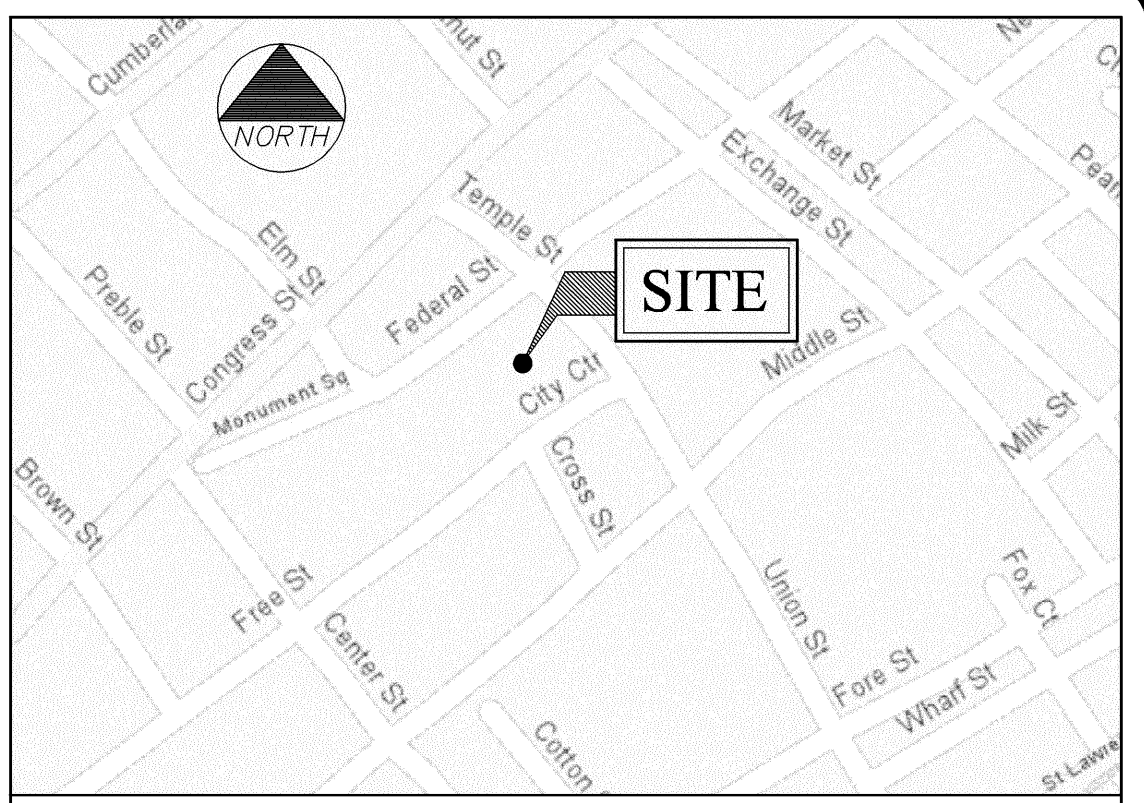


LEGEND	
---	PROPERTY LINE
○	IRON PIPE FOUND (AS NOTED)
●	5/8 REBAR SET
□	UTILITY POLE
□	GRANITE MONUMENT FOUND
---	ZONING BOUNDARY LINE

LIST OF ABUTTERS		
CITY OF PORTLAND		
MAP/BLOCK/LOT	RECORD OWNER	ADDRESS
27/F/23	PETER E. & MAURA H. RODWAY JTS	45 BROOK ROAD FALMOUTH, ME 04105
27/F/24	24 CITY CENTER ASSOCIATES LLC	26 CITY CENTER PORTLAND, ME 04101
27/F/26		
27/F/27		
32/H/4	CITY OF PORTLAND	389 CONGRESS STREET PORTLAND, ME 04101
32/H/5		
32/L/1		
32/G/1	AJ&M	120 EXCHANGE STREET PORTLAND, ME 04101
32/K/1	800 NORTHERN CORP.	25 SOUTH SERVICE ROAD JERICHO, NY 11755
32/K/12	FINARD MURRAY W/ TR	ONE MONUMENT SQUARE PORTLAND, ME 04101
32/P/1	MDA LLC	P.O. BOX 100 YORK HARBOR, ME 03911
32/P/3	FOUR CITY CENTER PROPERTIES LLC	4 CITY CENTER PORTLAND, ME 04101
32/P/4	CITY CENTER PROPERTIES LLC	6 CITY CENTER PORTLAND, ME 04101
32/P/17	MINA P. EVELYN	9 BAYVIEW TERRACE SACO, ME 04072
36/A/1	JBG&H ASSOCIATE	P.O. BOX 4510 PORTLAND, ME 04101



PLAN REFERENCE

1. PLAN ENTITLED "OMNIPOINT COMMUNICATION INC.—ONE CITY CENTER" DATED MARCH 11, 1998. DONE BY EDARDS & KELCEY WIRELESS-529 MAIN STREET, BOSTON MA 02129.

DESCRIPTION OF LEASE AREA

LEGAL DESCRIPTION — LEASE PARCEL

A CERTAIN PARCEL OF LAND LOCATED SOUTHWESTERLY OF TEMPLE STREET AND ALSO BEING SOUTHEASTERLY OF FEDERAL STREET, IN THE CITY OF PORTLAND, CUMBERLAND COUNTY, MAINE, AND LYING WITHIN LAND OF THE GRANTOR(S), AS DESCRIBED IN BOOK 19188, PAGE 209, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE MOST NORTHERLY CORNER OF THE FOLLOWING DESCRIBED LEASE, LOCATED S51°54'06"W, 76.67 FEET FROM THE MOST NORTHERLY CORNER ONE CITY CENTER BUILDING, SO CALLED:

THENCE, S81°15'56"E, 32.68 FEET TO A POINT;

THENCE, S54°59'06"W, 25.00 FEET TO A POINT;

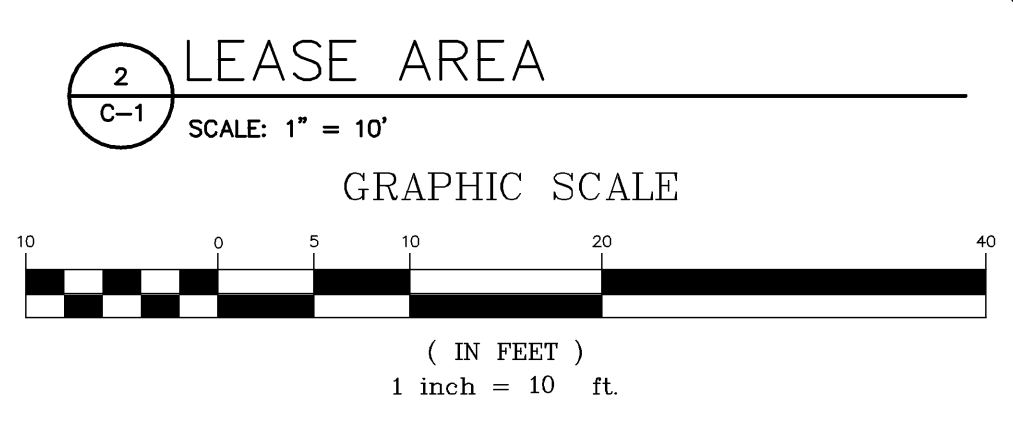
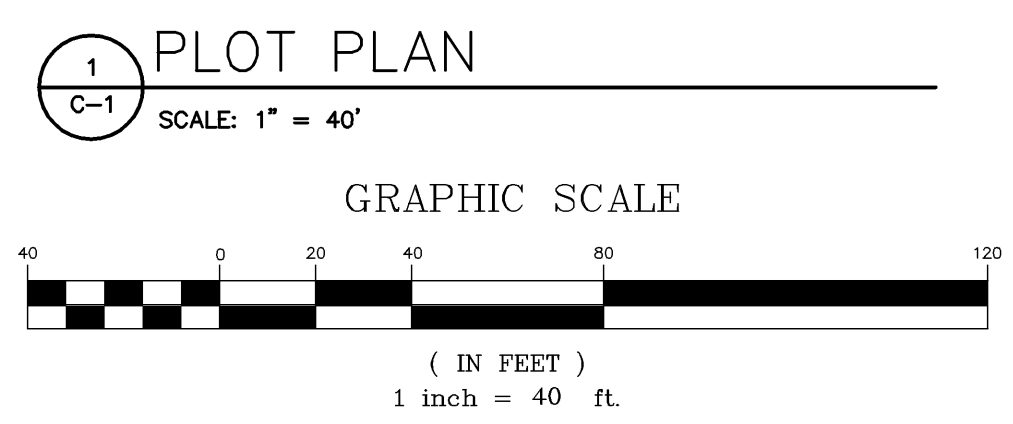
THENCE, N35°00'54"W, 24.00 FEET TO A POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 299.15± SQUARE FEET.

BEARINGS ARE BASED ON MAINE STATE GRID COORDINATE SYSTEM, WEST ZONE, (NAD 83).

GENERAL NOTES

- DATES OF FIELD SURVEY: NOVEMBER 2005
- SITE NAME: PORTLAND DOWNTOWN
- SITE NUMBER: 853417
- SITE ADDRESS: ONE CITY CENTER PORTLAND, ME 04101 CUMBERLAND COUNTY
- OWNER: ONE CITY CENTER ASSOCIATES LLC ONE CITY CENTER PORTLAND, ME 04101 CUMBERLAND COUNTY
- APPLICANT: U.S. CELLULAR c/o KJK WIRELESS 127 RIDGE ROAD NASHUA, NH 03062
- JURISDICTION: PORTLAND, MAINE
- ZONING DISTRICT: DOWNTOWN BUSINESS (B3)
- TAX IDENTIFICATION: MAP 32 BLOCK L LOT 2 DEED BOOK/PAGE: 19188/209
- VERTICAL DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929, (MEAN SEA LEVEL).
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
- SECTOR: 1 (ALPHA)
LATITUDE: 43° 39' 28.12" N (NAD 83)
LONGITUDE: 70° 15' 26.36" W (NAD 83)
- SECTOR: 2 (BETA)
LATITUDE: 43° 39' 27.92" N
LONGITUDE: 70° 15' 25.71" W
- SECTOR: 3 (GAMMA)
LATITUDE: 43° 39' 27.82" N
LONGITUDE: 70° 15' 26.83" W
- BEARINGS ARE BASED ON MAINE STATE GRID COORDINATE SYSTEM, WEST ZONE, (NAD83).
- ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1(888) 344-7233 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
- PROPERTY IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP IN THE CITY OF PORTLAND MAINE, CUMBERLAND COUNTY PANEL 14 OF 17, COMMUNITY PANEL NUMBER 20054-0014-B EFFECTIVE DATE JULY 17, 1986. ZONE C IS DEFINED AS AN AREA OF MINIMAL FLOODING.



FAA CERTIFICATION — 2C

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE, AND ELEVATIONS PRESENTED HEREON MEETS THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:

+/- TWENTY (20) FEET VERTICALLY
+/- FIFTY (50) FEET HORIZONTALLY

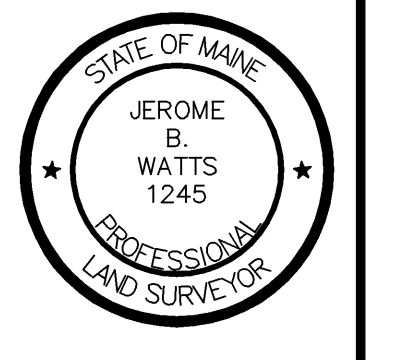
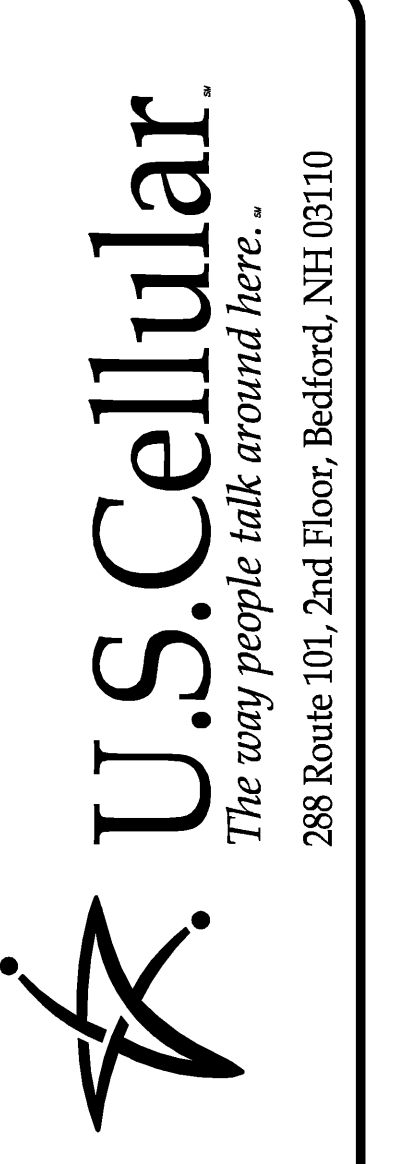
JEROME B. WATTS
LICENSED LAND SURVEYOR #1245

DATE _____

NOTE:
THIS NOT A STANDARD BOUNDARY SURVEY. EXCEPT AS IDENTIFIED BY MONUMENTATION FOUND ALL BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN COMPILED FROM RECORD DEEDS AND TAX MAPS AND ARE INTENDED TO SHOW THE LOCATIONS OF ABUTTERS LOTS AND ZONING BOUNDARIES ONLY.

THIS DRAWING WAS CREATED FOR A FULL SIZE OF 22"x34". IT HAS BEEN REDUCED 50% FOR SUBMISSION PURPOSES.

EQUIPMENT INSTALLATION SHALL MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS FOR EQUIPMENT EMISSIONS.



Oest Associates, Inc.
343 North Road, South Portland, ME 04106
engineers architects surveyors construction managers
TEL: (207) 761-1770
FAX: (207) 774-1246
OEST PROJ. NO.: 413.47.01

SITE NAME:	PORTLAND DOWNTOWN
SITE NUMBER:	853417
ADDRESS:	ONE CITY CENTER PORTLAND, ME 04101
DRAWING TITLE:	PLOT PLAN

REVISIONS		
No.	DESCRIPTION	DATE
0	FOR CONSTRUCTION	1-17-06

DESIGNED BY:	MSD	DATE:	1-17-06
DRAWN BY:	CBM	SCALE:	AS NOTED
CHECKED BY:	MSD	PROJECT NO.:	413.47.01
DRAWING NO.:			