

REFERENCES

- 1) Portion of Property made for John J. Nissen Co. by Titcomb Associates, dated November 2, 1982, not recorded.
2) Plan of Property 101 Washington Ave., made for John J. Nissen Co. by Titcomb Associates, dated February 21, 1983, not recorded.
3) Standard Boundary Survey 120 Sheridon St. made for Thomas J. Reidy III and Pamela A. Reidy by Daniel J. Dufosse, dated July 6, 1990, recorded in Plan Book 186, Page 18.
4) Plat Plan Showing Property of Walter A. Gerry by Varney Engineering Co., dated October 8, 1946, recorded in Plan Book 32, Page 28.
5) Revocation plans of Portland dated 1882, recorded in Plan Book 5, Pages 12 and 13.
6) Plan of Land in Portland made for John J. Nissen Baking Co. by E.C. Jordan, dated May 1945, not recorded.
7) Plan of Property at Portland made for John J. Nissen Baking Co. by H.I. & E.C. Jordan, dated March 1951, not recorded.
8) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & E.C. Jordan, dated December 17, 1956, not recorded.
9) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & E.C. Jordan, dated June 25, 1963, not recorded.
10) Plan of Land belonging to William Boyd by Charles H. Hows, dated June 1864, recorded in Plan Book 4, Page 44.
11) Plan Number 6 in the Partition of the Estate of Robert Boyd recorded January 29, 1841, in Book 189, Page 497.
12) Plan #173 of Larch Street and Plans #46 & #47 of Sheridon Street on file in the office of the City Engineer in Portland, Maine.
13) Plan of Property in Portland made for Shell Oil Company by H.I. & E.C. Jordan, dated February 7, 1963, not recorded.
14) Plan #473/4 of Washington Avenue dated June 14, 1940, on file in the office of the City Engineer in Portland, Maine.
15) Plan of Division of Land conveyed by Elijah Kellogg to Sylvanus Cook et al March 3, 1803, recorded in Book 51, Page 297.
16) Plans of Poplar Street (now Sheridon Street) dated 1854 and 1860 on file in the office of the City Engineer of Portland, Maine, Plan #370/53 and #370/55.

EASEMENTS AND ENCUMBRANCES

- 1) The property is subject to a sewer easement between Romasco Lane and Washington Avenue as shown. No record of this was found.
2) The property is subject to a 12-foot wide right of way as shown. See Book 255, Page 128.
3) The property benefits from a 9-foot wide easement as shown. See Book 295, Page 297 and Book 8914, Pages 17 and 18.
4) Parcels 1,2 and 4 are subject to an underground line easement benefiting Central Maine Power Company and Verizon New England, Inc. as described in Book 19017, Page 137.
5) Reference is made to a release deed of Central Maine Power Company to A & M Partners, LLC as described in Book 2824E, Page 127 removing easement rights.
6) Parcel 1 benefits from and is subject to a supplemental boundary line agreement as described in Book 20147, Page 190.
7) The parcel of land now or formerly of New Day Farm is subject to a snow storage easement, drainage covenant benefiting Parcel 3 as described in Book 31016, Page 299.
8) Proposed units 1-E through 1-G are based on interior walls which were not located by Titcomb Associates. The location of the associated limited common elements for these units, as shown hereon, is therefore approximate.

NOTES

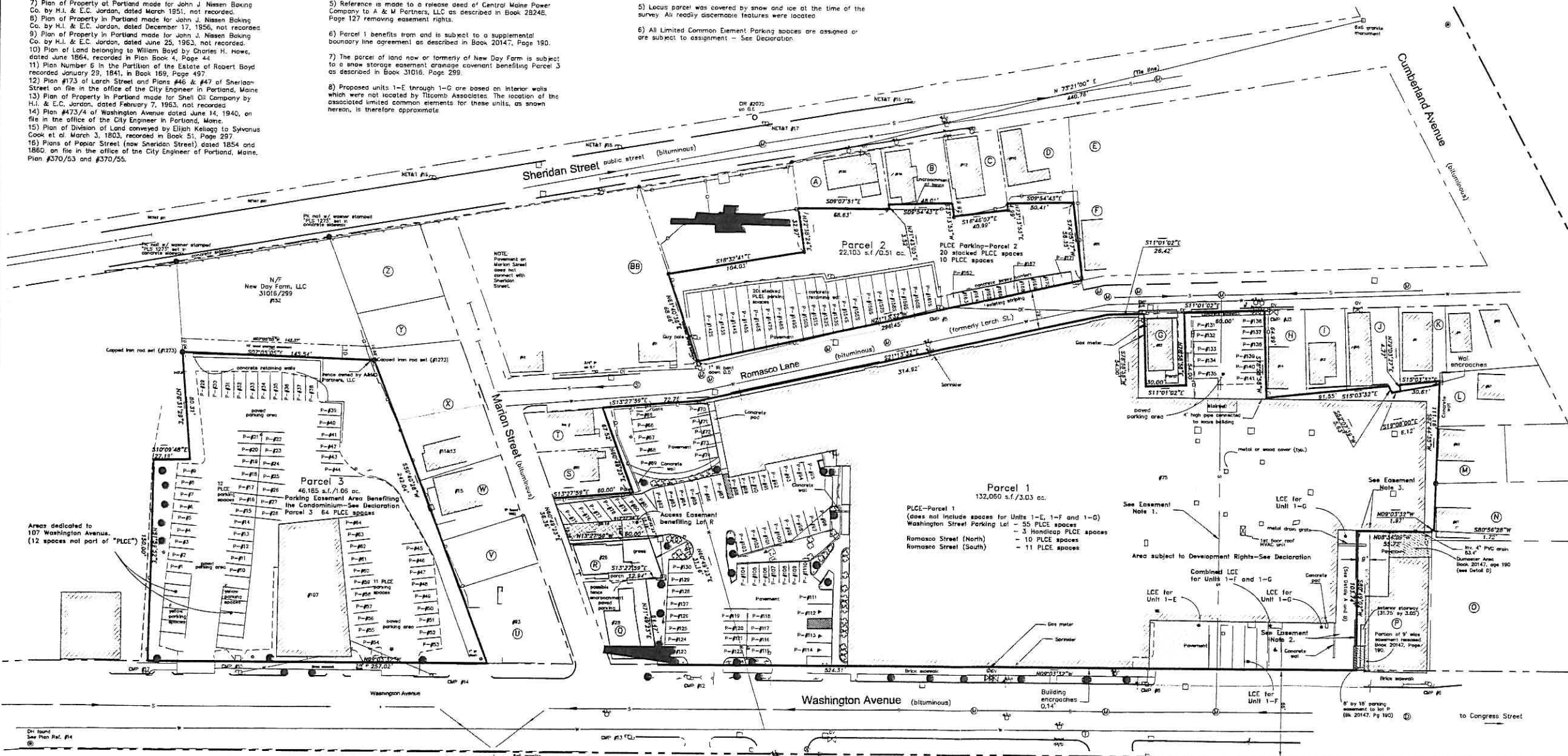
- 1) Bearings are based on Magnetic North 2002.
2) Book and Page references are to the Cumberland County Registry of Deeds.
3) Elevations are based on the City of Portland datum. Benchmark granite monument at the southwest corner of Washington Avenue and Monroe Street. Elevation: 69.30'.
4) Utility information shown on this plan is approximate, based on field information, locations marked by others and information contained on plans and drawings. Prior to any excavation or construction, the appropriate utilities should be contacted.
5) Locust parcel was covered by snow and ice at the time of the survey. All readily discernible features were located.
6) All Limited Common Element Parking spaces are assigned or are subject to assignment - See Declaration.

AREA

Table with 2 columns: Parcel, Area. Parcel 1: 132,060 s.f./3.03 ac. Parcel 2: 22,103 s.f./0.51 ac. Parcel 3: 46,185 s.f./1.06 ac. Total: 200,348 s.f./4.60 ac.

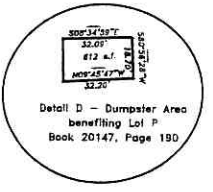
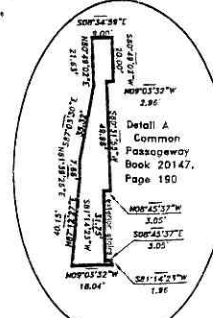
LEGEND

- Iron pin found
Monument found
Drill hole
Catch basin
Sewer manhole
Eman manhole
Telephone manhole
Manhole (unknown type)
Water shutoff
Fire hydrant
Utility pole
Gas valve
Valve (unknown type)
Ballard
PK nail found
Sign
Guy
Bush
Deciduous tree
Light post
Handicap parking space
Edge of pavement
Granite curb
Right of way
Property line
Abutler's line (approximate)
Wooden fence
Chain link fence
Underground sewer
Underground water
Overhead utility wires
LCE
PLCE
Parking Limited Common Element
Existing building
Rooftop HVAC unit



ABUTTERS

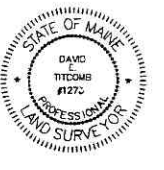
- A Titcomb P. Corlan 1306/019 13-J-8 120 Sheridon Street
B Corlan & Smith 24915/227 13-J-10 116 Sheridon Street
C N/F 16-18 Washington Street, Inc 28904/28 13-J-11 112 Sheridon Street
D Deborah J. Bell 4052/205 13-J-12 110 Sheridon Street
E David W. O'Donnell 25844/269 13-J-14 106 Romasco Street
F Joanne M. Seneca 8025/183 13-J-23 23 Romasco Lane
G N/F Gerold A. Myatt 4627/21 13-J-11 22 Romasco
H Alexander W. Pike 30856/101 13-J-40 83 Cumberland Street
I Nicholas J. Derris 27189/500 13-J-19 12 Romasco Lane
J David W. Fontaine & Laura J. Fontaine 11974/341 13-J-22 10 Romasco Lane
K Forrest City Real Estate LLC 3042/236 13-J-23 6 Romasco Lane
L Thomas F. Wayne 2582/144 12-P-23 87 Cumberland Street
M Michael D'Amboise 30854/261 13-J-40 83 Cumberland Street
N Peter C. Dupes Anastasio Antonaccio 30478/103 13-J-4 97 Cumberland Street
O Gen Portons LLC 29452/230 21 Washington Avenue
P Bartlett Island, LLC 20147/188 13-J-20 43 Washington Avenue
Q Zorra Herrmann 24972/32 12-P-23 28 Marion Street
R Richard G. Creighton & Raymond H. Creighton, Jr. 6368/239 12-P-28 17-P-28 Sheridon Street
S Richard G. Creighton & Raymond H. Creighton, Jr. 6368/239 12-P-7
T Shirey M. Friend 15309/203 13-J-9 10 Marion Street
U Steven J. Ryder 8081/43 12-P-32 93 Washington Avenue
V Nancy Hagon 6972/221 12-P-23 19 Marion Street
W Shane Doonan 23075/103 13-J-24 17 Marion Street
X Shane Doonan 23075/103 12-P-25 13 Marion Street
Y Edward F. Cogswell & Edward J. Cogswell 12-P-27 7 Marion Street



Revision table with columns: Rev, Date, Description, Initials. Includes revisions from 03/06/14 to 08/29/03.

State of Maine, Cumberland ss Registry of Deeds Received at 20 m and recorded in Plat Book Page Attest Register

CERTIFICATION This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.



OWNERS OF RECORD

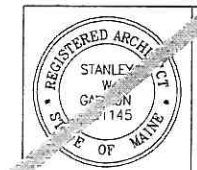
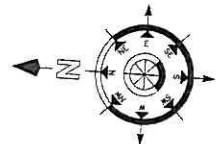
- Parcel 1 A & M Partners, LLC Book 14581, Page 99
Parcel 2 A & M Partners, LLC Book 14581, Page 99
Parcel 3 A & M Partners, LLC Book 25070, Page 52 Book 14581, Page 99

Nissen Building Condominium Plat

Washington Avenue, Romasco Lane, Sheridon Street & Marion Street Portland, Maine

MADE FOR A & M Partners, LLC 380 Warren Avenue Portland, Maine. JOB# 20204B DATE: June 19, 2002 SCALE: 1" = 40' BOOK# 677 DWG# R12 FILE# B500

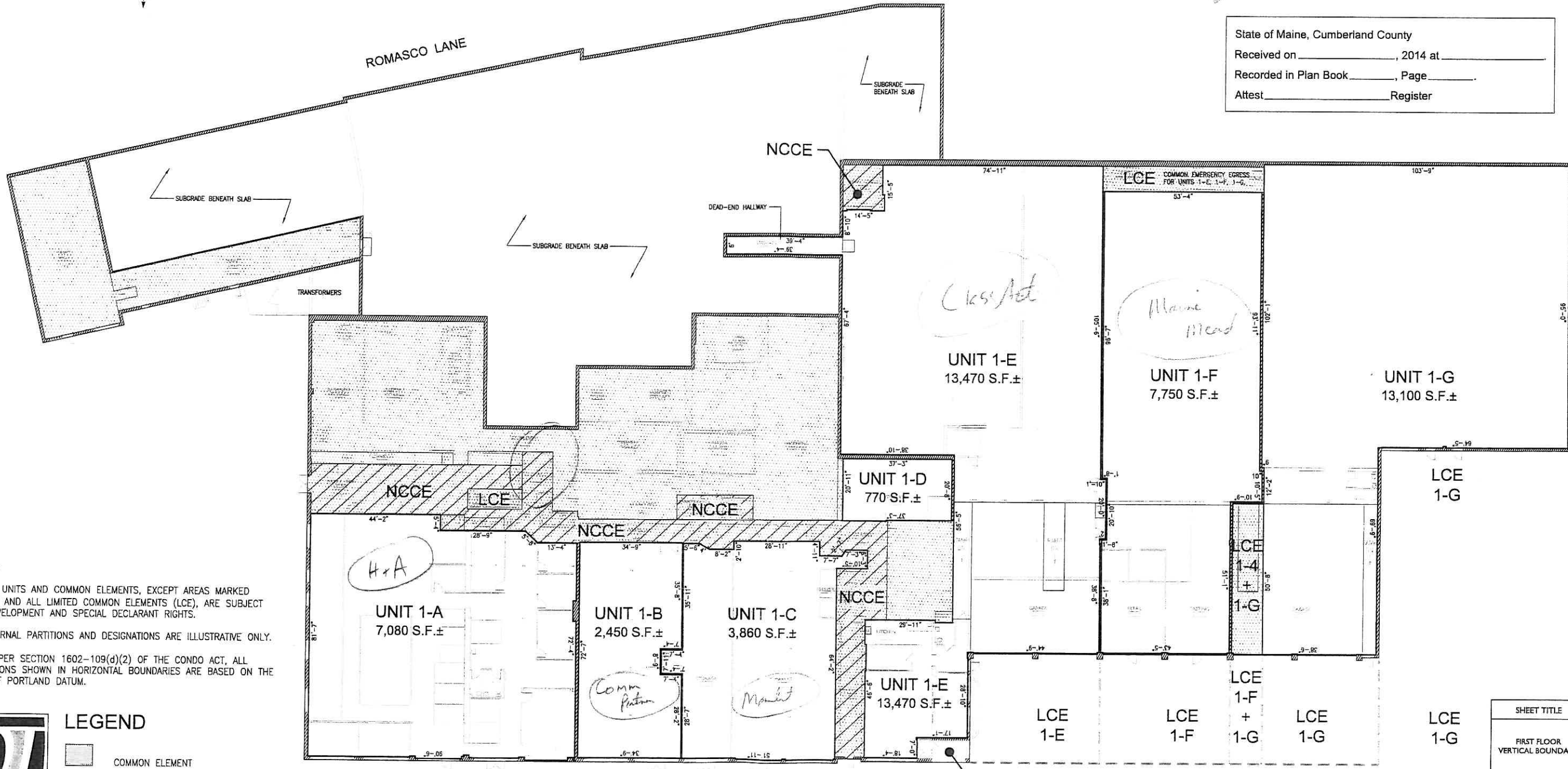
Handwritten date: 3/13/14



STANLEY W. GAWRON  
MAINE P.L.A. NO. 1145  
DATE \_\_\_\_\_  
IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

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

ROMASCO LANE



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(d)(2) OF THE CONDO ACT, ALL ELEVATIONS SHOWN IN HORIZONTAL BOUNDARIES ARE BASED ON THE CITY OF PORTLAND DATUM.

**LEGEND**

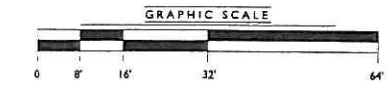
- COMMON ELEMENT
- UNIT BOUNDARY
- LIMITED COMMON ELEMENT
- NON-CONVERTIBLE COMMON ELEMENT

**Gawron Turgeon ARCHITECTS**  
29 Blackfoot Lane  
Scarborough, Maine 04107  
www.gawrotur.com  
207.883.4377 or 1-800-431-6262

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# NISSEN BUILDING CONDOMINIUM

75 WASHINGTON AVENUE PORTLAND, MAINE



SHEET TITLE  
FIRST FLOOR  
VERTICAL BOUNDARY

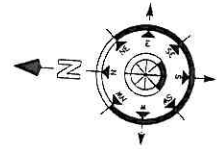
1ST FL

D.P.	03.13.14
PROJECT NO.	110513
LAWYER BY:	KD
CHECKED BY:	
DRAWING SCALE	1/16" = 1'-0"

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

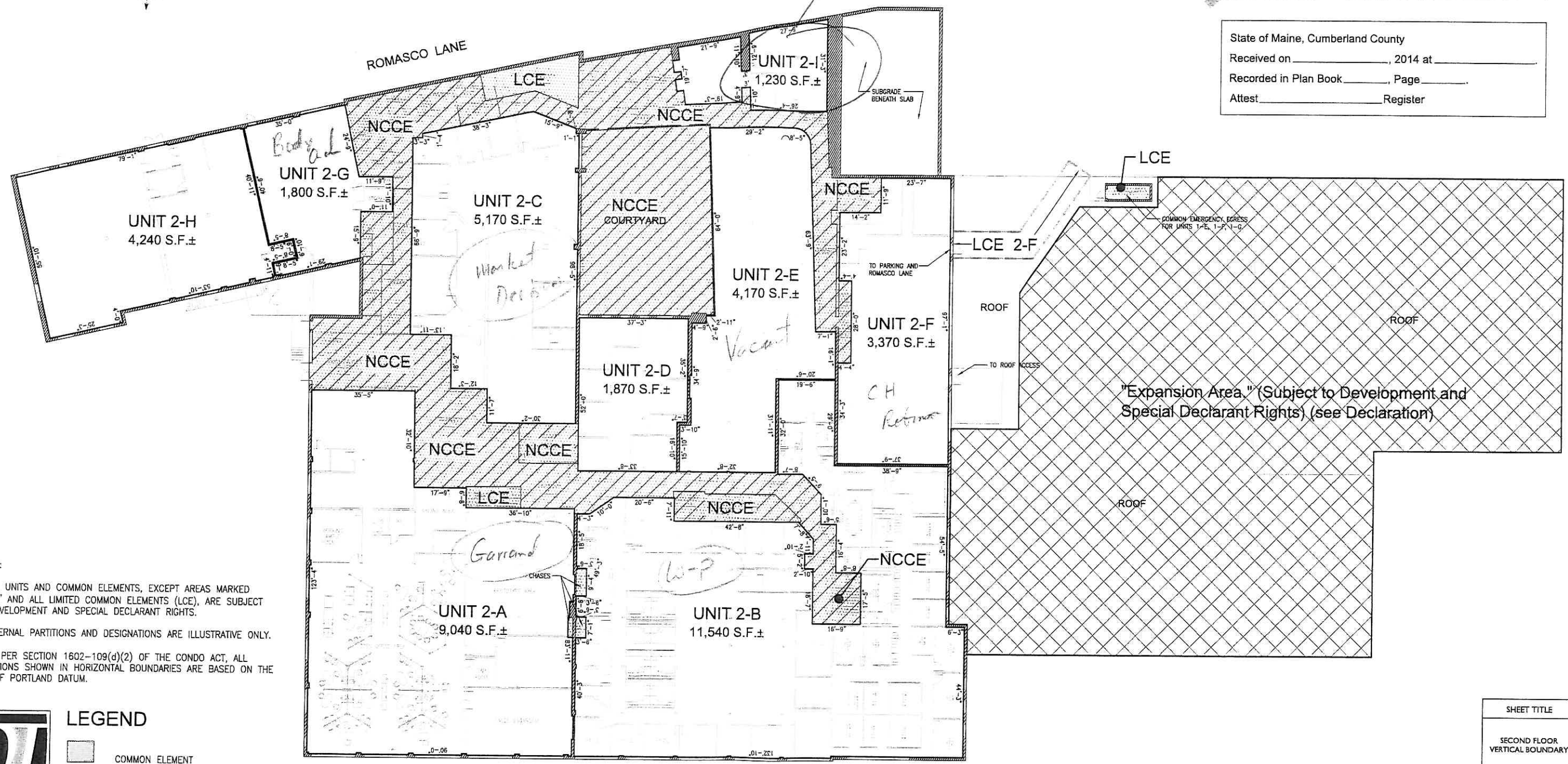
3/13/14





REGISTERED ARCHITECT  
 STANLEY W. GAWRON  
 GAWRON  
 11145  
 OF MAINE  
 STANLEY W. GAWRON  
 MAINE R.A. NO. 1145  
 DATE \_\_\_\_\_  
 IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

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



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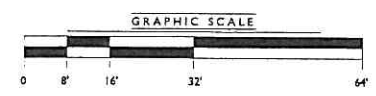
**LEGEND**

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

**Gawron Turgeon ARCHITECTS**  
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**NISSEN BUILDING CONDOMINIUM**  
 75 WASHINGTON AVENUE PORTLAND, MAINE

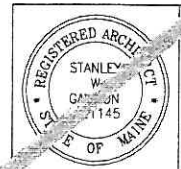
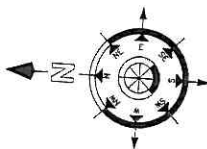


SHEET TITLE  
 SECOND FLOOR  
 VERTICAL BOUNDARY

**2ND FL**

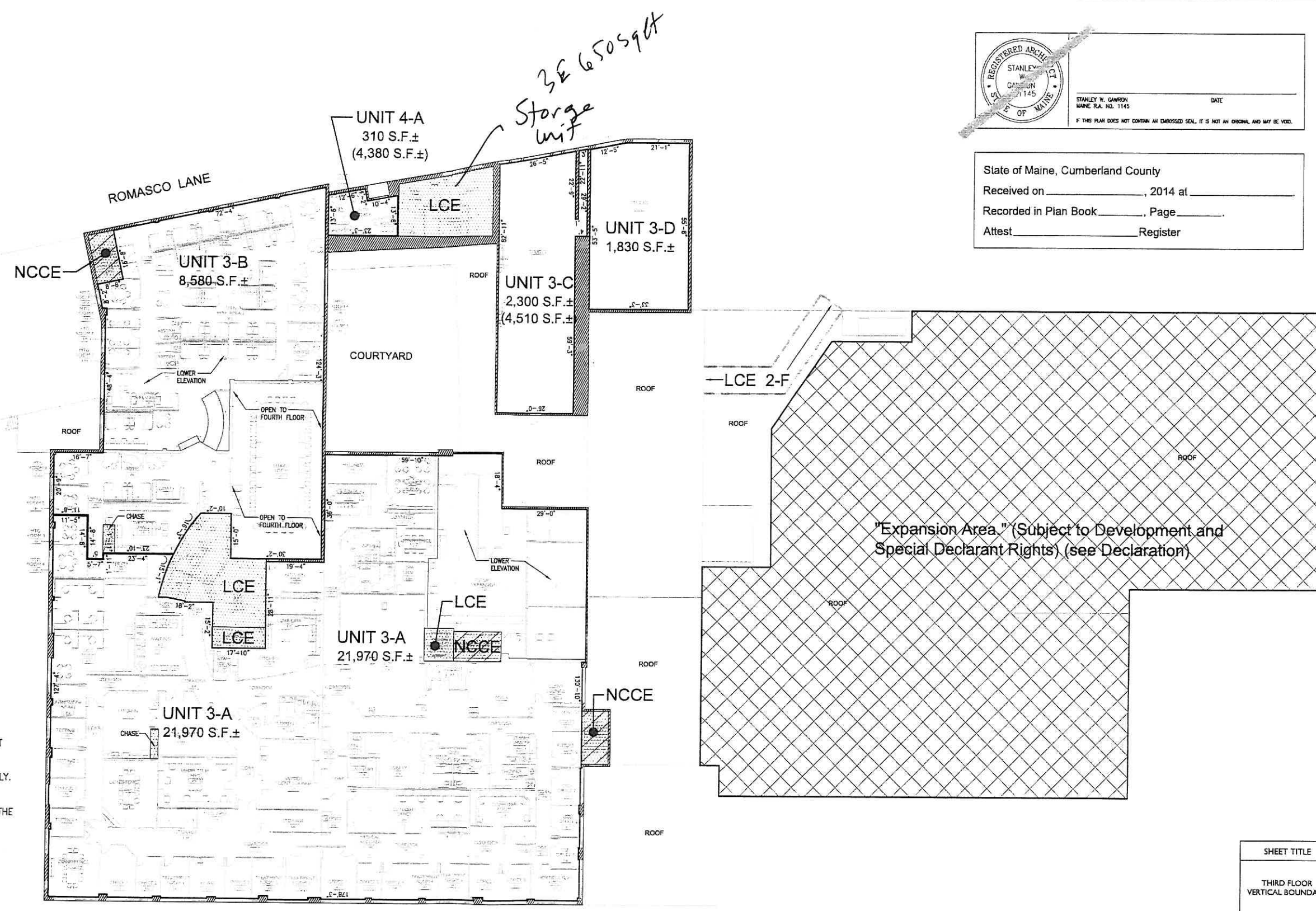
OWNER OF RECORD: A+M Partners, LLC  
 OWNER ADDRESS: 380 Warren Avenue  
 Portland, Maine 04103

DATE	03.13.14
PROJECT	110513
LAWN BY	KD
CHECKED BY	
DRAWING SCALE	1/16" = 1'-0"



STANLEY W. GAWRON  
MAINE, R.A. NO. 1145  
DATE \_\_\_\_\_  
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State of Maine, Cumberland County  
Received on \_\_\_\_\_, 2014 at \_\_\_\_\_  
Recorded in Plan Book \_\_\_\_\_, Page \_\_\_\_\_  
Attest \_\_\_\_\_ Register

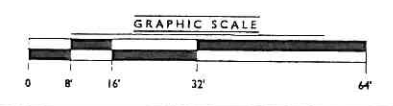


- NOTES:
1. ALL UNITS AND COMMON ELEMENTS, EXCEPT AREAS MARKED "NCCE" AND ALL LIMITED COMMON ELEMENTS (LCE), ARE SUBJECT TO DEVELOPMENT AND SPECIAL DECLARANT RIGHTS.
  2. INTERNAL PARTITIONS AND DESIGNATIONS ARE ILLUSTRATIVE ONLY.
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**LEGEND**

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



# NISSEN BUILDING CONDOMINIUM

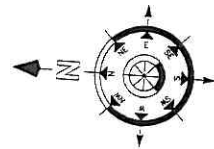
75 WASHINGTON AVENUE PORTLAND, MAINE

SHEET TITLE	
THIRD FLOOR VERTICAL BOUNDARY	
3RD FL	
DATE:	03.13.14
PROJECT:	110513
DRAWN BY:	KD
CHECKED BY:	
DRAWING SCALE:	1/16" = 1'-0"

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

1/16" = 1'-0" (Scale)





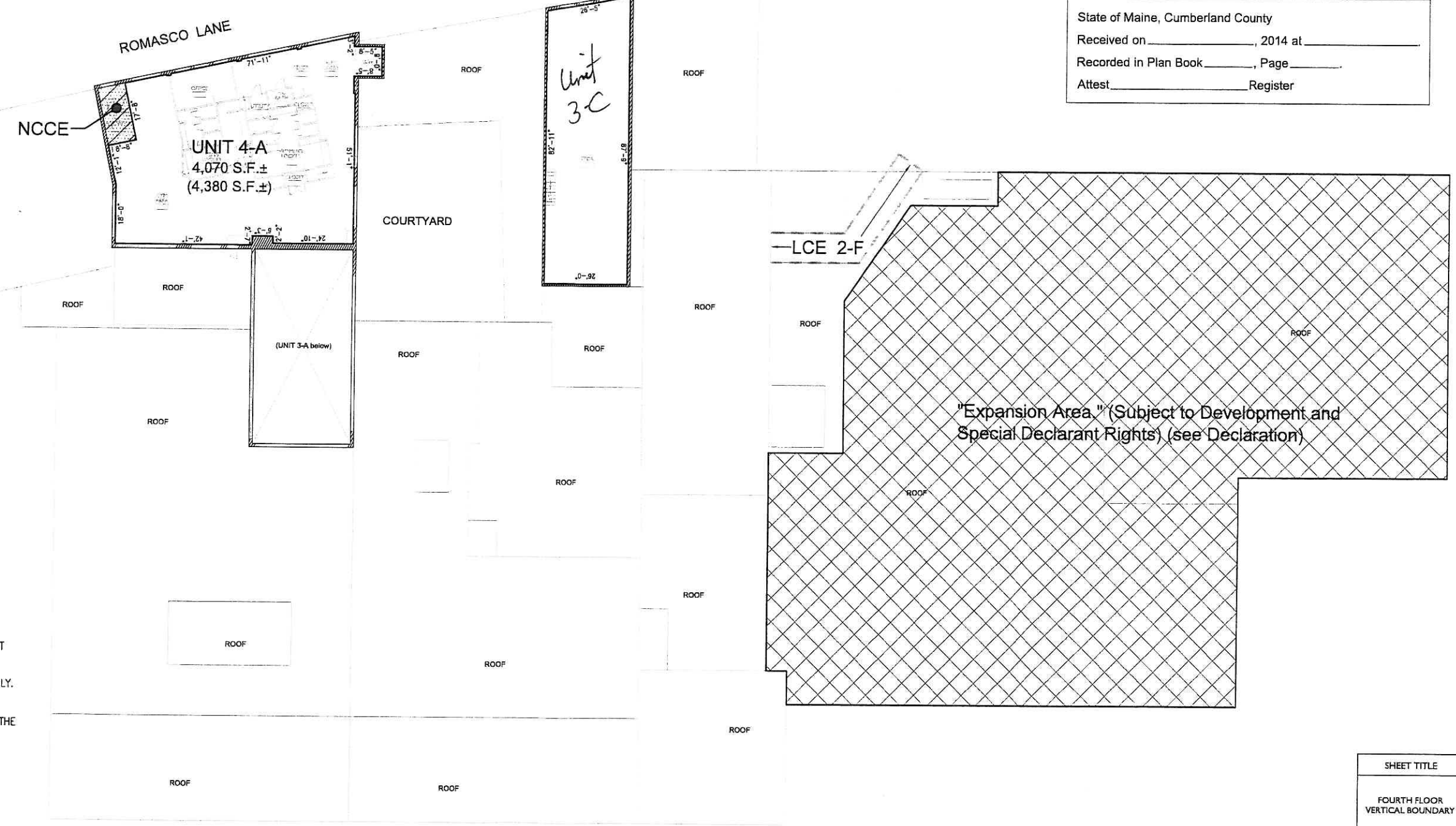
REGISTERED ARCHITECT  
STANLEY W. GAWRON  
MAINE R.A. NO. 1145  
STATE OF MAINE

DATE \_\_\_\_\_

STANLEY W. GAWRON  
MAINE R.A. NO. 1145

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

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



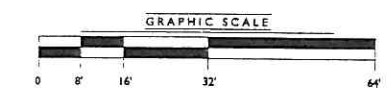
- NOTES:
1. ALL UNITS AND COMMON ELEMENTS, EXCEPT AREAS MARKED "NCCE" AND ALL LIMITED COMMON ELEMENTS (LCE), ARE SUBJECT TO DEVELOPMENT AND SPECIAL DECLARANT RIGHTS.
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**LEGEND**

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

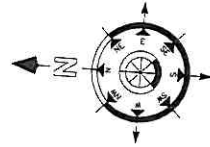



SHEET TITLE	
FOURTH FLOOR VERTICAL BOUNDARY	
<b>4TH FL</b>	
DATE	03.13.14
PROJECT #	110513
DRAWN BY	KD
CHECKED BY	
DRAWING SCALE	1/16" = 1'-0"

# NISSEN BUILDING CONDOMINIUM

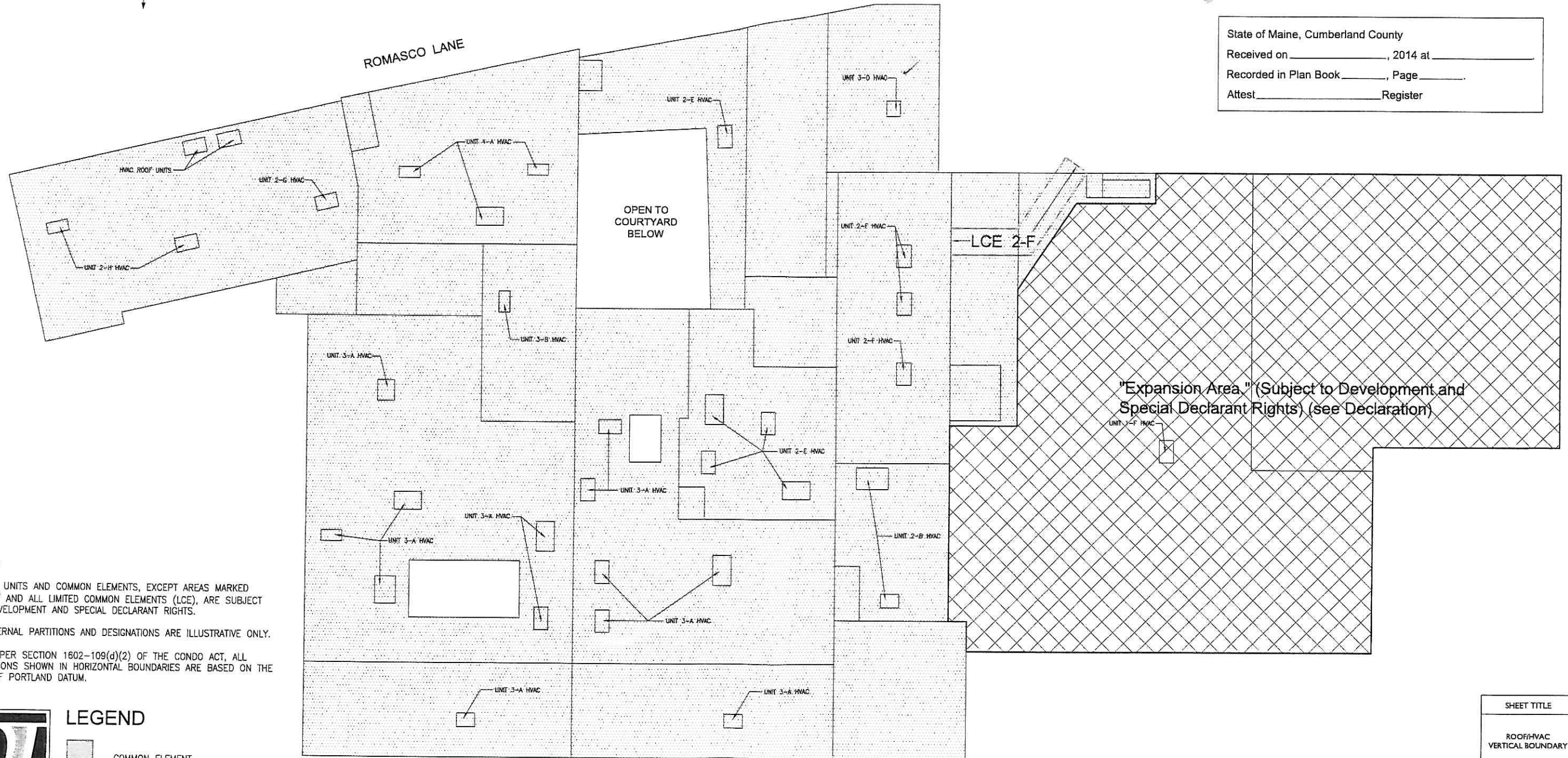
75 WASHINGTON AVENUE PORTLAND, MAINE

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




 STANLEY W. GAWRON  
 ARCHITECT  
 NO. 1145  
 STATE OF MAINE  
 DATE \_\_\_\_\_  
 IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.





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



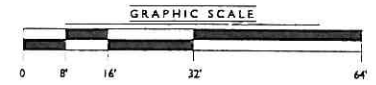
- NOTES:
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**LEGEND**

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

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

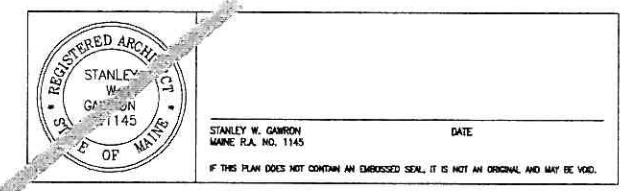


SHEET TITLE	
ROOF/HVAC VERTICAL BOUNDARY	
<b>ROOF</b>	
DATE:	03.13.14
PROJECT:	110513
DRAWN BY:	KD
CHECKED BY:	
DRAWING SCALE:	1/16" = 1'-0"

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

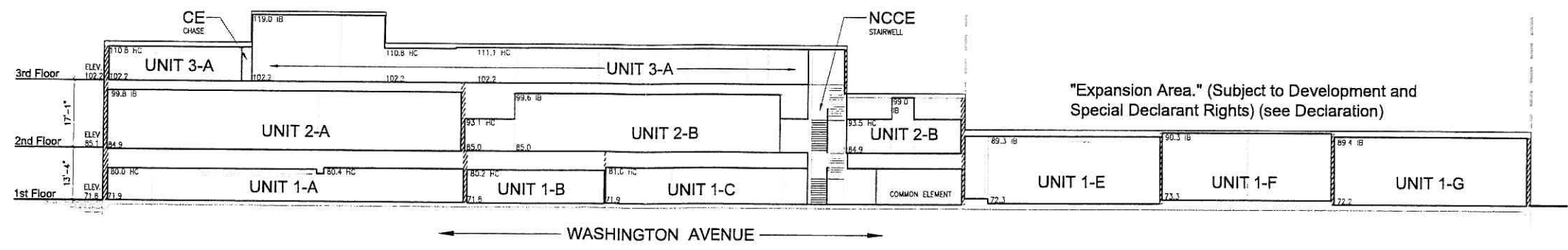
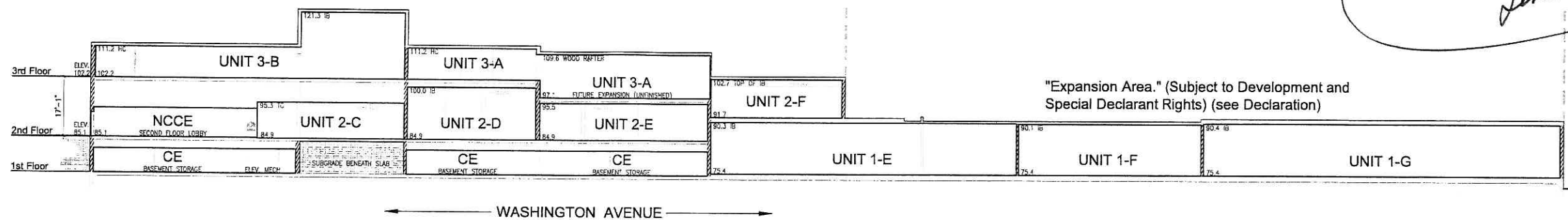
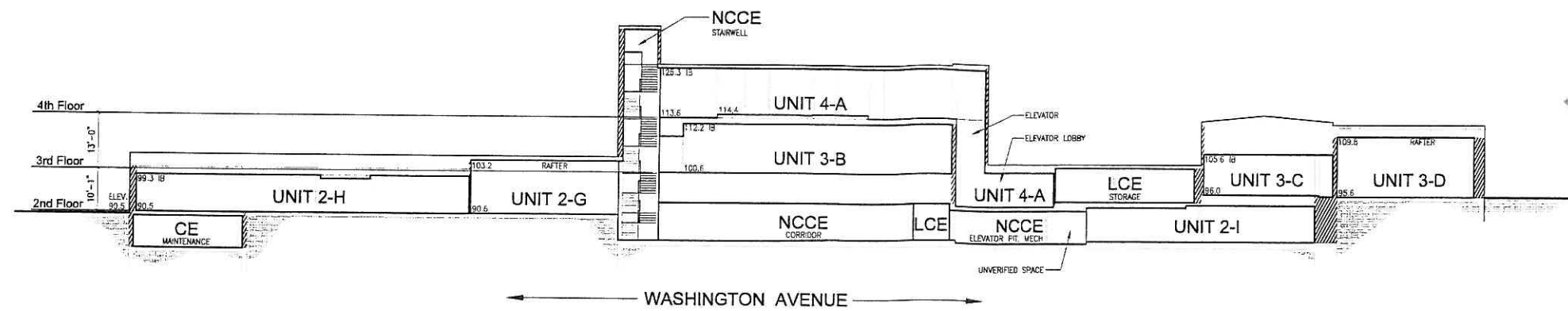
1/11/14 10:51 AM Nissen Building Condominium.dwg (11/14/14) Stanley W. Gawron, 1145





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

*Show Section Jones*



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**LEGEND**

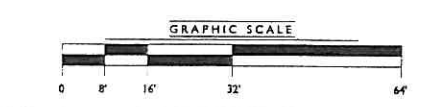
- COMMON ELEMENT
- UNIT BOUNDARY
- LCE LIMITED COMMON ELEMENT
- NCCE NON-CONVERTIBLE COMMON ELEMENT

**Gawron Turgeon ARCHITECTS**  
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 Scarborough, Maine 04077  
 www.gawronturgeon.com  
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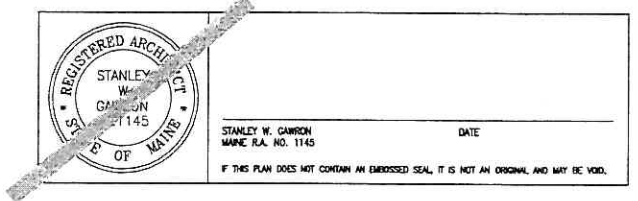
# NISSEN BUILDING CONDOMINIUM

75 WASHINGTON AVENUE PORTLAND, MAINE

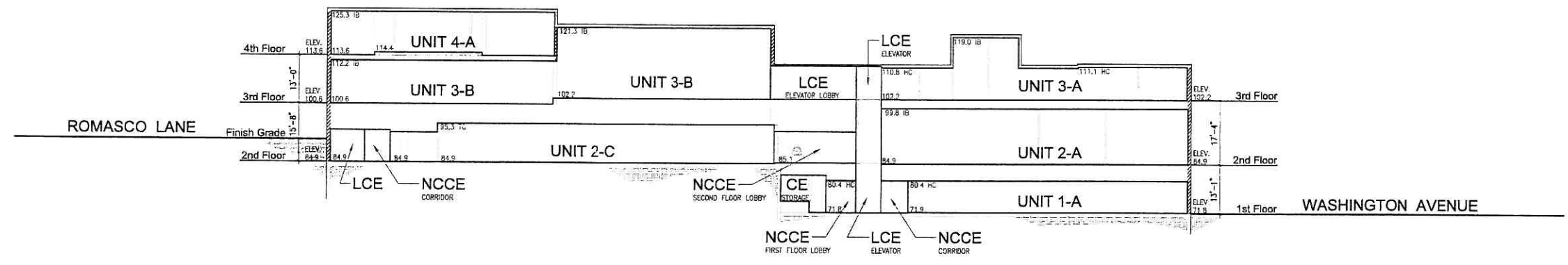
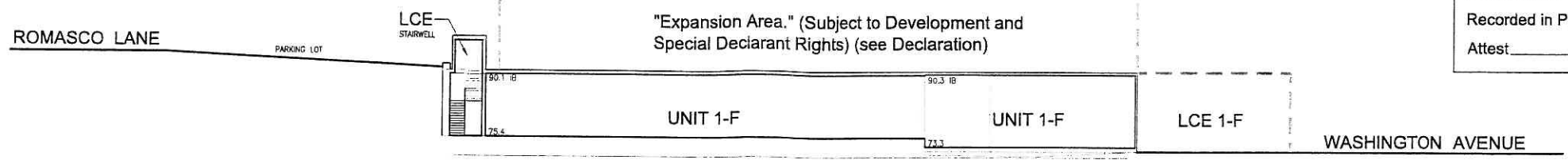


OWNER OF RECORD: A+M Partners, LLC  
 OWNER ADDRESS: 380 Warren Avenue  
 Portland, Maine 04103

SHEET TITLE	
HORIZONTAL BOUNDARY SHEET 1	
<b>HB 1</b>	
DATE:	03.13.14
PROJECT:	110513
DRAWN BY:	KD
CHECKED BY:	
DRAWING SCALE:	1/16" = 1'-0"



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

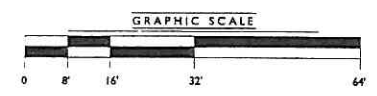
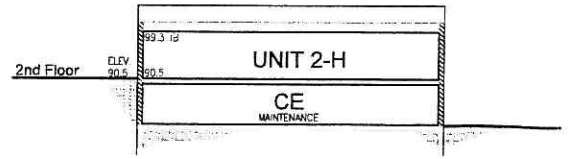


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  2. INTERNAL PARTITIONS AND DESIGNATIONS ARE ILLUSTRATIVE ONLY.
  3. AS PER SECTION 1602-109(d)(2) OF THE CONDO ACT, ALL ELEVATIONS SHOWN IN HORIZONTAL BOUNDARIES ARE BASED ON THE CITY OF PORTLAND DATUM.



**LEGEND**

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



# NISSEN BUILDING CONDOMINIUM

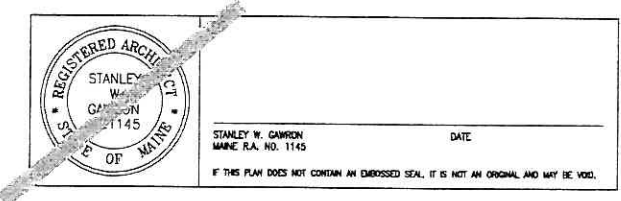
75 WASHINGTON AVENUE PORTLAND, MAINE

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

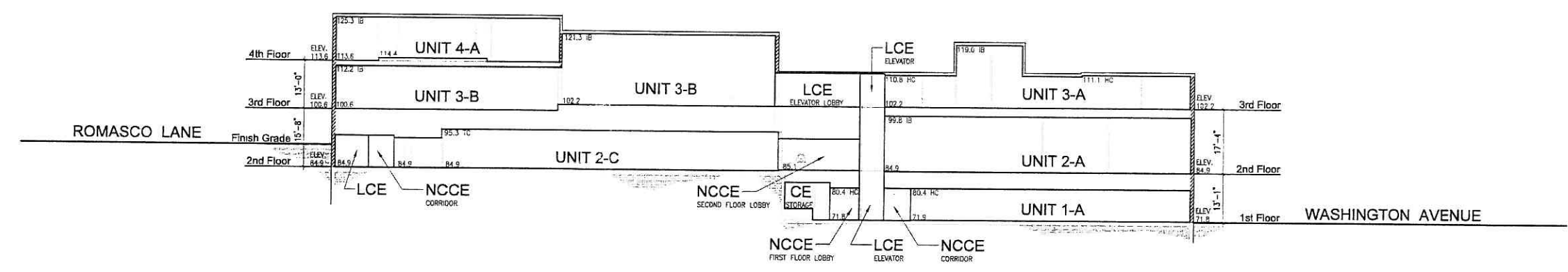
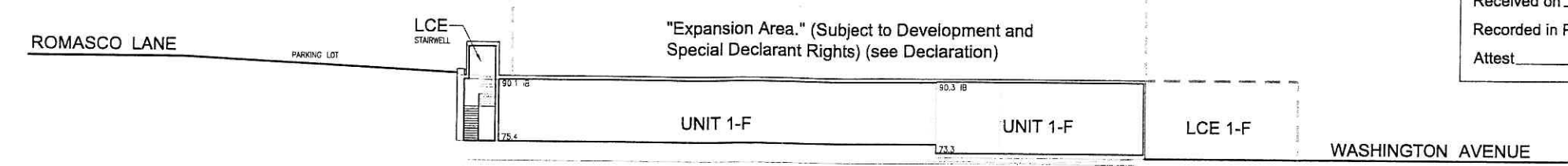
SHEET TITLE	
HORIZONTAL BOUNDARY SHEET 2	
HB 2	
DATE: 03.13.14	PROJECT: 110513
DRAWN BY: KD	CHECKED BY:
DRAWING SCALE: 1/16" = 1'-0"	

1105131013 - Nissen Building Condominium - Architecture & Interior Design - 03/13/14 - 1105131013 - 1105131013 - 1105131013





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

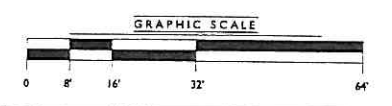
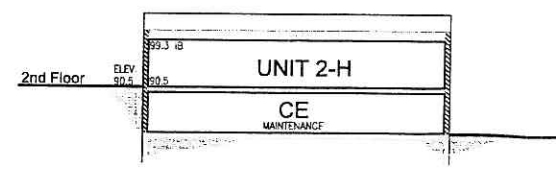


- NOTES:
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75 WASHINGTON AVENUE PORTLAND, MAINE

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SHEET TITLE	
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<b>HB.2</b>	
DATE	03.13.14
PROJECT	110513
LAWN BY	KD
CHECKED BY	
DRAWING SCALE	1/16" = 1'-0"