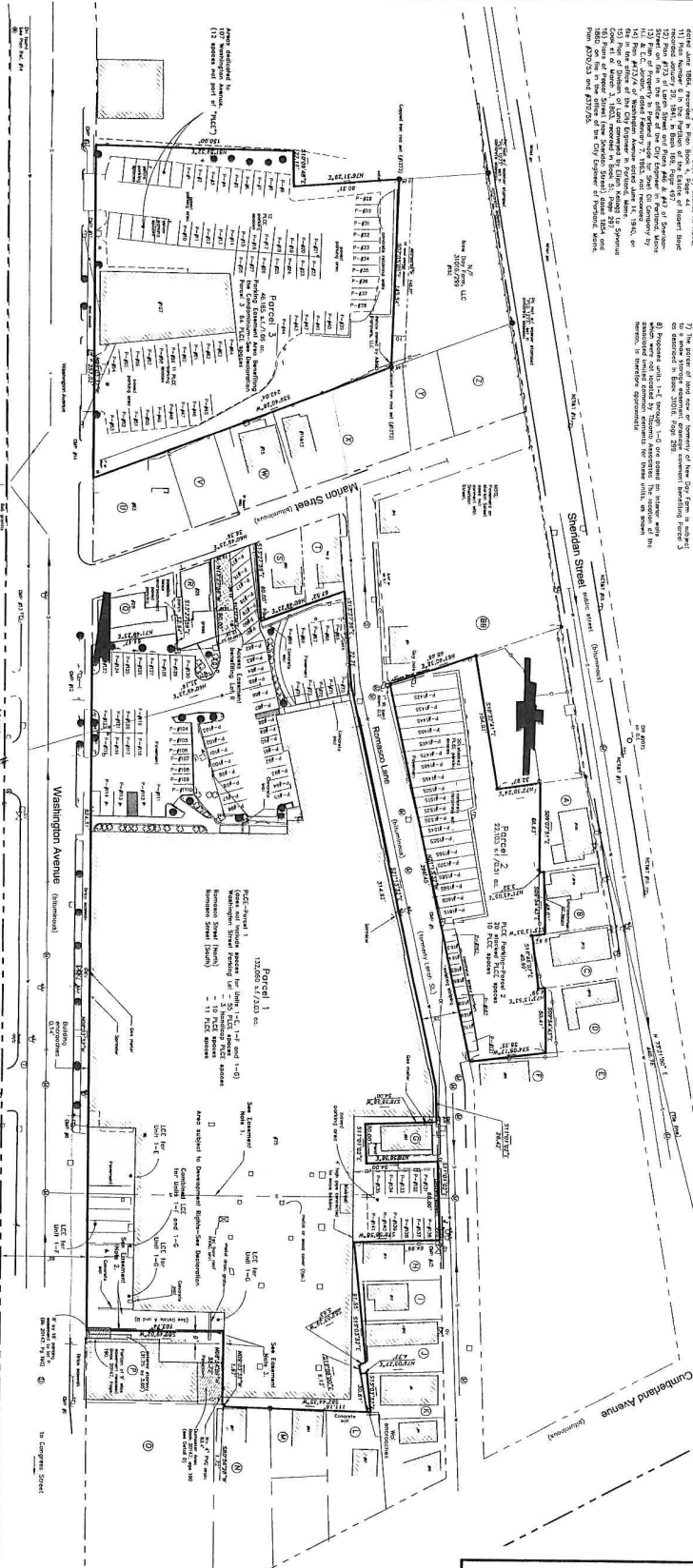


**REFERENCES**

- 1) Plan of Property and/or Survey for John J. Mason Co. by Thomas...
- 2) Plan of Property and/or Survey for John J. Mason Co. by Thomas...
- 3) Plan of Property and/or Survey for John J. Mason Co. by Thomas...
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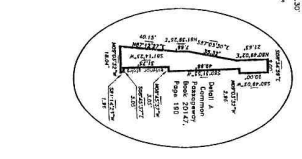
**LEGEND**

- 1) Property line
- 2) Right of way
- 3) Easement
- 4) Easement
- 5) Easement
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- 100) Easement



- ADDITIONS**
- 1) Addition of 2,000 sq. ft. to Unit 101...
  - 2) Addition of 1,500 sq. ft. to Unit 102...
  - 3) Addition of 1,000 sq. ft. to Unit 103...
  - 4) Addition of 800 sq. ft. to Unit 104...
  - 5) Addition of 600 sq. ft. to Unit 105...
  - 6) Addition of 400 sq. ft. to Unit 106...
  - 7) Addition of 300 sq. ft. to Unit 107...
  - 8) Addition of 200 sq. ft. to Unit 108...
  - 9) Addition of 150 sq. ft. to Unit 109...
  - 10) Addition of 100 sq. ft. to Unit 110...
  - 11) Addition of 80 sq. ft. to Unit 111...
  - 12) Addition of 60 sq. ft. to Unit 112...
  - 13) Addition of 40 sq. ft. to Unit 113...
  - 14) Addition of 30 sq. ft. to Unit 114...
  - 15) Addition of 20 sq. ft. to Unit 115...
  - 16) Addition of 15 sq. ft. to Unit 116...
  - 17) Addition of 10 sq. ft. to Unit 117...
  - 18) Addition of 8 sq. ft. to Unit 118...
  - 19) Addition of 6 sq. ft. to Unit 119...
  - 20) Addition of 4 sq. ft. to Unit 120...
  - 21) Addition of 3 sq. ft. to Unit 121...
  - 22) Addition of 2 sq. ft. to Unit 122...
  - 23) Addition of 1.5 sq. ft. to Unit 123...
  - 24) Addition of 1 sq. ft. to Unit 124...
  - 25) Addition of 0.8 sq. ft. to Unit 125...
  - 26) Addition of 0.6 sq. ft. to Unit 126...
  - 27) Addition of 0.4 sq. ft. to Unit 127...
  - 28) Addition of 0.3 sq. ft. to Unit 128...
  - 29) Addition of 0.2 sq. ft. to Unit 129...
  - 30) Addition of 0.1 sq. ft. to Unit 130...

State of Maine, Cumberland ss  
 I, \_\_\_\_\_, Clerk of Court,  
 do hereby certify that the above  
 is a true and correct copy of the  
 original as filed in my office  
 this \_\_\_\_\_ day of \_\_\_\_\_,  
 20\_\_\_\_.



**CERTIFICATION**

This map conforms to the general provisions of  
 the Maine Uniform Land Use Regulation  
 Act, Chapter 430, Part 101, and  
 the rules and regulations of the  
 Maine State Planning Board.  
 I, \_\_\_\_\_, State Engineer,  
 do hereby certify that this map  
 is a true and correct copy of the  
 original as filed in my office  
 this \_\_\_\_\_ day of \_\_\_\_\_,  
 20\_\_\_\_.

**COMMENTS OR REVISIONS**

Page 1  
 Page 2  
 Page 3

**CONTRACT INFORMATION**

Prepared by:  
 A & M Partners, LLC  
 380 Western Avenue  
 Portland, ME 04102

**Nessen Building Condominium Plat**

MADE FOR:  
**A & M Partners, LLC**  
 Vertical, Mixed  
 Use Condominium  
 380 Western Avenue  
 Portland, ME 04102

DATE: June 15, 2022  
 SCALE: 1" = 40'

PROJECT NO: 220248  
 DWG# R12

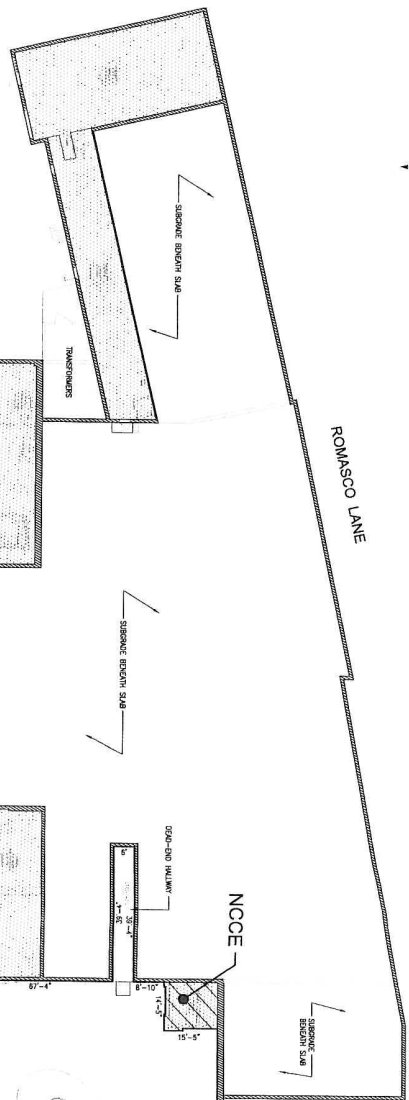
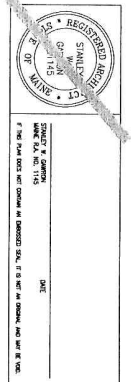
**Nicom Associates**

3/13/14



ROMASCO LANE

State of Maine, Cumberland County  
 Received on \_\_\_\_\_, 2014 at \_\_\_\_\_  
 Recorded in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 Attest: \_\_\_\_\_ Registrar



- NOTES:
1. ALL UNITS AND COMMON ELEMENTS EXCEPT AREAS MARKED "NCCCE" AND ALL LIMITED COMMON ELEMENTS (LCE) ARE SUBJECT TO DEVELOPMENT AND SPECIAL DECLARATORY RIGHTS.
  2. INTERNAL PARTITIONS AND DESIGNATIONS ARE ILLUSTRATIVE ONLY.
  3. AS PER SECTION 1602-109(d)(2) OF THE CONDO ACT, ALL ELEVATIONS SHOWN IN HORIZONTAL BOUNDARIES ARE BASED ON THE CITY OF PORTLAND DATUM.

**LEGEND**

- COMMON ELEMENT
- UNIT BOUNDARY
- LCE: LIMITED COMMON ELEMENT
- NCCCE: NON-CONVERTIBLE COMMON ELEMENT

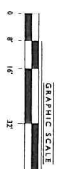
**3ft+ 3ft Blade sign**  
**Bottom 9ft from grade**  
**outer edge 42in from facade**

# NISSEN BUILDING CONDOMINIUM

75 WASHINGTON AVENUE PORTLAND, MAINE

OWNER OF RECORD: A&M Partners, LLC  
 380 Warren Avenue  
 Portland, Maine 04113

SHEET TITLE	IST FL
FIRST FLOOR VERTICAL BOUNDARY	
DATE	03/14
SCALE	1/8" = 1'-0"
PROJECT NO.	18813
OWNER	A&M PARTNERS, LLC
DESIGNER	TURGEON ARCHITECTS
DATE	03/14



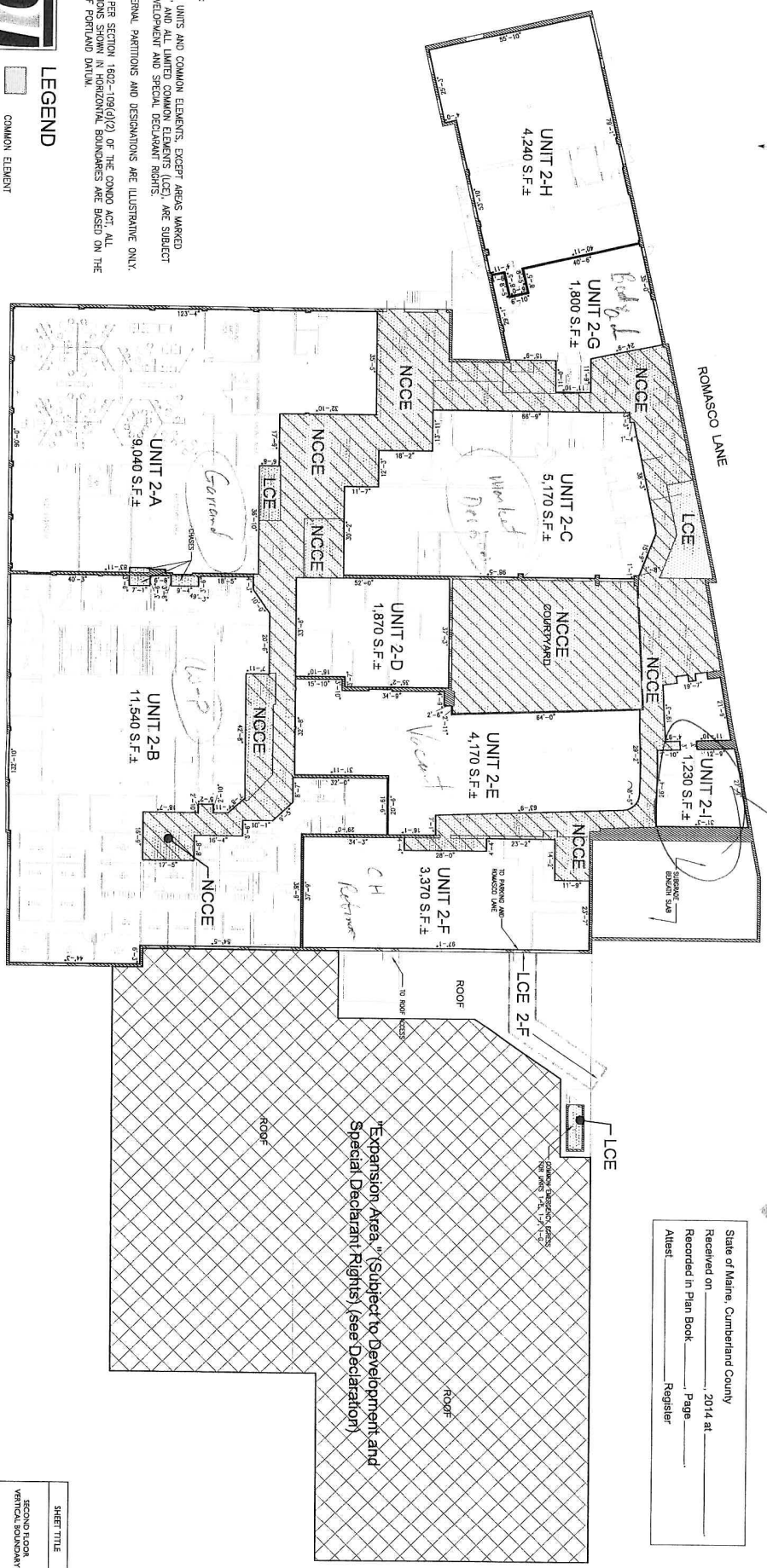
3/13/14

**Turgeon ARCHITECTS**  
 100 Commercial Street  
 Portland, ME 04101  
 Phone: 603.771.1111  
 Fax: 603.771.1112  
 www.turgeonarchitects.com



- NOTES:
1. ALL UNITS AND COMMON ELEMENTS, EXCEPT AREAS MARKED "NCCE" AND ALL LIMITED COMMON ELEMENTS (LCE) ARE SUBJECT TO DEVELOPMENT AND SPECIAL DECLARANT RIGHTS.
  2. INTERNAL PARTITIONS AND DESIGNATIONS ARE ILLUSTRATIVE ONLY.
  3. AS PER SECTION 1602-109(a)(2) OF THE CONDO ACT, ALL ELEVATIONS SHOWN IN HORIZONTAL BOUNDARIES ARE BASED ON THE CITY OF PORTLAND DATUM.

- LEGEND
- COMMON ELEMENT
  - UNIT BOUNDARY
  - LCE LIMITED COMMON ELEMENT
  - NCCE NON-CONVERTIBLE COMMON ELEMENT



# NISSEN BUILDING CONDOMINIUM

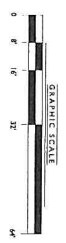
75 WASHINGTON AVENUE PORTLAND, MAINE

**Gawtron Turgeon ARCHITECTS**

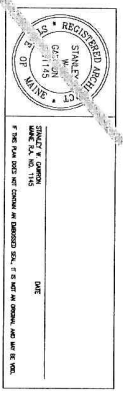
2000 Commercial Street, Portland, ME 04103  
 207.633.1111  
 www.gawtron.com

COMMITTEE: [ ]  
 REGISTERED PROFESSIONAL ARCHITECTS  
 LICENSE NO. 11111

OWNER OF RECORD: 44th Partners, LLC  
 OWNER ADDRESS: 380 Noyes Avenue  
 Portland, Maine 04110



State of Maine, Cumberland County  
 Received on \_\_\_\_\_, 2014 at \_\_\_\_\_  
 Recorded in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 Attest: \_\_\_\_\_ Register



SHEET TITLE	2ND FL
RECORDING VERTICAL SCAN/AMV	
DATE	03/14
SCALE	1/8"=1'-0"
OWNER	44th Partners, LLC
DESIGNED BY	KT
CHECKED BY	
DATE	11/14/12



- NOTES:
1. ALL UNITS AND COMMON ELEMENTS, EXCEPT AREAS MARKED "NCCCE" AND "LCE" ARE SUBJECT TO DEVELOPMENT AND SPECIAL DECLARATORY RIGHTS.
  2. INTERNAL PARTITIONS AND DESIGNATIONS ARE ILLUSTRATIVE ONLY.
  3. AS PER SECTION 1092-A(1)(2) OF THE CONDO ACT, ALL EXPANSION AREAS IN COMMON ZONAL BOUNDARIES ARE BASED ON THE CITY OF PORTLAND DATUM.

**LEGEND**

- COMMON ELEMENT
- UNIT BOUNDARY
- LCE LIMITED COMMON ELEMENT
- NCCCE NON-CONVERTIBLE COMMON ELEMENT

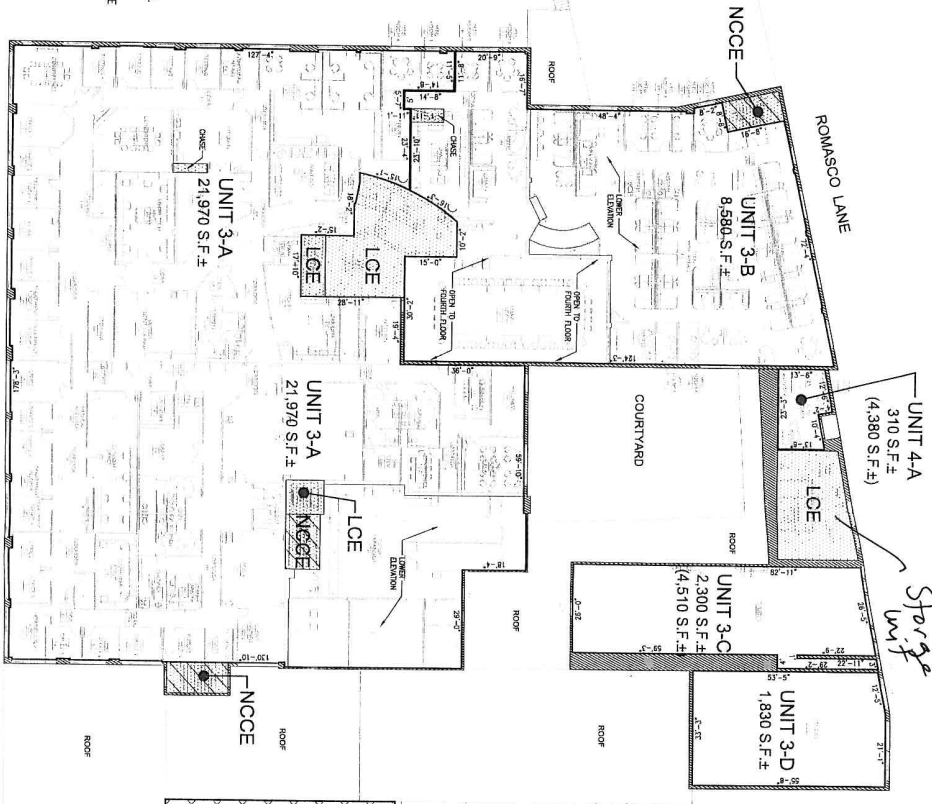
**3RD FL**

**Gawton Turgeon ARCHITECTS**

147 Middle Street, Portland, ME 04101  
 Phone: 603.761.1111  
 Fax: 603.761.1112  
 www.gawton-turgeon.com

**GEOMETRIC INTERIOR**  
 1000 Commercial Street, Portland, ME 04101  
 Phone: 603.761.1111  
 Fax: 603.761.1112  
 www.geometricinterior.com

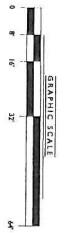
**NISSEN BUILDING CONDOMINIUM**  
 75 WASHINGTON AVENUE PORTLAND, MAINE



"Expansion Area" (Subject to Development and Special Declaratory Rights) (see Declaratory)



State of Maine, Cumberland County  
 Received on \_\_\_\_\_, 2014 at \_\_\_\_\_  
 Recorded in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 Attest: \_\_\_\_\_ Register



OWNER OF RECORD: 444 Partners, LLC  
 OWNER ADDRESS: 444 Partners Avenue  
 Portland, ME 04103

SHEET TITLE	3RD FL
THIRD FLOOR VERTICAL DIMENSIONS	
DATE	03.14.14
SCALE	1/8" = 1'-0"
DESIGNED BY	AM
CHECKED BY	AM
DATE	03.14.14
APPROVED BY	
DATE	



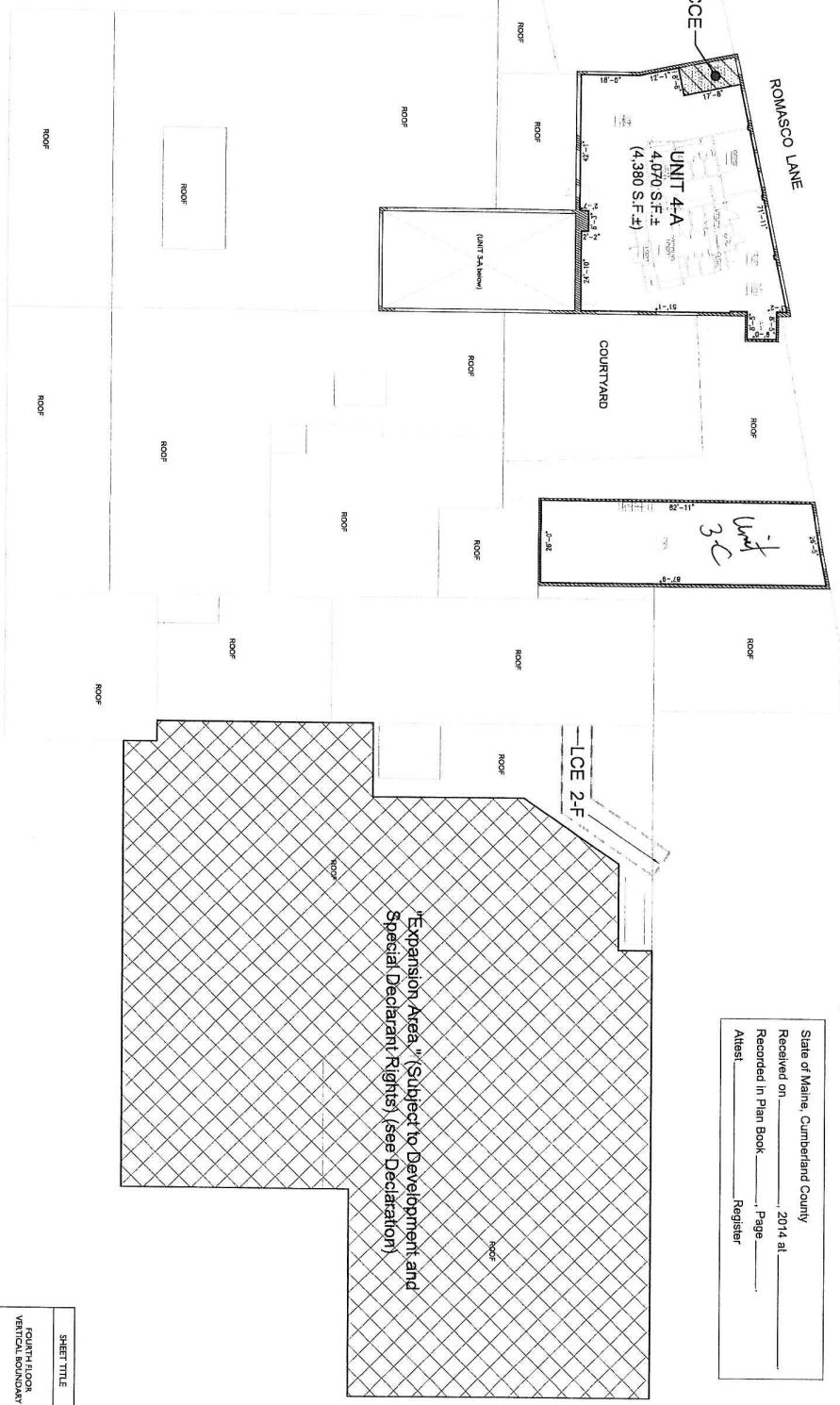
- NOTES:
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  2. INTERNAL PARTITIONS AND DESIGNATIONS ARE ILLUSTRATIVE ONLY.
  3. AS PER SECTION 1092-1094(2) OF THE CONDO ACT, ALL ELEVATIONS SHOWN IN HORIZONTAL BOUNDARIES ARE BASED ON THE CITY OF PORTLAND DATUM.

- LEGEND
- COMMON ELEMENT
  - UNIT BOUNDARY
  - LCE LIMITED COMMON ELEMENT
  - NCCCE NON-CONVERTIBLE COMMON ELEMENT

**GAWRON TURGEON ARCHITECTS**  
 21 Main Street, Suite 200  
 Portland, ME 04101  
 Phone: 603.761.1111  
 Fax: 603.761.1112  
 www.gawron.com

# NISSEN BUILDING CONDOMINIUM

75 WASHINGTON AVENUE PORTLAND, MAINE



State of Maine, Cumberland County  
 Received on \_\_\_\_\_, 2014 at \_\_\_\_\_  
 Recorded in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 Attest: \_\_\_\_\_ Registrar

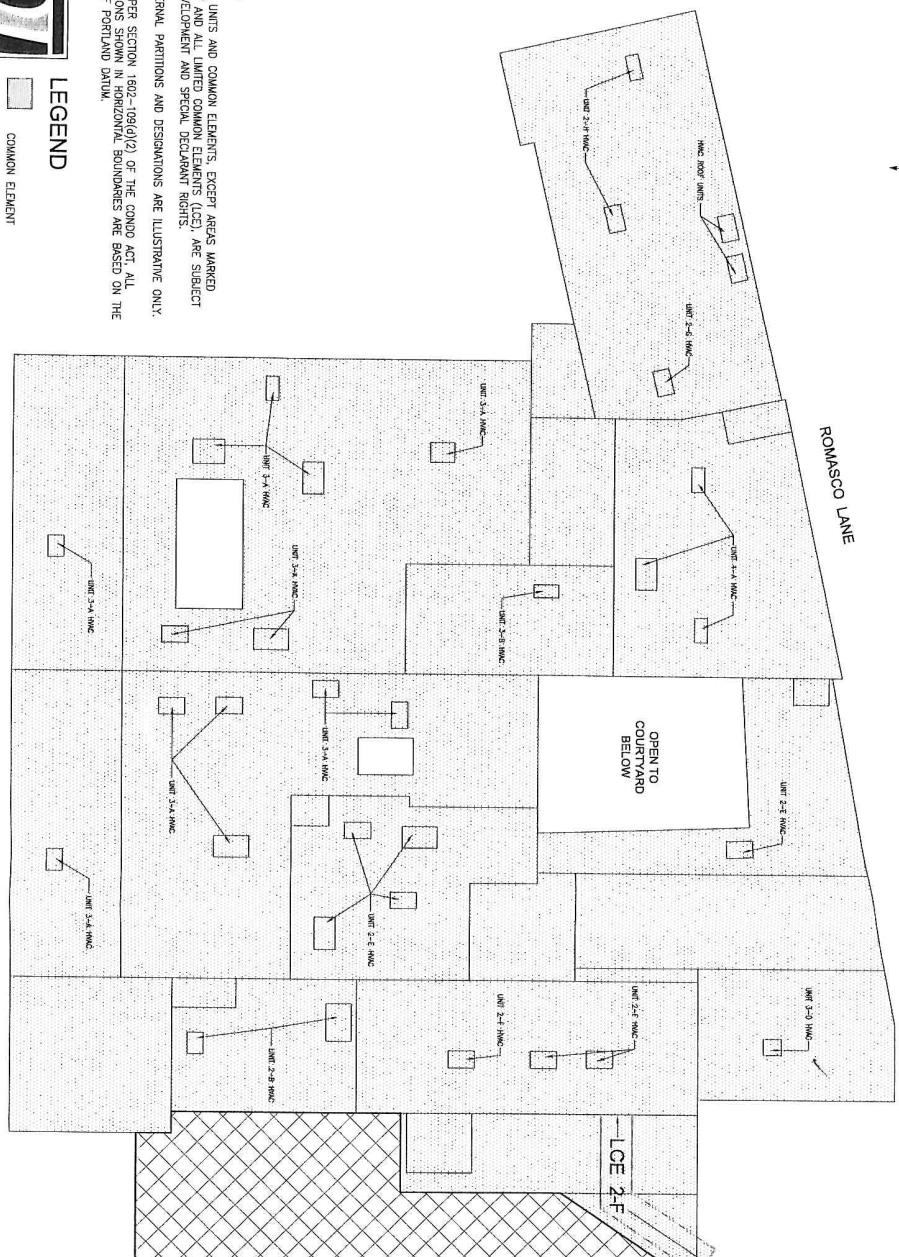


OWNER OF RECORD: AMM Partners, LLC  
 OWNER ADDRESS: 380 Western Avenue  
 Portland, Maine 04113

SHEET TITLE	
FOURTH FLOOR VERTICAL BOUNDARY	
4TH FL	
DATE	02/14
SCALE	1/8" = 1'-0"
DRAWN BY	MS
CHECKED BY	MS
APPROVED BY	MS



ROMASCO LANE



- NOTES:
1. ALL UNITS AND COMMON ELEMENTS EXCEPT AREAS MARKED "NCCCE" AND ALL LIMITED COMMON ELEMENTS (LCE) ARE SUBJECT TO DEVELOPMENT AND SPECIAL DECLARANT RIGHTS.
  2. INTERNAL PARTITIONS AND DESIGNATIONS ARE ILLUSTRATIVE ONLY.
  3. AS PER SECTION 1602-109(a)(2) OF THE CONDO ACT, ALL ELEVATIONS SHOWN IN HORIZONTAL BOUNDARIES ARE BASED ON THE CITY OF PORTLAND DATUM.

- LEGEND**
- COMMON ELEMENT
  - UNIT BOUNDARY
  - LCE
  - LIMITED COMMON ELEMENT
  - NCCCE
  - NON-CONVERTIBLE COMMON ELEMENT

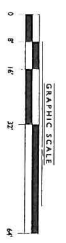
# NISSEN BUILDING CONDOMINIUM

75 WASHINGTON AVENUE • PORTLAND, MAINE

**91**  
**Gawtron**  
**Turgeon**  
**ARCHITECTS**

380 Warren Avenue  
 Portland, Maine 04103  
 Telephone: 603.761.1111  
 Fax: 603.761.1112  
 www.gawtron.com

State of Maine, Cumberland County  
 Received on \_\_\_\_\_, 2014 at \_\_\_\_\_  
 Recorded in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 Attest: \_\_\_\_\_ Registrar



OWNER OF RECORD: A&M Partners, LLC  
 OWNER ADDRESS: 380 Warren Avenue  
 Portland, Maine 04103

SHEET TITLE	ROOF
ROOF/SLAB VERTICAL BOUNDARY	
DATE	01/14
SCALE	AS SHOWN
PROJECT	1813
OWNER	GP
DESIGNER	DAW/MS/STL
DATE	11/17/14



**LEGEND**

- COMMON ELEMENT
- UNIT BOUNDARY
- ▨ LIMITED COMMON ELEMENT
- ▧ NON-CONVERTIBLE COMMON ELEMENT

**NOTES:**

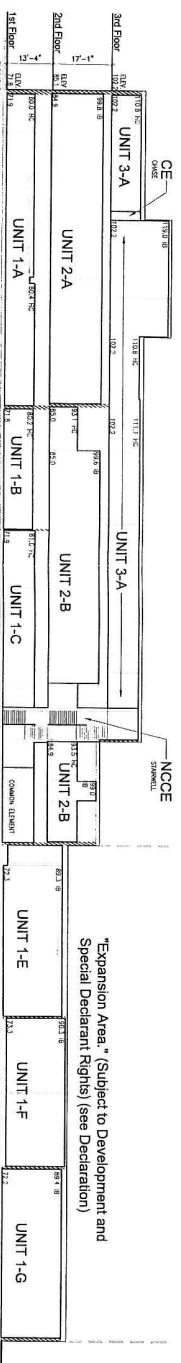
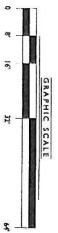
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2. INTERNAL PARTITIONS AND DESIGNATIONS ARE ILLUSTRATIVE ONLY.
3. AS PER SECTION 1802-1806(4)(2) OF THE CONDO ACT, ALL ELEVATIONS SHOWN IN HORIZONTAL BOUNDARIES ARE BASED ON THE CITY OF PORTLAND DATUM.

# NISSEN BUILDING CONDOMINIUM

75 WASHINGTON AVENUE PORTLAND, MAINE

OWNER OF RECORD: A-HA Partners, LLC  
 OWNER ADDRESS: 380 Varnum Avenue  
 Portland, Maine 04103

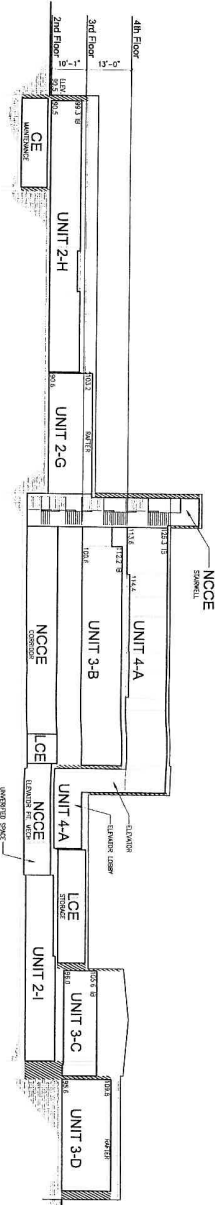
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DATE	03/14
PROJECT	18033
DRAWN BY	GD
CHECKED BY	
DATE	1/16/17



"Expansion Area," (Subject to Development and Special Declarant Rights) (see Declaration)

"Expansion Area," (Subject to Development and Special Declarant Rights) (see Declaration)

*Show Section*



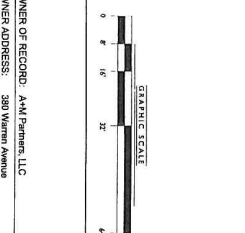
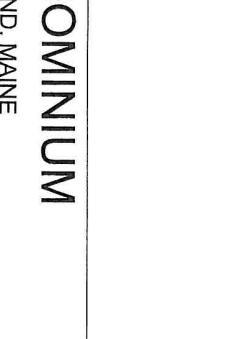
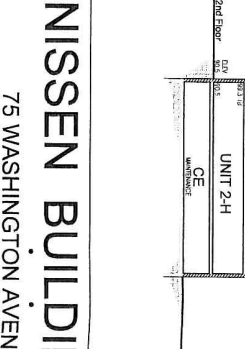
State of Maine, Cumberland County  
 Received on \_\_\_\_\_, 2014 at \_\_\_\_\_  
 Recorded in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 Attest: \_\_\_\_\_ Registrar





18 Main Street  
Portland, ME 04101  
Tel: 603.761.1111  
Fax: 603.761.1112  
www.gawronturgeon.com

COMMON ELEMENT  
UNIT BOUNDARY  
LOE UNITED COMMON ELEMENT  
NCCCE NON-CONVERTIBLE COMMON ELEMENT

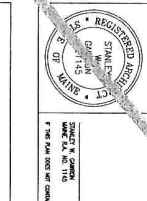
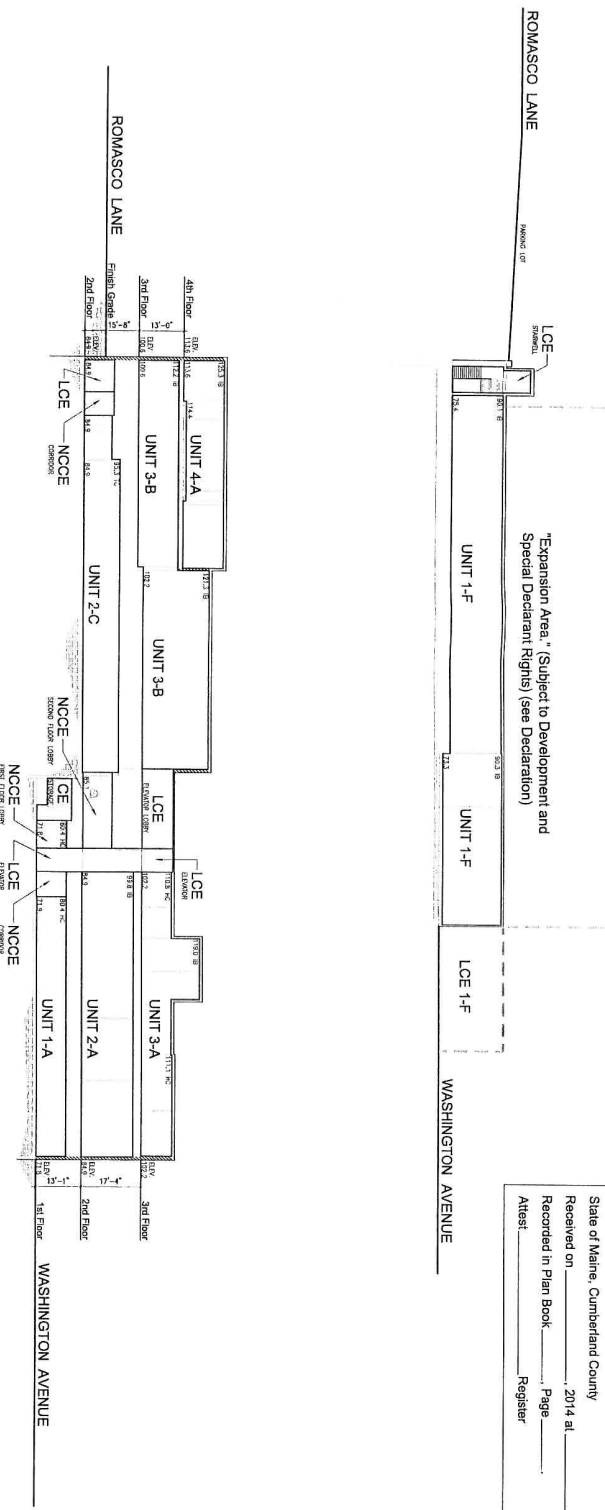


SHEET TITLE	
NISSEN BUILDING CONDOMINIUM SHEET 2	
DATE	03/14
SCALE	1/8" = 1'-0"
OWNER	AD
PROJECT #	
DRAWING DATE	11/14/17

OWNER OF RECORD: 4441 Partners, LLC  
OWNER ADDRESS: 380 Nisсен Avenue, Portland, Maine 04103

75 WASHINGTON AVENUE PORTLAND, MAINE

NOTES:  
1. ALL UNITS AND COMMON ELEMENTS, EXCEPT AREAS MARKED WITH A DASH, ARE TO BE COMMON ELEMENTS (LOE) ARE SUBJECT TO DEVELOPMENT AND SPECIAL DECLARANT RIGHTS.  
2. INTERNAL PARTITIONS AND DESIGNATIONS ARE ILLUSTRATIVE ONLY.  
3. AS PER SECTION 1802-109(d)(2) OF THE CONDO ACT, ALL ELEMENTS OF COMMON ELEMENTS ARE BASED ON THE CITY OF PORTLAND DATA.



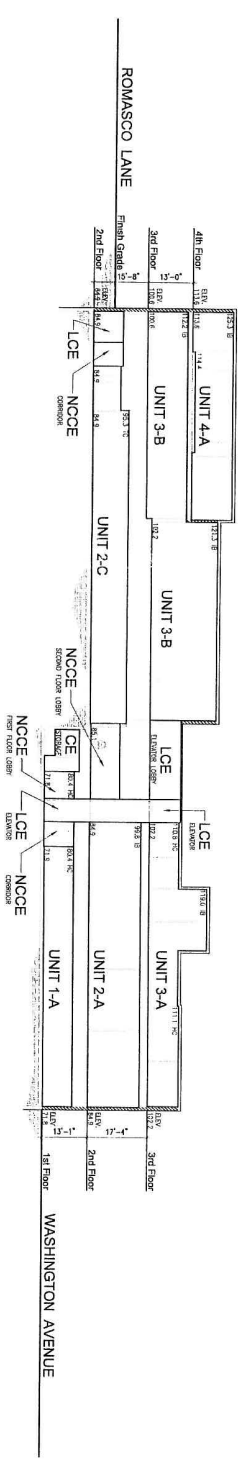
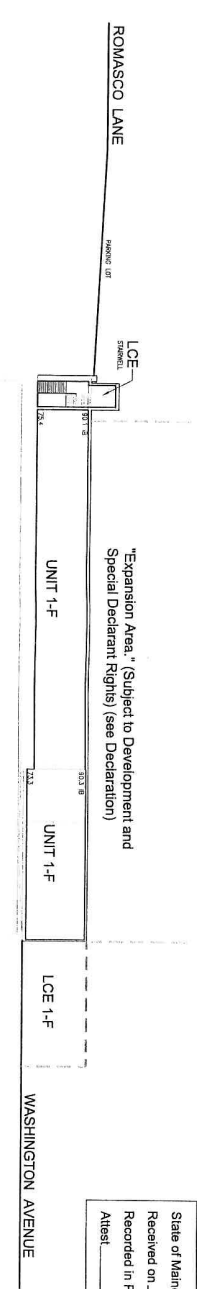
State of Maine, Cumberland County  
Received on \_\_\_\_\_, 2014 at \_\_\_\_\_  
Recorded in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
Attest: \_\_\_\_\_ Registrar

Expansion Area (Subject to Development and Special Declarant Rights) (see Declaration)

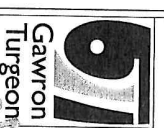
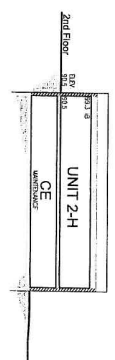




State of Maine, Cumberland County  
 Received on \_\_\_\_\_, 2014 at \_\_\_\_\_  
 Recorded in Plan Book \_\_\_\_\_, Page \_\_\_\_\_  
 Attest \_\_\_\_\_ Register



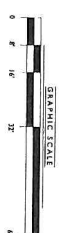
- NOTES:
1. ALL UNITS AND COMMON ELEMENTS, EXCEPT AREAS MARKED "NCCCE" AND ALL LIMITED COMMON ELEMENTS ("LCE"), ARE SUBJECT TO DEVELOPMENT AND SPECIAL DECLARANT RIGHTS.
  2. INTERNAL PARTITIONS AND DESIGNATIONS ARE ILLUSTRATIVE ONLY.
  3. AS PER SECTION 1892-109(a)(2) OF THE CONDO ACT, ALL ELEVATIONS SHOWN IN THIS LEGAL BOUNDARIES ARE BASED ON THE CITY OF PORTLAND DATUM.



**Gawton Turgeon ARCHITECTS**  
 74 Main Street  
 Portland, ME 04101  
 Telephone: 603.761.1111  
 Fax: 603.761.1112  
 www.gawton-turgeon.com

# NISSSEN BUILDING CONDOMINIUM

75 WASHINGTON AVENUE PORTLAND, MAINE



OWNER OF RECORD: AMI Partners, LLC  
 OWNER'S ADDRESS: 500 Hampshire Avenue  
 Portland, ME 04103

SHEET TITLE	HB 2
HORIZONTAL SHEET 2	
DATE	03.13.14
SCALE	1/8" = 1'-0"
DRAWN BY	AM
CHECKED BY	AM
DATE	03.13.14
PROJECT NO.	1143
OWNER'S ADDRESS	75 WASHINGTON AVENUE PORTLAND, ME 04103