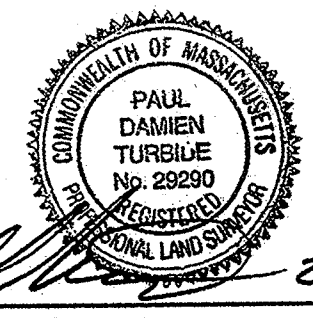


THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WAS ESTABLISHED BY THE FIELD LOCATION OF SURFACE MANHOLES, GATES, VALVES, STRUCTURES OR MARKINGS BY THE RESPECTIVE UTILITY COMPANIES WHERE OBSERVABLE ON THE GROUND, AND ALSO BY THE RECORD PLANS FOR UNDERGROUND INSTALLATIONS OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, ALL UTILITIES SHOWN ARE AS THEY WERE OBSERVED TO EXIST ON THE GROUND, OR AS SHOWN BY THE RECORD PLANS AND INFORMATION AS NOTED HEREIN ABOVE. WE DO NOT WARRANT THAT THESE ARE THE ONLY UTILITIES WHICH EXIST ON OR ADJACENT TO THE SITE, BUT ONLY THOSE WHICH WERE OBSERVED BY US DURING THE NORMAL COURSE OF OUR FIELD SURVEY OR AS NOTED IN THE RECORD PLANS ABOVE REFERENCED. THE EXACT LOCATION OF ALL UTILITIES, INCLUDING THOSE WHICH MAY NOT BE SHOWN, AS WELL AS THEIR ADEQUACY AND AVAILABILITY FOR USE, SHALL BE VERIFIED IN THE FIELD BY THE RESPECTIVE UTILITY COMPANY PRIOR TO DESIGNING, EXCAVATING, BASTING, INSTALLING, BACKFILLING, GRADING, PAVING, REPAIRING, OR ANY OTHER SUCH CONSTRUCTION ACTIVITY. ALSO, BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. PORT ENGINEERING ASSOCIATES, INC. AND PAUL D. TURBIDE, P.E./P.L.S. ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN HEREON, OR THE INADEQUACY OR UNAVAILABILITY OF SAID UTILITIES TO SERVE THE SITE, EXCEPT AS TO THE EXTENT OF PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF AS SET FORTH HEREIN.

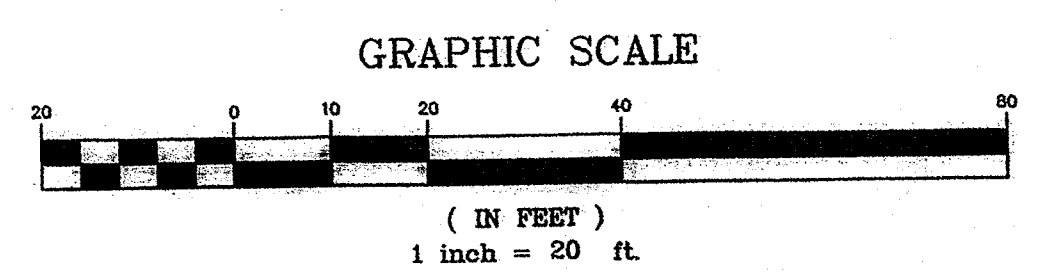
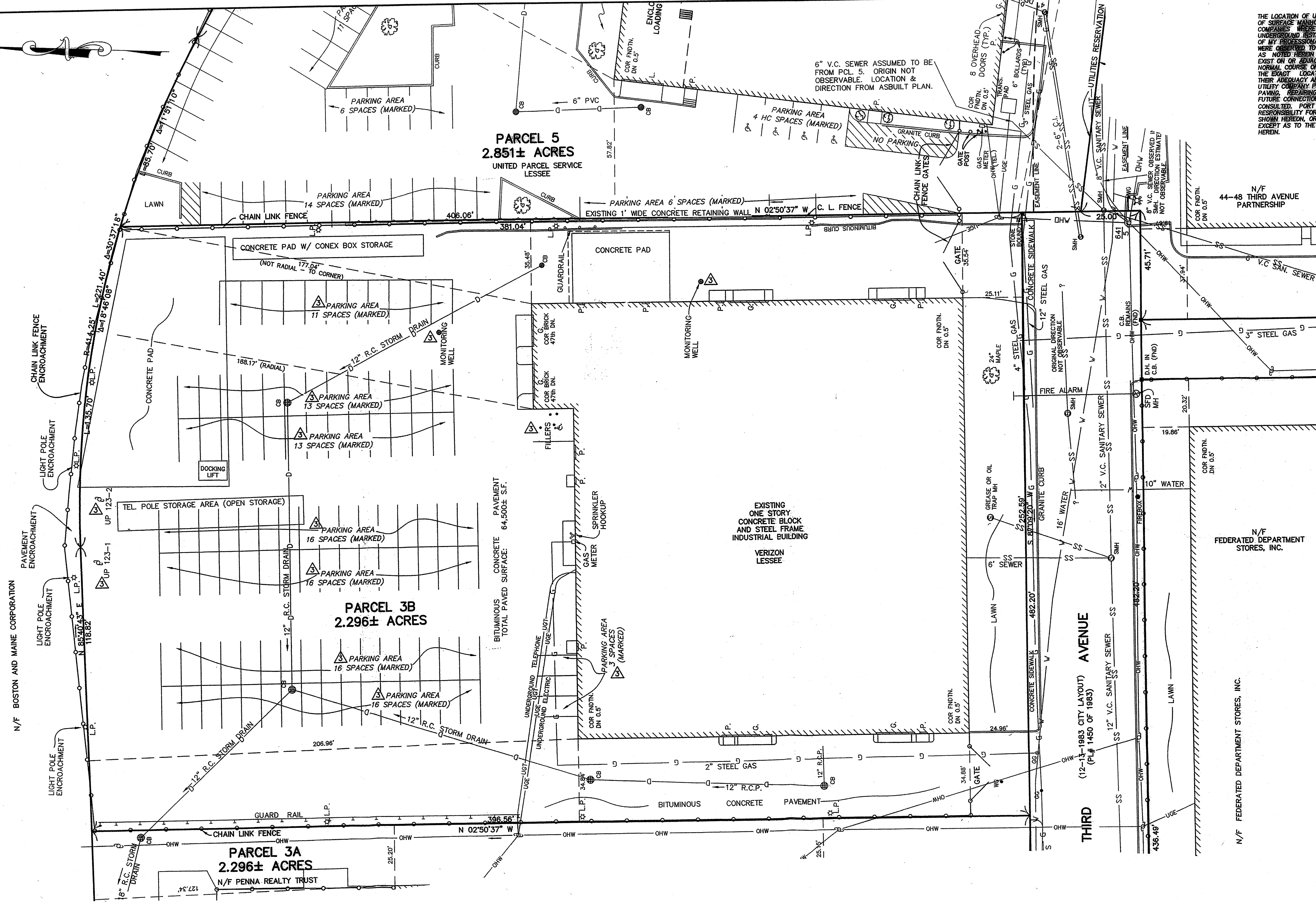


PAUL D. TURBIDE P.E./P.L.S. DATE 2/25/05

RECEIVED
S.P.C.D. AND
PLANNING DEPT.
JULY 19 11 AM '05

LEGEND

- CATCH BASIN
- CATCH BASIN
- DRAIN MANHOLE
- TELEPHONE MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- LIGHT POLE
- UTILITY POLE
- WATER VALVE
- HYDRANT
- MONITOR WELL
- STONE BOUND
- GUY WIRE
- SIGN
- GUARD RAIL
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD WIRES
- SEWER LINE
- WATER LINE
- GAS LINE
- CHAIN LINK FENCE
- LOADING DOOR
- PASS DOOR
- GARAGE DOOR
- OVERHEAD CANOPY
- WINDOW



REVISIONS	
DATE	DESCRIPTION
02/25/05	UPDATED

EXHIBIT C

ALTA\ACSM SITE SURVEY PLAN
AS PREPARED FOR
INNER BELT INDUSTRIAL CENTER REALTY TRUST
DEVENS H. HAMLEN, TRUSTEE
SOMERVILLE, MASSACHUSETTS

PARCEL 3B THIRD AVENUE

PORT ENGINEERING ASSOCIATES, INC.
ONE HARRIS ST., NEWBURYPORT, MA. 01950
TELEPHONE : (978) 465-8594

DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SCALE	PROJECT NO.	SHEET NO.
12/21/04	P.D.T.	D.T.D.	P.D.T.	1"=20'	P1870	3 OF 6

TO: CHICAGO TITLE INSURANCE COMPANY; BOSTON PRIVATE BANK & TRUST CO.; STALTER & KENNEDY, LLP, ATTORNEYS AT LAW; AND DEVENS H. HAMLEN, TRUSTEE OF INNER BELT INDUSTRIAL CENTER REALTY TRUST

RE: THE BOUNDARY RETRACEMENT AND LAND TITLE SURVEY FOR PARCELS 1 & 7 INNER BELT ROAD AND PARCELS 3B & 5 THIRD AVENUE, SOMERVILLE, MA. AS SHOWN HEREON.

THIS IS TO CERTIFY, THAT BETWEEN JULY 15, 1985 AND AUGUST 25, 1985 AND AGAIN ON OCTOBER 2, 1987; AGAIN BETWEEN OCTOBER 16, 1997 AND NOVEMBER 13, 1997; AND MOST RECENTLY BETWEEN DECEMBER 10, 2004 AND FEBRUARY 25, 2005 OUR FIRM HAS MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN AS PARCELS 1, 3B, 5 & 7 AS SHOWN ON A PLAN ENTITLED "ALTA/ACSM SITE SURVEY PLAN, SOMERVILLE, MASSACHUSETTS, AS PREPARED FOR INNER BELT INDUSTRIAL CENTER REALTY TRUST, DEVENS H. HAMLEN, TRUSTEE; DATED 12-21-02, WITH REVISION DATE OF 02-25-05; PREPARED BY PORT ENGINEERING ASSOCIATES INC., STANDING IN THE NAME OF INNER BELT INDUSTRIAL CENTER REALTY TRUST, SOMERVILLE, MIDDLESEX COUNTY, MASSACHUSETTS WITH THE BUILDINGS SITUATED THEREON.

BEING MORE PARTICULARLY DESCRIBED IN LEASES FROM FROM PAUL MANNOS AND ROBERT C. LINNELL TRUSTEES OF COBBLE HILL INVESTMENT TRUST TO VARIOUS LESSEES RECORDED AT MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS, THE OUTSTANDING LEASEHOLDS THAT EXISTED AS OF SEPTEMBER 12, 1985 ARE AS FOLLOWS (NO UPDATE FOR THE LESSEE INFORMATION HAS BEEN PROVIDED BY THE EXAMINING ATTORNEY):

PARCEL	LESSEE	BOOK	PAGE	DATE
1	MID-ATLANTIC WAREHOUSE DISTRIBUTORS NOTICE OF LEASE (AKA WX FILTERS)	24951	375	08/31/1994
	ONESOURCE	(UNRECORDED)		
3B	VERIZON, INC.	22292	370	07/16/1962
5	UNITED PARCEL SERVICE, INC.	(UNRECORDED)		
7	TRIUMVIRATE ENVIRONMENTAL, INC.	(UNRECORDED)		

BEING A PORTION OF THE PROPERTY MORE FULLY DESCRIBED IN A DEED FROM ROBERT C. LINNELL AND PAUL MANNOS, AS TRUSTEES OF COBBLE HILL INVESTMENT TRUST TO DEVENS H. HAMLEN AND SARGENT COLLIER, TRUSTEES OF INNER BELT INDUSTRIAL CENTER REALTY TRUST DATED SEPTEMBER 23, 1985, RECORDED AT MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AT BOOK 16453, PAGE 001.

WE HAVE MADE A CAREFUL INSPECTION OF EACH OF THE PROPERTIES SHOWN HEREON AND OF THE IMPROVEMENTS LOCATED THEREON, AND AT THE TIME OF MAKING SUCH INSPECTION WE FOUND THE SEVERAL PARCELS TO BE OCCUPIED BY:

PARCEL 1: TO BE IN THE POSSESSION OF WX FILTERS (ALSO KNOWN AS MID-ATLANTIC WAREHOUSE DISTRIBUTORS) AND ONESOURCE;
PARCEL 3B: TO BE IN THE POSSESSION OF VERIZON, INC.

PARCEL 5: TO BE IN THE POSSESSION OF UNITED PARCEL SERVICE, INC. (UPS);
PARCEL 7: TO BE IN THE POSSESSION OF TRIUMVIRATE ENVIRONMENTAL

WE HAVE REVIEWED THE RECORD TITLE DOCUMENTS FOR THE PROPERTIES AS THEY WERE ORIGINALLY PROVIDED TO US ON SEPTEMBER 12, 1985 BY THE EXAMINING ATTORNEY (NO UPDATED TITLE SEARCH HAS BEEN PROVIDED TO US BY THE PRESENT EXAMINING ATTORNEY) AND WE HAVE ALSO REVIEWED THE "BINDER/COMMITMENT" NO. 9751-00886, DATED 02/03/98 ISSUED BY CHICAGO TITLE INSURANCE COMPANY. FURTHER, WE HAVE COMPLETED THE PROPERTY AND LAND TITLE SURVEY UPDATE INSPECTION FOR THE PREMISES SITUATED AT INNER BELT ROAD AND THIRD AVENUE, SOMERVILLE, MASSACHUSETTS, BEING MORE PARTICULARLY DESCRIBED AS:

PARCEL 1: AS SHOWN ON A PLAN ENTITLED "PLAN OF LAND IN SOMERVILLE, MASS.", DATED OCTOBER 5, 1967, BY WILLIAM J. FORD, JR., REGISTERED LAND SURVEYOR, RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS IN BOOK 11437, PAGE 705;

PARCEL 3B: AS SHOWN ON A PLAN ENTITLED "PLAN OF LAND IN SOMERVILLE, MASS.", DATED AUGUST 2, 1971, BY WILLIAM J. FORD, JR., REGISTERED LAND SURVEYOR, RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS IN BOOK 12123, PAGE 408;

PARCEL 5: AS SHOWN ON A PLAN ENTITLED "PLAN OF LAND IN SOMERVILLE, MASS." DATED APRIL 15, 1969, BY WILLIAM J. FORD, JR., REGISTERED LAND SURVEYOR, RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS IN BOOK 11688, PAGE 657; AND

PARCEL 7: AS SHOWN ON A PLAN ENTITLED "PLAN OF LAND IN SOMERVILLE, MASS." DATED MAY 19, 1969, BY WILLIAM J. FORD, JR., REGISTERED LAND SURVEYOR, RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS IN BOOK 11688, PAGE 660.

THE PROPERTY LINES SHOWN HEREON WERE ESTABLISHED BASED ON FIELD DATA OBSERVED AND MEASURED, AS WELL AS RECORD PLANS AND DEEDS AVAILABLE FOR THE LOCUS PARCELS AS WELL AS ABUTTING PARCELS. THE PROPERTY LINE/STREET LINE(S) OF INNER BELT ROAD AND THIRD AVENUE AS SHOWN HEREON WERE RE-ESTABLISHED ON THE GROUND FROM DEED AND PLAN INFORMATION FOR THE PREMISES (SEE REFERENCE TABLE IN THE ACCOMPANYING SURVEYORS REPORT) AND ALSO FROM A PLAN ENTITLED "PLAN OF LAND IN SOMERVILLE, DISPOSITION PARCEL", PREPARED BY GREEN INTERNATIONAL AFFILIATES, INC., BOSTON, MA., RECORDED IN MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 1450 OF 1983 WITH DEED RECORDED IN DEED BOOK 15364, PAGE 154.

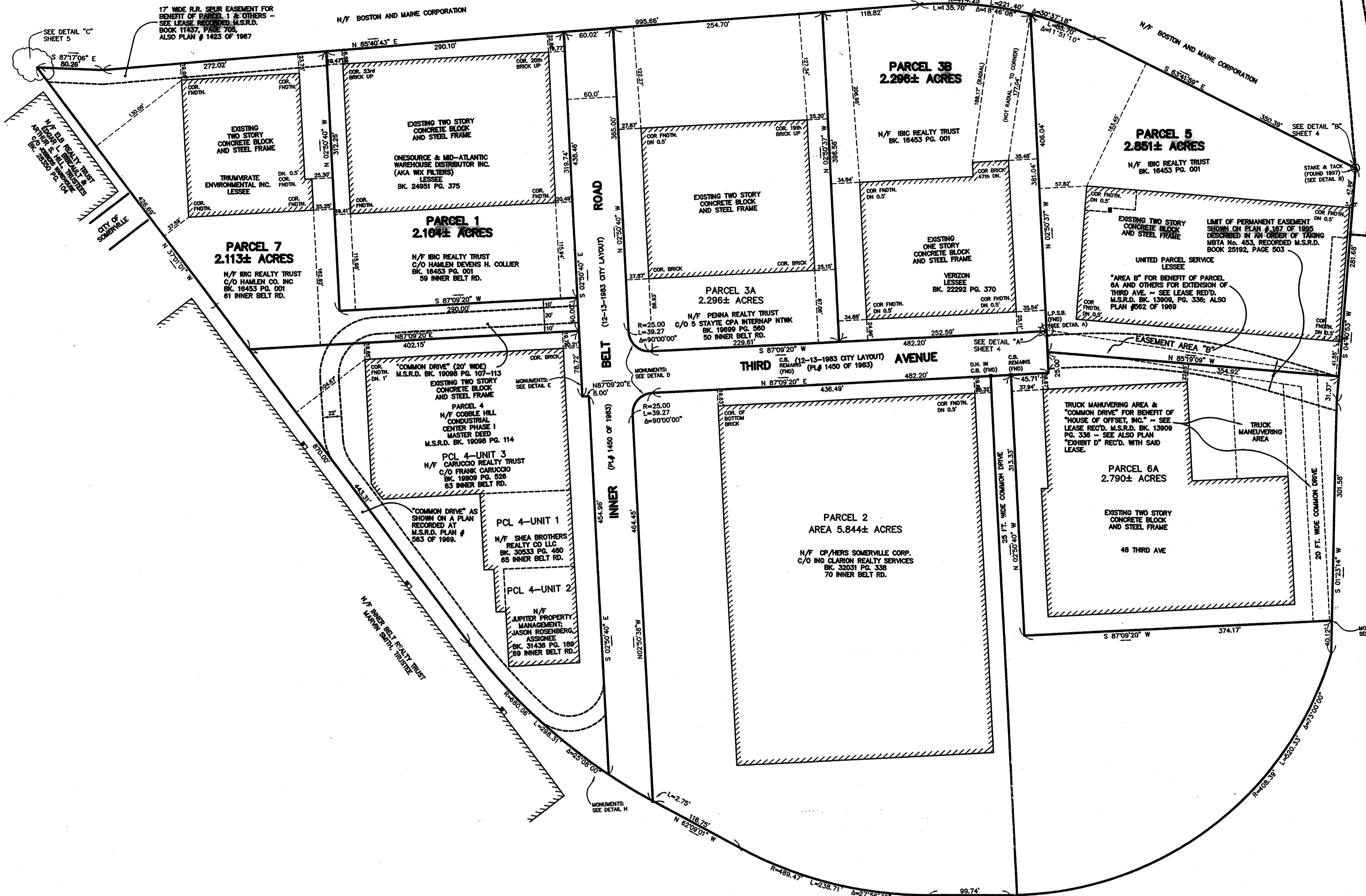
FURTHER THAT, THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN, EXHIBIT C (6 SHEETS), WAS ESTABLISHED BY THE FIELD LOCATION OF MANHOLES, GATES, VALVES, STRUCTURES OR MARKINGS BY THE RESPECTIVE UTILITY COMPANIES WHERE OBSERVABLE ON THE GROUND, AND ALSO BY THE RECORD PLANS AND INFORMATION FOR UNDERGROUND INSTALLATIONS OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. UNDERGROUND WATER LINES, UNDERGROUND DRAIN LINES, UNDERGROUND SEWER LINES, AND UNDERGROUND FIRE ALARM SYSTEMS AS SHOWN HEREON WERE TAKEN FROM AS-BUILT PLANS ON FILE AT THE CITY OF SOMERVILLE OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT ENTITLED: "CITY OF SOMERVILLE MASSACHUSETTS OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT, INNER BELT ROAD, BY GREEN INTERNATIONAL AFFILIATES, INC., BOSTON, MASS. SCALE 1"=40', AS-BUILT INFORMATION DATED OCTOBER 1985, SHEETS 7 TO 13 OF 40." TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, ALL UTILITIES SHOWN ON PLAN EXHIBIT "C" ARE AS THEY WERE OBSERVED TO EXIST ON THE GROUND, OR AS SHOWN BY THE RECORD PLANS AND INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES AND THE CITY OF SOMERVILLE, WE DO NOT WARRANT THAT THESE ARE THE ONLY UTILITIES WHICH EXIST ON OR ADJACENT TO THE SITE, BUT ONLY THOSE WHICH WERE OBSERVED BY US OR NOTED BY THE RESPECTIVE UTILITY COMPANIES AND THE CITY OF SOMERVILLE IN THEIR RECORD INFORMATION. THE EXACT LOCATION OF ALL UTILITIES, INCLUDING THOSE WHICH MAY NOT BE SHOWN ON PLAN EXHIBIT C, SHALL BE VERIFIED IN THE FIELD BY THE RESPECTIVE UTILITY COMPANY PRIOR TO DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVING, RESTORATION, REPAIRING OR ANY OTHER SUCH CONSTRUCTION ACTIVITY. ALSO, BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. FURTHER, IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, PRIOR TO ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY DIO-SAFE AT 1-888-344-7233. PORT ENGINEERING ASSOCIATES INC. AND PAUL D. TURBIDE, PE/PLS ASSUME NO RESPONSIBILITY OR LIABILITY FOR DAMAGE(S) INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN, EXCEPT AS TO THE EXTENT OF PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF AS SET FORTH HEREIN.

FURTHER THAT, THE ESTABLISHED ZONING DISTRICT FOR THE LOCUS PREMISES AS SET FORTH IN THE "ZONING ORDINANCE OF THE CITY OF SOMERVILLE MASSACHUSETTS" AS AMENDED BY THE BOARD OF ALDERMAN, NOVEMBER 10, 1977, IS LISTED AS "INDUSTRIAL IA" DISTRICT. THE BUILDINGS LOCATED AS SHOWN ON PLAN EXHIBIT C LIE WHOLLY WITHIN THE LOT LINES AS SHOWN AND CONFORM TO THE DIMENSIONAL, FRONT, SIDE AND REAR YARD SETBACK REQUIREMENTS OF THE BEFORE-MENTIONED ZONING ORDINANCE, WITH THE EXCEPTION OF THE STRUCTURE SITUATED ON PARCEL 5, TO-WIT: IF THE EASTERLY FACADE AND BOUNDARY THEREOF WERE TO BE DETERMINED BY ADMINISTRATIVE RULING OF THE ZONING OFFICIAL OF THE CITY OF SOMERVILLE TO BE A REAR YARD, THE EXISTING SETBACK WOULD NOT MEET THE MINIMUM REAR YARD REQUIREMENT OF THE ZONING ORDINANCE, WE MAKE NO REPORT AS TO THE CONFORMANCE OF THE EXISTING OR PROPOSED USE OF SAID STRUCTURES WITH THE AFORESAID ZONING ORDINANCE.

FURTHER THAT, THE BUILDING(S) AND PROPERTY SHOWN HEREON (PLAN EXHIBIT C) ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA ZONE A (100-YEAR FLOOD BOUNDARY), FLOOD HAZARD AREA ZONE B (500-YEAR FLOOD BOUNDARY), OR FLOOD HAZARD AREA ZONE V (100-YEAR COASTAL FLOOD BOUNDARY WITH VELOCITY-WAVE ACTION), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) FOR THE CITY OF SOMERVILLE, MASSACHUSETTS, DATED JULY 17, 1986, COMMUNITY #250214.

FURTHER THAT, ALL SURVEY WORK BY PORT ENGINEERING ASSOCIATES INC. AND THE ACCOMPANYING PLANS CONFORM TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS OF CARE AND ACCURACY NORMALLY USED BY PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, AND ALSO TO THE PROVISIONS OF THE 1992 ALTA/ACSM STANDARDS TITLED "MINIMUM STANDARD DETAIL REQUIREMENTS AND CLASSIFICATIONS FOR ALTA/ACSM LAND TITLE SURVEYS" AS ADOPTED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ON NOVEMBER 11, 1992 INCLUDING THE FOLLOWING ITEMS FROM TABLE A: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, AND 13. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS, AND THE SURVEYORS REPORT AND EXHIBITS THAT ACCOMPANY THESE PLANS, REPRESENT THE SUM AND SUBSTANCE OF ALL DATA OBSERVED OR FOUND BY US DURING THE COURSE OF OUR UPDATE SURVEY OF THE SUBJECT PREMISES AS NOTED HEREON.

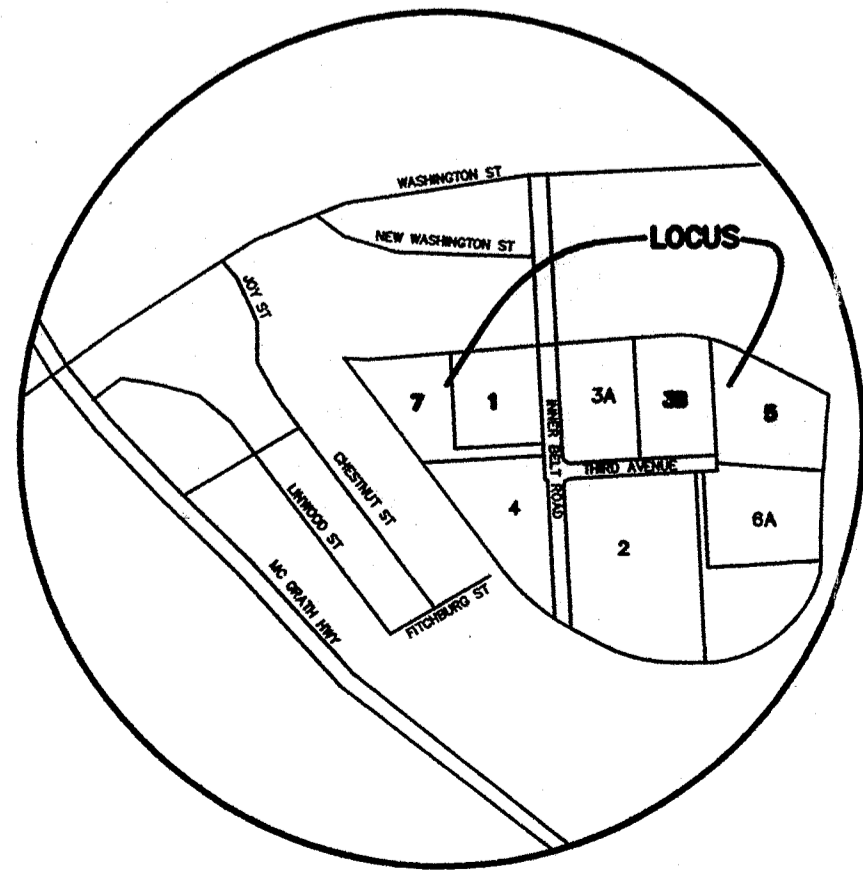
WE MAKE NO REPORT AS TO THE MARKETABILITY OF TITLE OR TO OWNERSHIP, OR TO OUTSTANDING UNPAID TAXES, MORTGAGES, MUNICIPAL OR FEDERAL LIENS OR OUTSTANDING LEASEHOLDS, NOR DO WE MAKE ANY WARRANTY, EITHER EXPRESS OR OTHERWISE, THAT THE EASEMENTS, RESTRICTIONS, OR ENCROACHMENTS LISTED HEREIN OR IN ANY OF THE EXHIBITS ATTACHED HEREWITH OR ANY OTHER SUCH FACTS PRESENTED HEREIN ARE THE ONLY ONES WHICH AFFECT THE SUBJECT PREMISES, ONLY THAT THEY ARE WHAT WE HAVE OBSERVED DURING THE NORMAL COURSE OF OUR FIELD SURVEY OF THE PROPERTY, OR AS WE HAVE OBSERVED IN THE EXISTING DEEDS AND PLANS OF RECORD AS WE HAVE BEEN PROVIDED THEM FOR REVIEW.



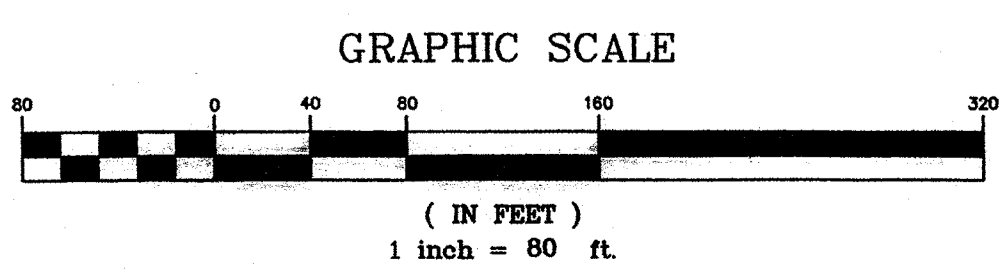
KEY PLAN

I CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, I FIND THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES THAT DIVIDE EXISTING OWNERSHIP AND THE LINES OF STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND FURTHER THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Paul D. Turbide
PAUL D. TURBIDE DATE 2-25-05



LOCUS MAP (NOT TO SCALE)



Paul D. Turbide
PAUL D. TURBIDE, PE/PLS, PRESIDENT DATE 2-25-05
PORT ENGINEERING ASSOCIATES INC.

REVISIONS			EXHIBIT C			
DATE	BY	DESCRIPTIONS	ALTA/ACSM SITE SURVEY PLAN			
02/03/05	P.T.	UPDATED	SOMERVILLE, MASSACHUSETTS			
			AS PREPARED FOR			
			INNER BELT INDUSTRIAL CENTER REALTY TRUST			
			DEVENS H. HAMLEN, TRUSTEE			
			KEY PLAN			
			PORT ENGINEERING ASSOCIATES, INC.			
			ONE HARRIS ST., NEWBURYPORT, MA. 01950			
			TELEPHONE : (978) 465-8594			
DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SCALE	PROJECT NO.	SHEET NO.
12/21/02	P.D.T.	D.T.D.	P.D.T.	1"=80'	P1870	1 OF 6

