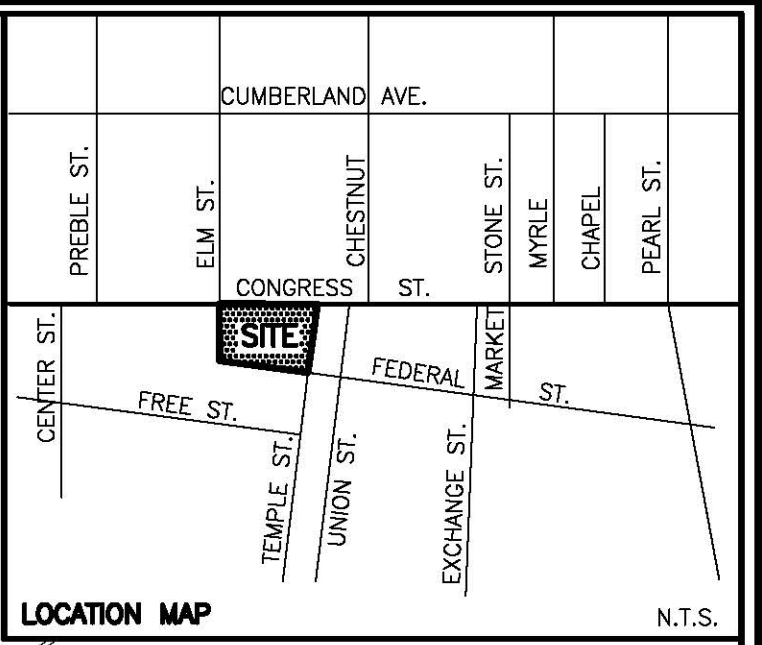
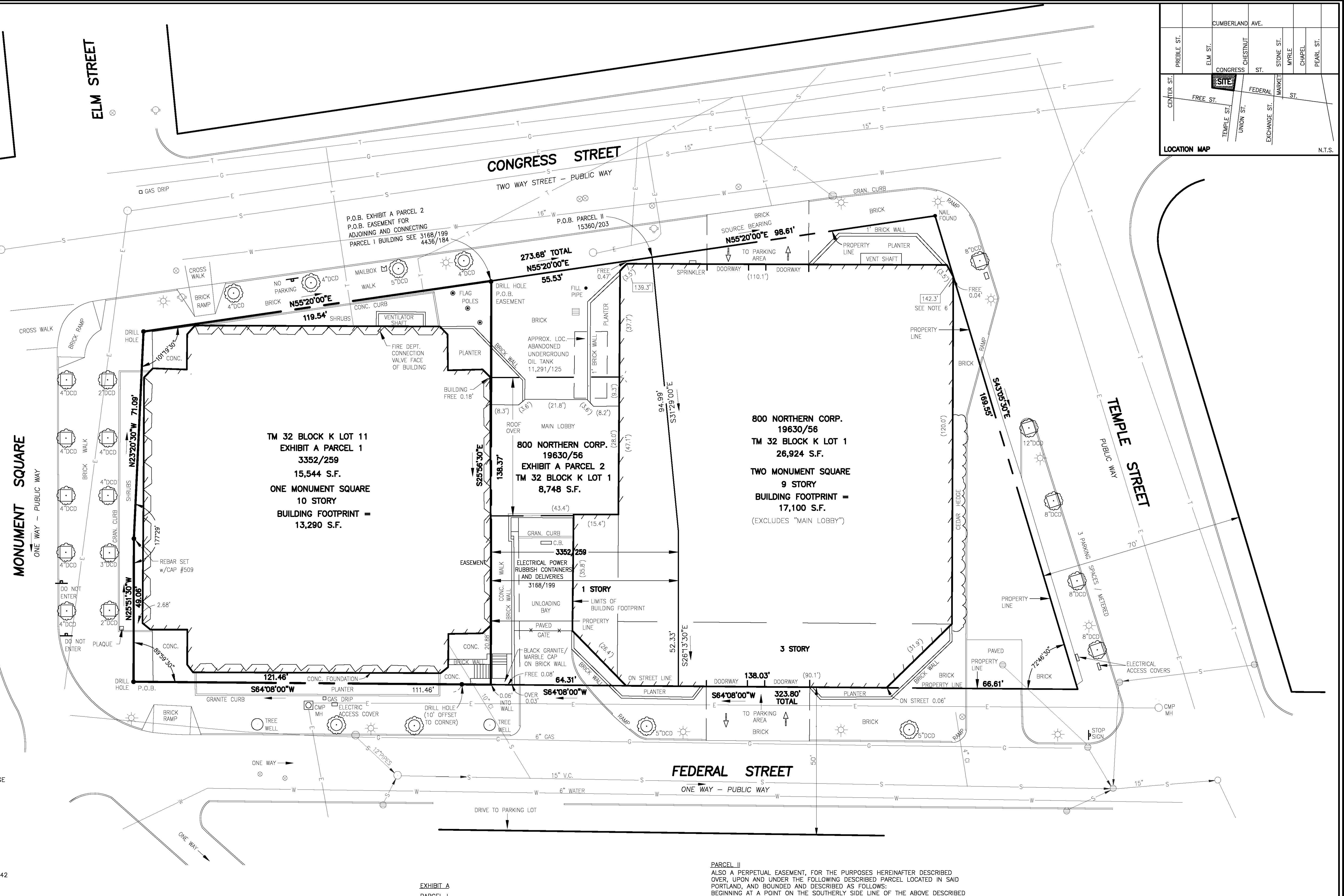
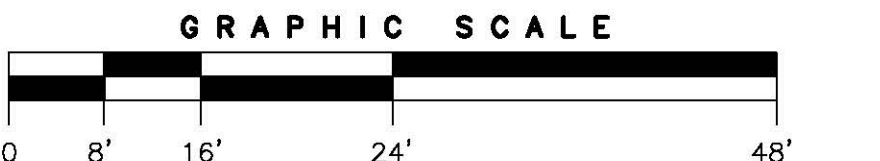


- LEGEND:**
- WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - DECIDUOUS TREE
 - PARKING GARAGE
 - TRAFFIC FLOW INDICATOR
 - 47.7 BUILDING HEIGHT
 - P.O.B. POINT OF BEGINNING
 - CURB
 - OVERHEAD UTILITIES
 - UNDERGROUND ELECTRIC
 - TELEPHONE
 - WATER LINE
 - GAS LINE
 - SS SANITARY SEWER
 - SD STORM DRAIN

NOTES

- OWNER OF RECORD: ONE MONUMENT SQUARE BOOK 3352 PAGE 259
- PARCEL IS SHOWN AS LOT 11 BLOCK K ON THE CITY OF PORTLAND ASSESSORS MAP 32
- BEARINGS ARE BASED ON PLAN REFERENCE 1
- THE PARCEL IS LOCATED BY SCALING METHODS WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND MAINE COMMUNITY PANEL NO. 230051-00138
- THE PARCEL IS LOCATED WITHIN THE B-3 ZONE (BUSINESS-3) WITH THE FOLLOWING CURRENT DIMENSIONAL REQUIREMENTS:
 - MINIMUM LOT SIZE: NONE
 - MINIMUM STREET FRONTAGE: 15 FT.
 - STREET WALL BUILD-TO LINE: 5 FT.
 - MINIMUM YARDS: NONE
 - MINIMUM LOT WIDTH: NONE
 - MINIMUM LOT COVERAGE: 100%
 - MINIMUM BUILDING HEIGHT: 35 FT.
 - MAXIMUM BLDG HEIGHT: 150 FT. MAX. PERMITTED BLDG HEIGHT +40' ADDITIONAL HEIGHT FOR BLDG CAP (INFORMATION TAKEN FROM "DOWNTOWN VISION-DOWNTOWN HEIGHT OVERLAY MAP")
- REFERENCE IS MADE TO THE LAND USE ORDINANCE FOR THE CITY OF PORTLAND FOR ADDITIONAL INFORMATION
- REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE EFFECTIVE DATE DECEMBER 21, 2004 WITH THE FOLLOWING SCHEDULE B, SECTION 2 EXCEPTIONS:
 - CURRENT SURVEY AS SHOWN
 - CURRENT SURVEY AS SHOWN
 - NON SURVEY ITEM
 - NON SURVEY ITEM
 - UNKNOWN TO THIS SURVEYOR
 - STREETS AS SHOWN
 - TERMS CONDITIONS AND EASEMENTS BOOK 3168 PAGE 199, BOOK 3352 PAGE 259, BOOK 4436 PAGE 184, BOOK 4906 PAGE 29, BOOK 12113 PAGE 270, BOOK 858 PAGE 311, BOOK 858 PAGE 314 AND BOOK 887 PAGE 155
 - TERMS AND PROVISIONS OF LEASES BOOK 3168 PAGE 199
 - TERMS AND PROVISIONS OF LEASES BOOK 3129 PAGE 801, BOOK 3134 PAGE 187 AND BOOK 3134 PAGE 200
 - TERMS AND PROVISIONS OF LEASE BOOK 8189 PAGE 49
 - TERMS AND PROVISIONS OF LEASE BOOK 3168 PAGE 203, BOOK 8189 PAGE 47, BOOK 8189 PAGE 52 AND BOOK 11824 PAGE 273
 - TERMS AND PROVISIONS OF LEASE BOOK 8189 PAGE 50
 - SEE PLAN REFERENCE 1
 - TERMS AND CONDITIONS OF DECLARATION BOOK 3168 PAGE 193, BOOK 12599 PAGE 224, BOOK 12599 PAGE 225, BOOK 12599 PAGE 226, BOOK 12599 PAGE 227, BOOK 17266 PAGE 42 AND BOOK 17266 PAGE 41
 - NON SURVEY ITEM
 - MORTGAGE BOOK 12599 PAGE 228
 - ASSIGNMENT OF LEASES BOOK 12599 PAGE 257
 - NON SURVEY ITEM
 - NON SURVEY ITEM
 - TERMS AND CONDITIONS BOOK 14440 PAGE 347 AND BOOK 15050 PAGE 61
 - TERMS AND CONDITIONS BOOK 15078 PAGE 170
 - EXCEPTIONS ETC. EXHIBIT A NONE LISTED

PLAN REFERENCE:
 PLAN OF PROPERTY IN PORTLAND, MAINE CASCO BANK PROPERTY TWO MONUMENT SQUARE MADE FOR CONGRESS FEDERAL TRUST DATED SEPT. 15, 1978 BY HI & EC JORDAN REVISED THRU AUGUST 26, 1996.



CERTIFICATION

CERTIFY TO: CONGRESS FEDERAL TRUST
 CAMBRIDGE SAVINGS BANK

THIS IS TO CERTIFY THAT THIS MAP 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), 7(B)(1), 7(C), 8, 9, 10, 11(B), 13, 14, 15, AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE."

DATE _____ WILLIAM C. SHIPPEN, PLS #2118

EXHIBIT A PARCEL 1
 ALSO A PERPETUAL EASEMENT, FOR THE PURPOSES HEREINAFTER DESCRIBED OVER, UPON AND UNDER THE FOLLOWING DESCRIBED PARCEL LOCATED IN SAID PORTLAND, AND BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHERLY SIDE LINE OF THE ABOVE DESCRIBED PREMISES; THENCE ALONG THE SOUTHERLY SIDE LINE OF CONGRESS STREET ON A COURSE OF NORTH 55° 20' 00" EAST A DISTANCE OF 55.53 FEET TO A POINT IN A 20" WIDE PARTY WALL AT LAND NOW OR FORMERLY OF MAINE BONDING AND CASUALTY COMPANY; THENCE SOUTH 31° 29' EAST ALONG AND THROUGH THE CENTER OF SAID WALL A DISTANCE OF 94.99 FEET TO A POINT AT THE END OF SAID WALL;
 THENCE ON A COURSE OF SOUTH 26° 13' 30" EAST ALONG AND THROUGH THE CENTER OF A 12" WIDE WALL 52.33 FEET TO A POINT ON THE NORTHEASTERLY SIDE LINE OF FEDERAL STREET; THENCE SOUTH 64° 8' WEST A DISTANCE OF 64.31 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF THE PARCEL FIRST ABOVE DESCRIBED; THENCE ALONG THE EASTERLY SIDELINE OF THE PARCEL FIRST ABOVE DESCRIBED ON A COURSE OF NORTH 25° 56' 30" WEST A DISTANCE OF 138.37 FEET TO THE POINT OF BEGINNING.
 THIS EASEMENT SHALL BE FOR THE PURPOSE OF MAINTAINING UNDER, OVER AND UPON SAID PARCEL AN ELECTRICAL VAULT, FUEL TANKS, SIDEWALK ELEVATOR AND ANY OTHER EQUIPMENT, STRUCTURES OR APPURTENANCES NOW LOCATED ON THE LAST DESCRIBED PARCEL AND WHICH ARE USED IN CONNECTION WITH THE BUILDING LOCATED ON THE PARCEL FIRST ABOVE DESCRIBED; AND FOR THE PURPOSE OF ENTERING UPON SUCH PARCEL TO MAINTAIN, REPAIR, REPLACE AND OTHERWISE OPERATE SUCH EQUIPMENT, STRUCTURES OR APPURTENANCES.

ALTA/ACSM LAND TITLE SURVEY
 AT
 ONE MONUMENT SQUARE, PORTLAND, MAINE
 MADE FOR
 CONGRESS FEDERAL TRUST

OWEN HASKELL, INC.		16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424	
PROFESSIONAL LAND SURVEYORS			
Drwn By	ECJ	Date	JAN. 21, 2005
Trace By	JLW	Date	2005-008P
Check By	WCS	Scale	1" = 16'
Book No.	FILE	Drwg. No.	1