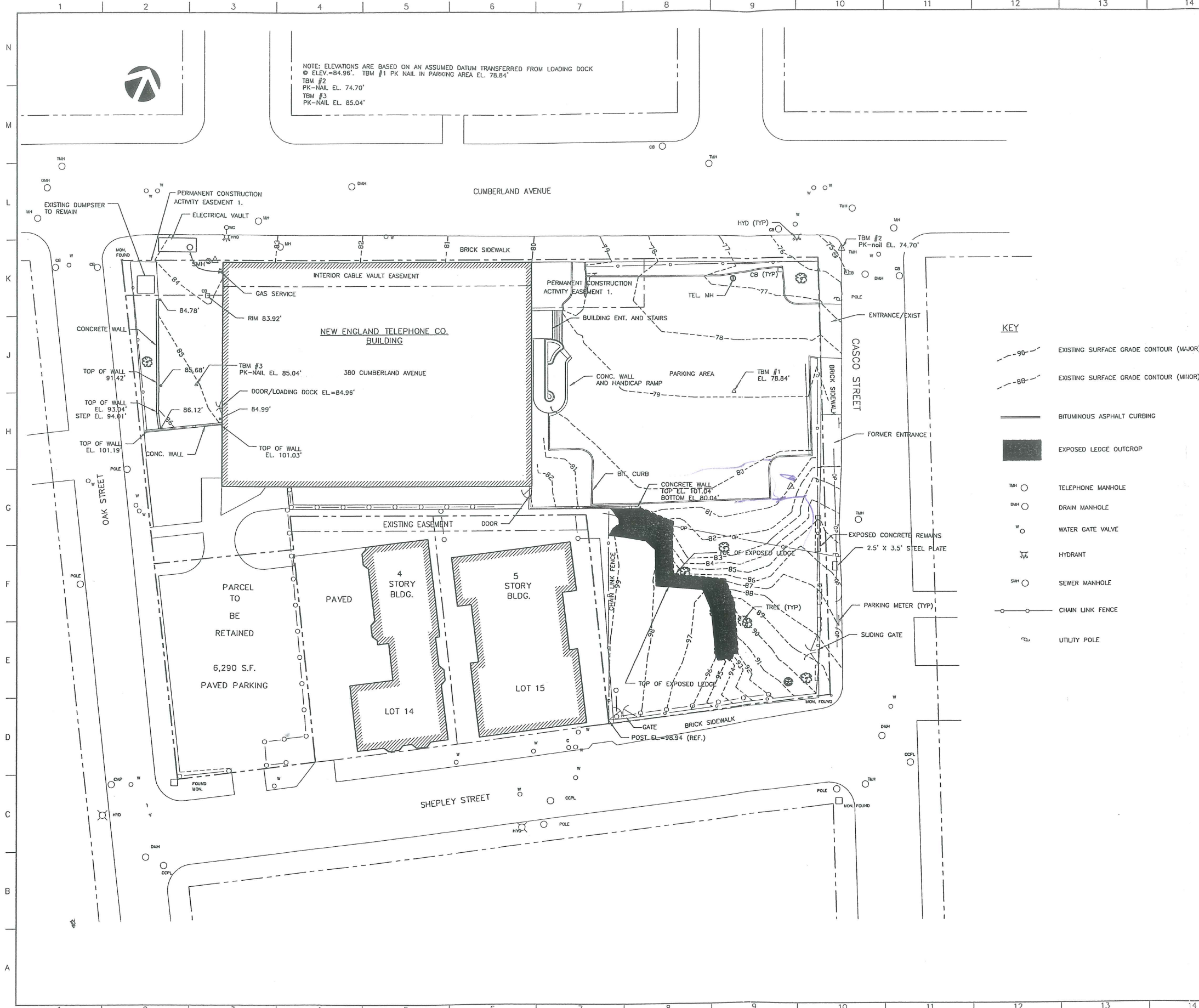


33-K-8

2005-0263

341. Cumberland Ave.

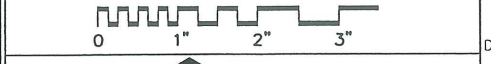
The Earl
Archetype



- KEY**
- 90- EXISTING SURFACE GRADE CONTOUR (MAJOR)
 - 88- EXISTING SURFACE GRADE CONTOUR (MINOR)
 - BITUMINOUS ASPHALT CURBING
 - EXPOSED LEDGE OUTCROP
 - TMH ○ TELEPHONE MANHOLE
 - DMH ○ DRAIN MANHOLE
 - W ○ WATER GATE VALVE
 - HYDRANT
 - SMH ○ SEWER MANHOLE
 - CHAIN LINK FENCE
 - U ○ UTILITY POLE

GZA
 GeoEnvironmental, Inc.
 One Edgewater Drive
 Norwood, Massachusetts 02062

2	PROGRESS SET	05/09/01
no. revisions/submissions		date

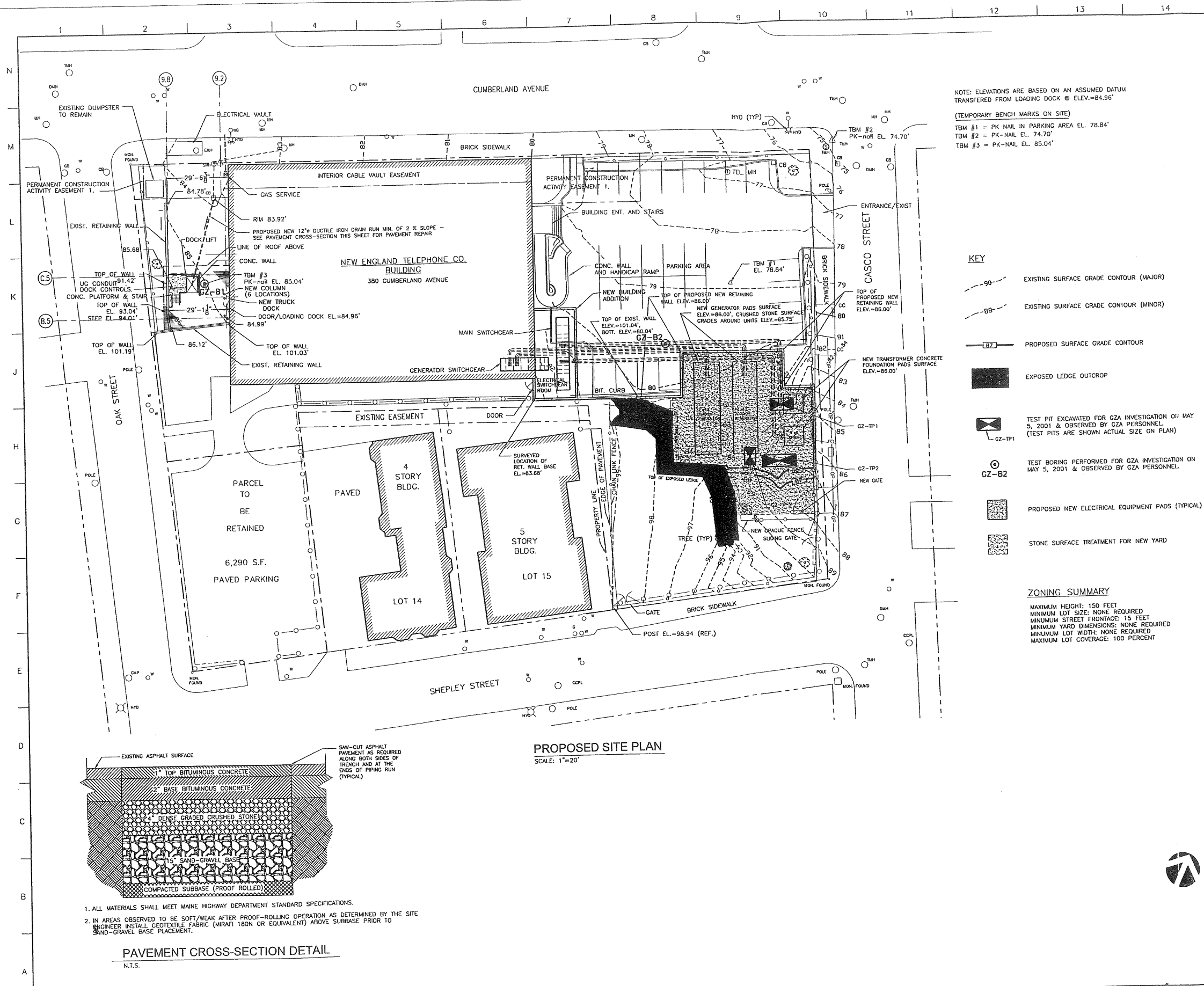


Einhorn Yaffee Prescott ARCHITECTURE & ENGINEERING, P.C.
 TWENTY-FOUR SCHOOL STREET
 BOSTON, MA 02108 617.305.9000
 ALBANY, NY NEW YORK, NY WASHINGTON, DC
 LOS ANGELES, CA BOSTON, MA

Commtel Data Center
380 Cumberland Avenue
 Portland, Maine

drawing title **SITE PLAN**
EXISTING SITE CONDITIONS

seal PROGRESS 5/9/2001 PRINT NOT FOR CONSTRUCTION	designed by CS	project no. 5501001.00
	drawn by CB	CAD file no.
	checked by WH	drawing no.
	date	C-101 of
	scale 1"=20'	



NOTE: ELEVATIONS ARE BASED ON AN ASSUMED DATUM TRANSFERRED FROM LOADING DOCK @ ELEV.=84.96'

(TEMPORARY BENCH MARKS ON SITE)

TBM #1 = PK NAIL IN PARKING AREA EL. 78.84'

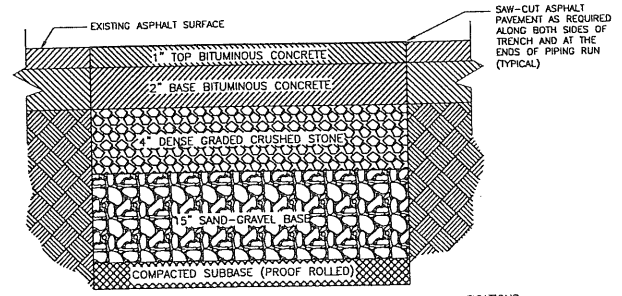
TBM #2 = PK-NAIL EL. 74.70'

TBM #3 = PK-NAIL EL. 85.04'

- KEY**
- 90- EXISTING SURFACE GRADE CONTOUR (MAJOR)
 - 88- EXISTING SURFACE GRADE CONTOUR (MINOR)
 - 87- PROPOSED SURFACE GRADE CONTOUR
 - EXPOSED LEDGE OUTCROP
 - ⊠ GZ-TP1 TEST PIT EXCAVATED FOR GZA INVESTIGATION ON MAY 5, 2001 & OBSERVED BY GZA PERSONNEL. (TEST PITS ARE SHOWN ACTUAL SIZE ON PLAN)
 - ⊙ GZ-B2 TEST BORING PERFORMED FOR GZA INVESTIGATION ON MAY 5, 2001 & OBSERVED BY GZA PERSONNEL.
 - PROPOSED NEW ELECTRICAL EQUIPMENT PADS (TYPICAL)
 - STONE SURFACE TREATMENT FOR NEW YARD

ZONING SUMMARY

MAXIMUM HEIGHT: 150 FEET
 MINIMUM LOT SIZE: NONE REQUIRED
 MINIMUM STREET FRONTAGE: 15 FEET
 MINIMUM YARD DIMENSIONS: NONE REQUIRED
 MINIMUM LOT WIDTH: NONE REQUIRED
 MAXIMUM LOT COVERAGE: 100 PERCENT



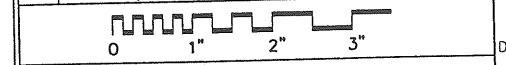
1. ALL MATERIALS SHALL MEET MAINE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS.
2. IN AREAS OBSERVED TO BE SOFT/WEAK AFTER PROOF-ROLLING OPERATION AS DETERMINED BY THE SITE ENGINEER, INSTALL GEOTEXTILE FABRIC (MIRAF 150N OR EQUIVALENT) ABOVE SUBBASE PRIOR TO SAND-GRAVEL BASE PLACEMENT.

PAVEMENT CROSS-SECTION DETAIL
N.T.S.

PROPOSED SITE PLAN
SCALE: 1"=20'

GIA
GeoEnvironmental, Inc.
One Edgewater Drive
Norwood, Massachusetts 02062

2	PROGRESS SET	05/09/01
no. revisions/submissions		date

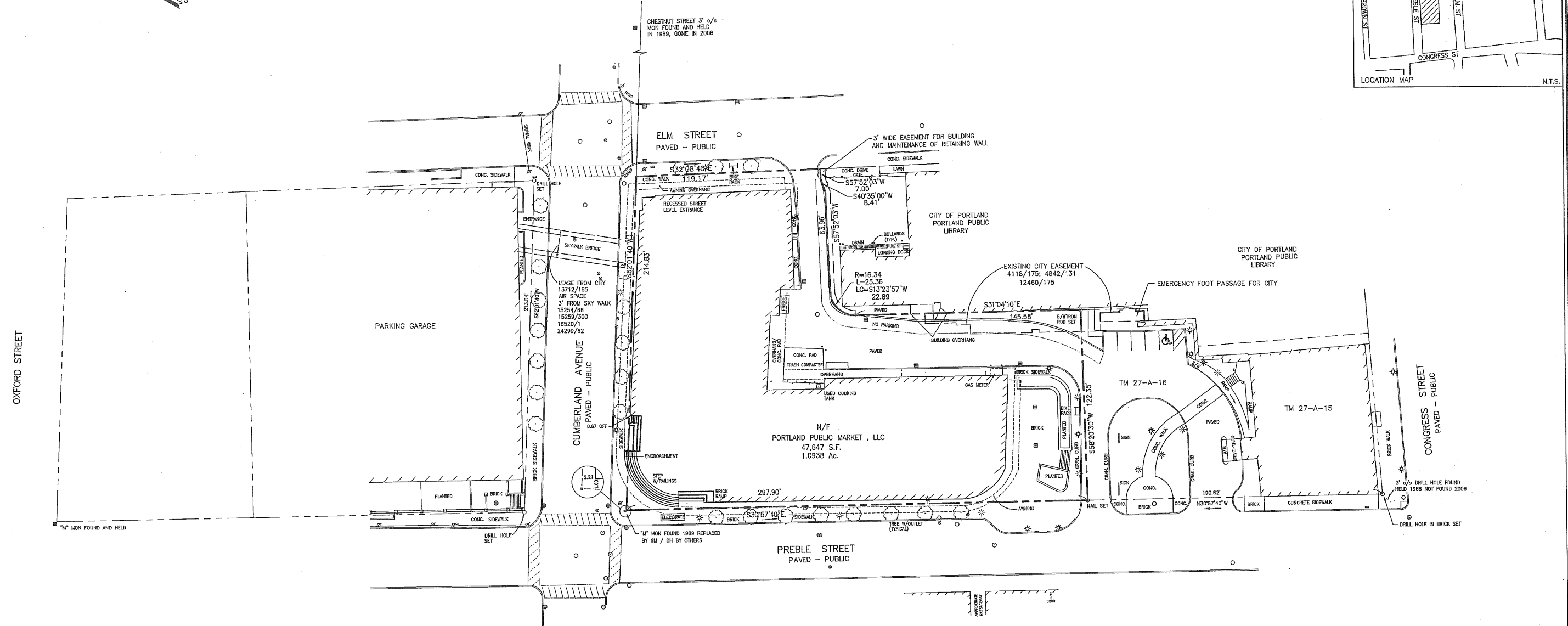
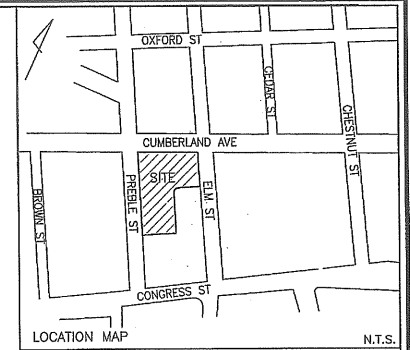
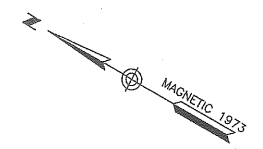


Einhorn Yaffee Prescott ARCHITECTURE & ENGINEERING, P.C.
 THIRTY-FOUR SCHOOL STREET
 BOSTON, MA 02108 617.365-9900
 ALBANY, NY NEW YORK, NY WHITE PLAINS, NY
 LOS ANGELES, CA BOSTON, MA

CommTel Data Center
380 Cumberland Avenue
Portland, Maine

drawing title
PROPOSED SITE PLAN

seal	designed by CS	project no. 5501001.00
PROGRESS PRINT NOT FOR CONSTRUCTION	drawn by CB	CAD file no.
	checked by WH	drawing no.
	date	C-102
scale 1"=20'	of	



PLAN REFERENCES:

- 1) STANDARD BOUNDARY SURVEY ON CONGRESS & PREBLE STREET, PORTLAND, MAINE, FOR MONUMENT SQUARE ASSOC. DATED APRIL 24, 1989, REVISED 4-27-95 BY OWEN HASKELL, INC.
- 2) LAND TITLE SURVEY ON CUMBERLAND AVENUE AND PREBLE STREET, PORTLAND, MAINE, FOR AUGUST CORPORATION, JULY 6, 1995, BY OWEN HASKELL, INC.
- 3) PLAN OF LAND AT CONGRESS AND ELM STREETS IN PORTLAND, MAINE FOR THE CITY OF PORTLAND DATED FEB. 17, 1997 BY OWEN HASKELL, INC.
- 4) STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY ON CUMBERLAND AVE., PREBLE ST. & ELM ST., PORTLAND, MAINE MADE FOR AUGUST CORPORATION DATED OCT. 25, 1996 REVISED THRU 5-28-97 BY OWEN HASKELL, INC.
- 5) LAND TITLE SURVEY ON CUMBERLAND AVENUE & PREBLE STREET, PORTLAND, MAINE FOR AUGUST CORPORATION JULY 20, 1995 REVISED 9-5-95 OWEN HASKELL, INC. JOB NO. 95125P.
- 6) ALTA/ACSM LAND TITLE SURVEY ON CONGRESS STREET, CUMBERLAND AVENUE, PREBLE STREET & ELM STREET, PORTLAND, MAINE MADE FOR RECORD OWNER OCTOBER CORPORATION AUGUST 23, 2006 BY OWEN HASKELL, INC. JOB NO. 2006-134P.

NOTES:

- 1) OWNER OF RECORD: PORTLAND PUBLIC MARKET, LLC FORMERLY 25 PREBLE STREET, LLC, 113 FORESIDE ROAD, FALMOUTH, MAINE C.C.R.D. BOOK 26434 PAGE 247.
- 2) STREET LINES DETERMINED FROM CITY OF PORTLAND ENGINEERING DEPARTMENT RECORDS AND AS SHOWN ON PLAN REFERENCE 1.
- 3) SUBJECT PROPERTIES FALL IN ZONE C, AREAS OF MINIMAL FLOODING, ON FLOOD INSURANCE RATE MAP 230051-00139 EFFECTIVE DATE JULY 17, 1986.
- 4) PARCEL IS LOCATED IN THE B3 ZONE: NO MINIMUM SETBACK; MAXIMUM SETBACK OF 5' FROM STREET LINE EXCEPT WITH PLANNING BOARD APPROVAL.
- 5) THIS PLAN IS BASED ON PLAN REFERENCE 6 AND A FIELD INSPECTION ON JANUARY 27, 2009.

CERTIFICATION:

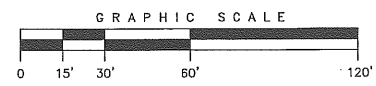
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

2-10-2009
DATE *John C. Schwanda*
JOHN C. SCHWANDA, PLS NO. 1252



PLAN OF LAND		
ON CUMBERLAND AVENUE, PREBLE STREET & ELM STREET PORTLAND, MAINE MADE FOR WINSTON SCOTT ARCHITECTS		
OWEN HASKELL, INC. 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
Drwn By JCS	Date FEBRUARY 10, 2009	Job No. 2009-010P
Trace By JLV/RWC	Scale 1" = 30'	Drwg. No. 1
Check By JCS		
Book No. 488		

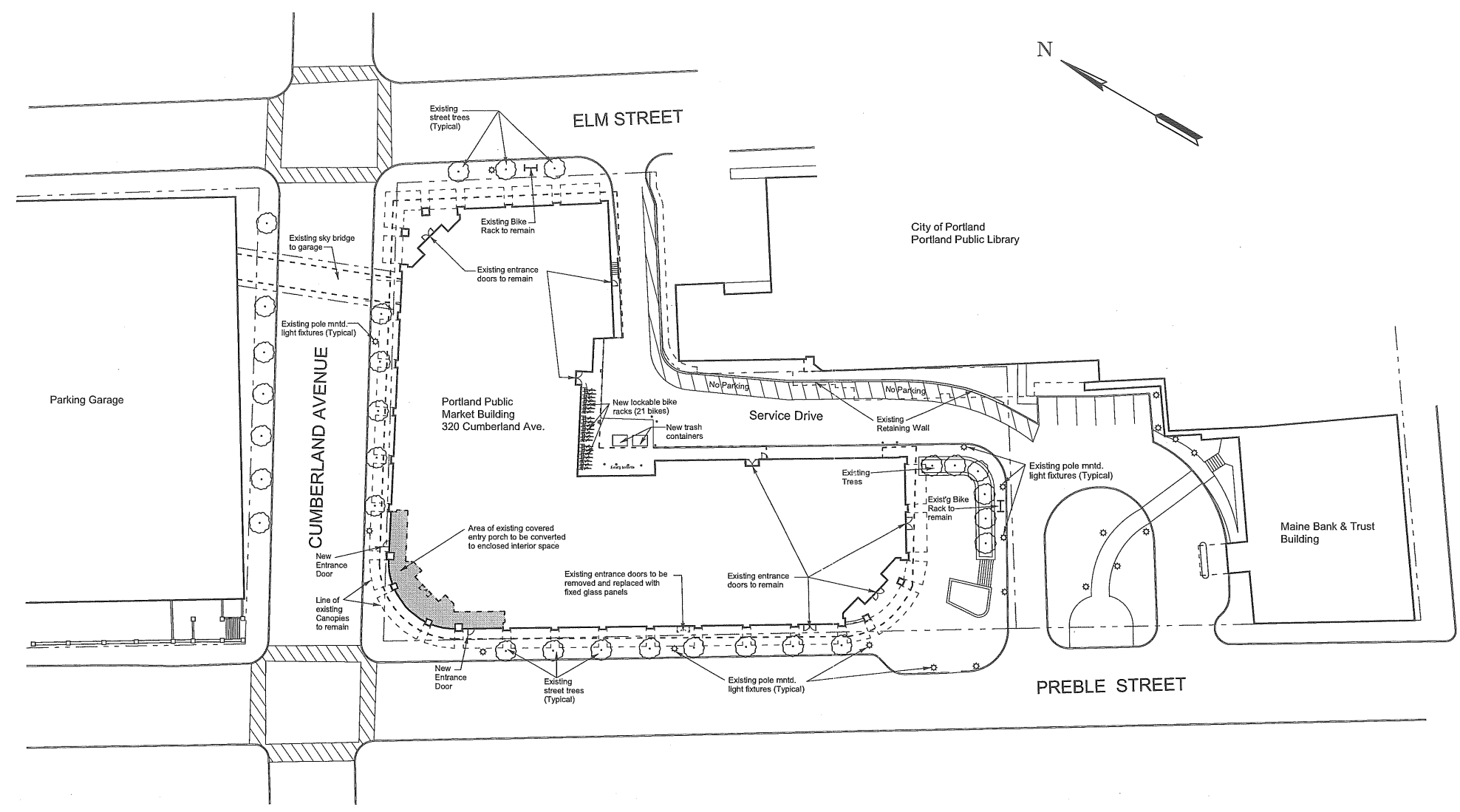
- LEGEND:**
- WATER VALVE
 - GAS VALVE
 - HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - CURB
 - OVERHEAD UTILITIES
 - FENCE



B-2



**POWERPAY
OFFICE FIT UP**



**Winton Scott
Architects**
5 Milk Street
Portland, ME 04101

**Wright Ryan
Construction, Inc.**
10 Danforth Street
Portland, ME 04101

**Becker Structural
Engineers, Inc.**
75 York Street
Portland, Maine 04101

**Mechanical
Systems
Engineers**
10 Royal River Center
Yarmouth, Maine 04096

Bartlett Design
942 Washington Ave.
Bath, Maine 04530

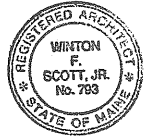
Fore Solutions
386 Fore Street
Portland, Maine 04101

SITE PLAN

L1.1

SITE PLAN BASED ON SURVEY TITLED: "PLAN OF LAND ON CUMBERLAND AVENUE, PREBLE STREET & ELM STREET PORTLAND, MAINE MADE FOR WINTON SCOTT ARCHITECTS" DATED FEBRUARY 10, 2009 AND PREPARED BY OWEN HASKELL, INC.

B-3



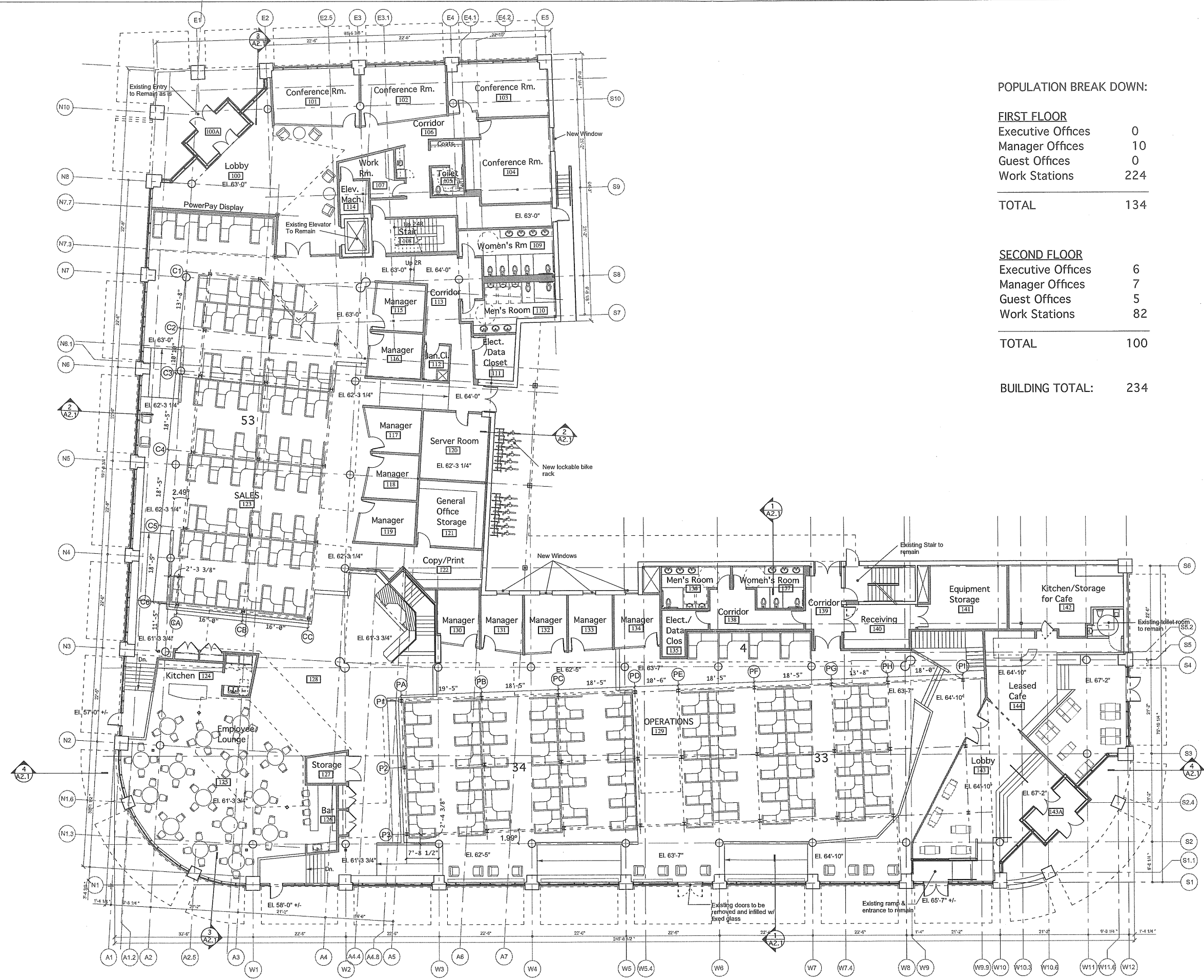
**POWERPAY
OFFICE FIT UP**

POPULATION BREAK DOWN:

FIRST FLOOR	
Executive Offices	0
Manager Offices	10
Guest Offices	0
Work Stations	224
TOTAL	134

SECOND FLOOR	
Executive Offices	6
Manager Offices	7
Guest Offices	5
Work Stations	82
TOTAL	100

BUILDING TOTAL: 234



**Winton Scott
Architects**
5 Milk Street
Portland, ME 04101

**Wright Ryan
Construction, Inc.**
10 Danforth Street
Portland, ME 04101

**Becker Structural
Engineers, Inc.**
75 York Street
Portland, Maine 04101

**Mechanical
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Engineers**
10 Royal River Center
Yarmouth, Maine 04096

Bartlett Design
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Bath, Maine 04530

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Portland, Maine 04101

FIRST FLOOR PLAN

A1.1

B-4



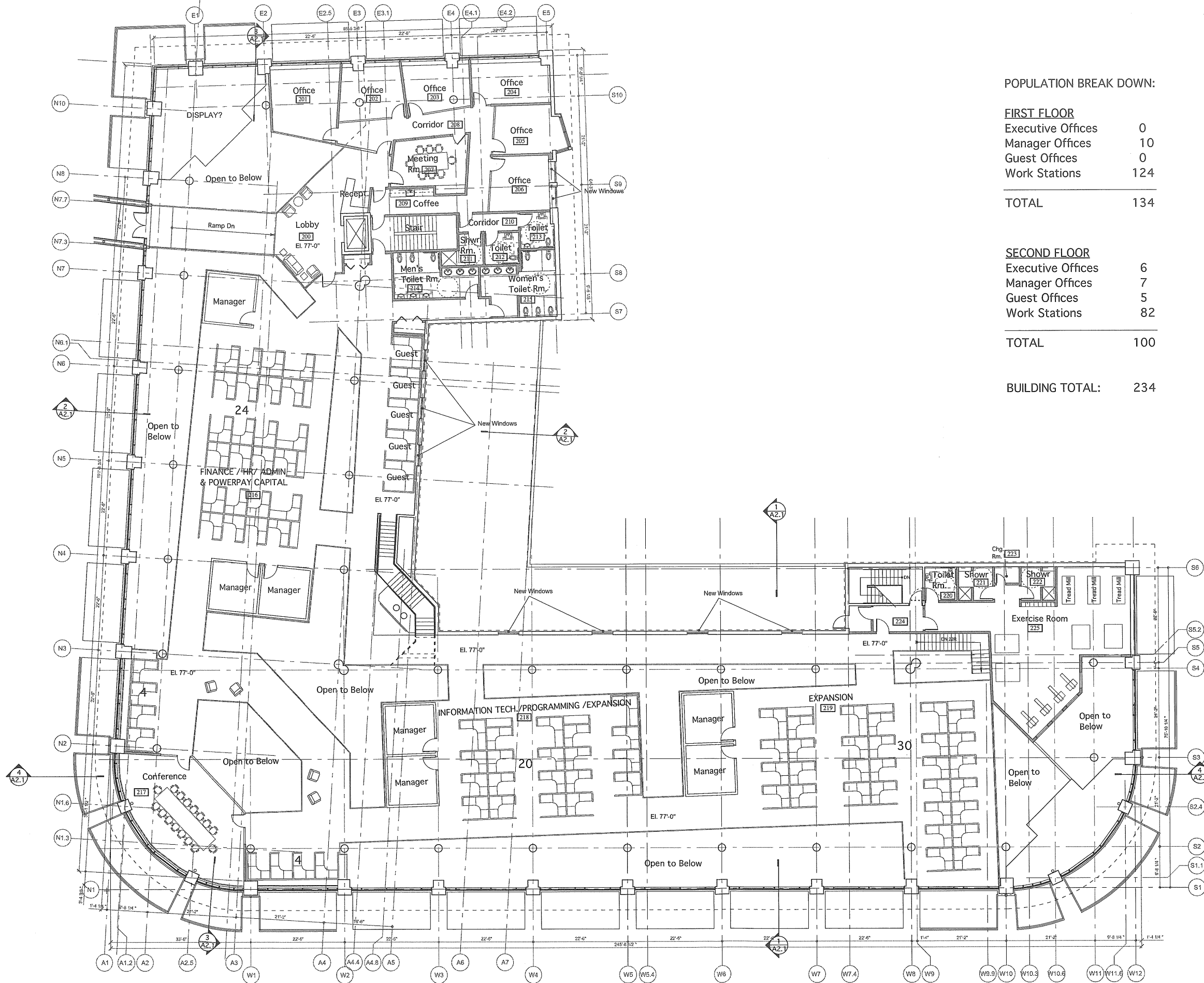
**POWERPAY
OFFICE FIT UP**

POPULATION BREAK DOWN:

FIRST FLOOR	
Executive Offices	0
Manager Offices	10
Guest Offices	0
Work Stations	124
TOTAL	134

SECOND FLOOR	
Executive Offices	6
Manager Offices	7
Guest Offices	5
Work Stations	82
TOTAL	100

BUILDING TOTAL: 234



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Architects**
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Engineers**
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Yarmouth, Maine 04096

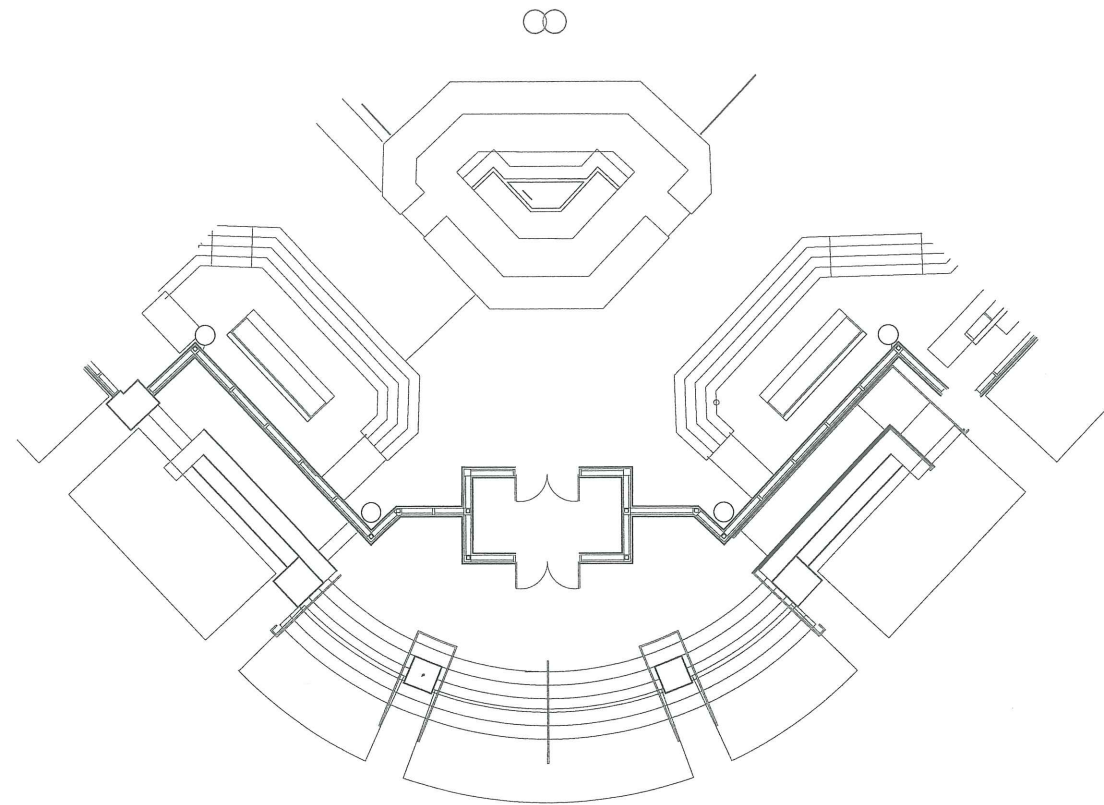
Bartlett Design
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Bath, Maine 04530

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Portland, Maine 04101

**SECOND FLOOR
PLAN**

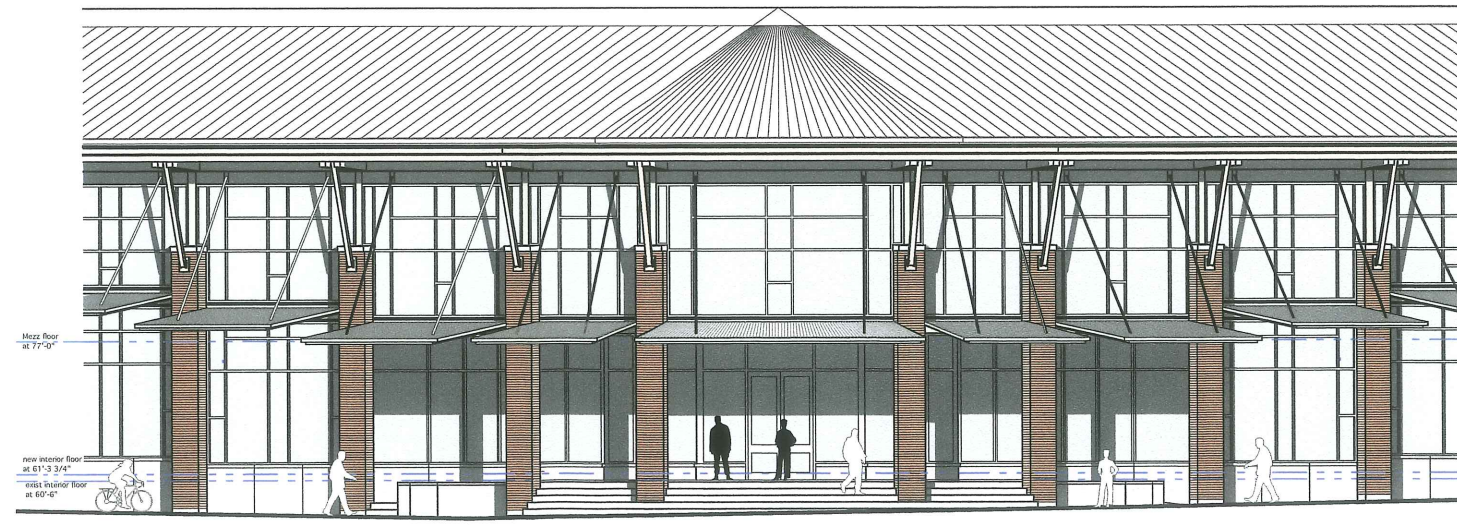
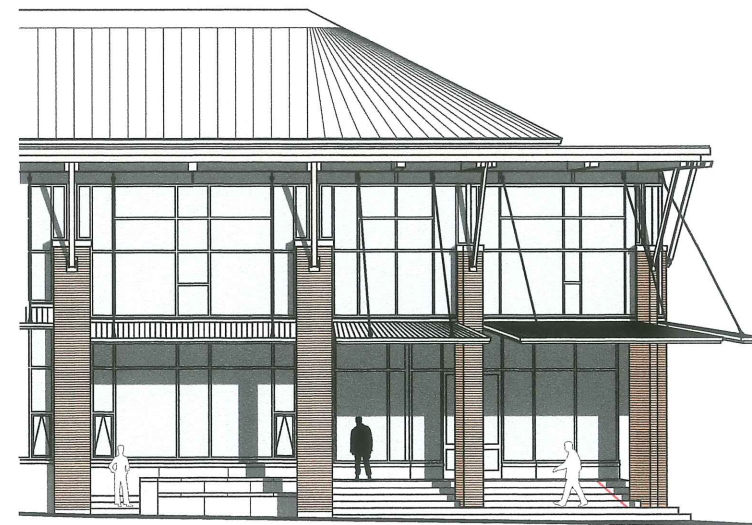
A1.2

B-5



CORNER ENTRANCE PLAN- EXISTING CONDITIONS

1/8" = 1'-0"



CORNER FACADE- EXISTING CONDITIONS

1/8" = 1'-0"

**POWERPAY
OFFICE FIT UP**

**Winton Scott
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Portland, ME 04101

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Engineers, Inc.**
75 York Street
Portland, Maine 04101

**Mechanical
Systems
Engineers**
10 Royal River Center
Yarmouth, Maine 04096

Bartlett Design
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Bath, Maine 04530

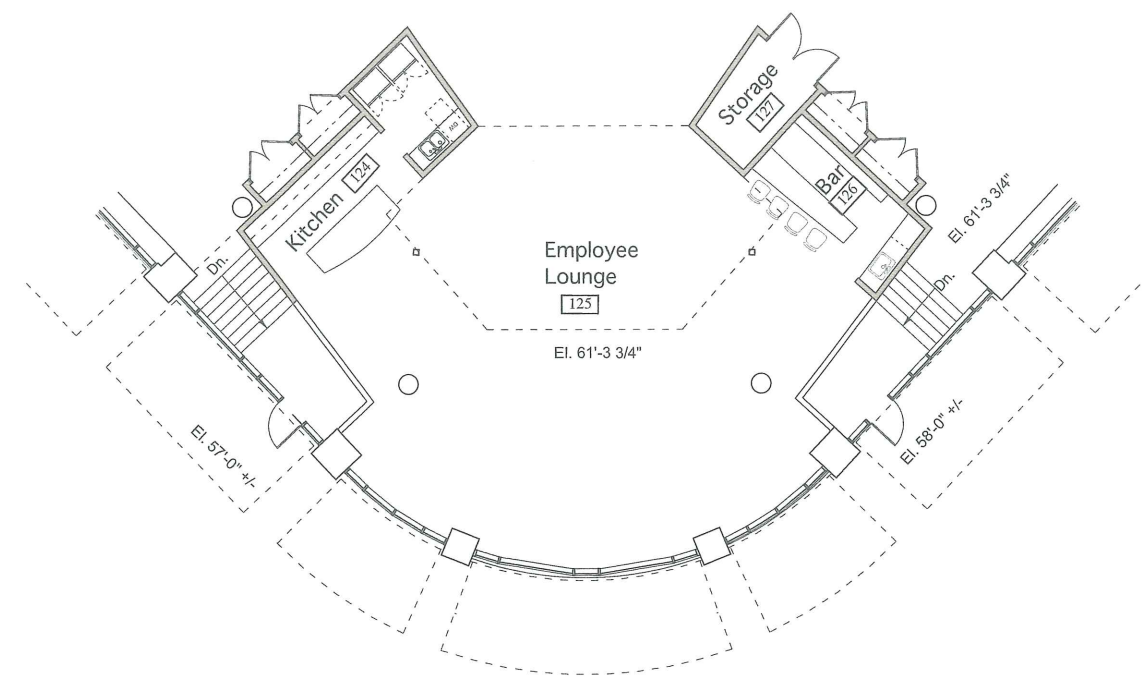
Fore Solutions
386 Fore Street
Portland, Maine 04101

EXISTING
CORNER
ELEVATIONS

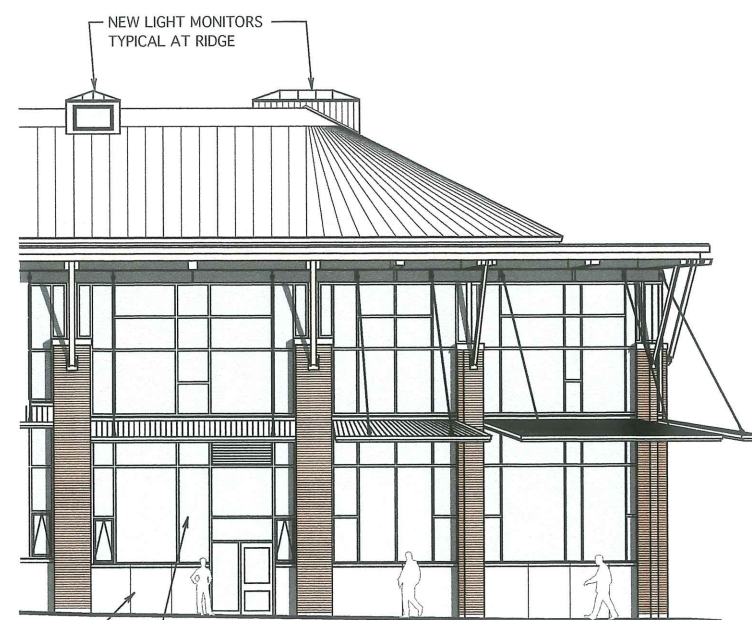
A3.1

B-6

**POWERPAY
OFFICE FIT UP**



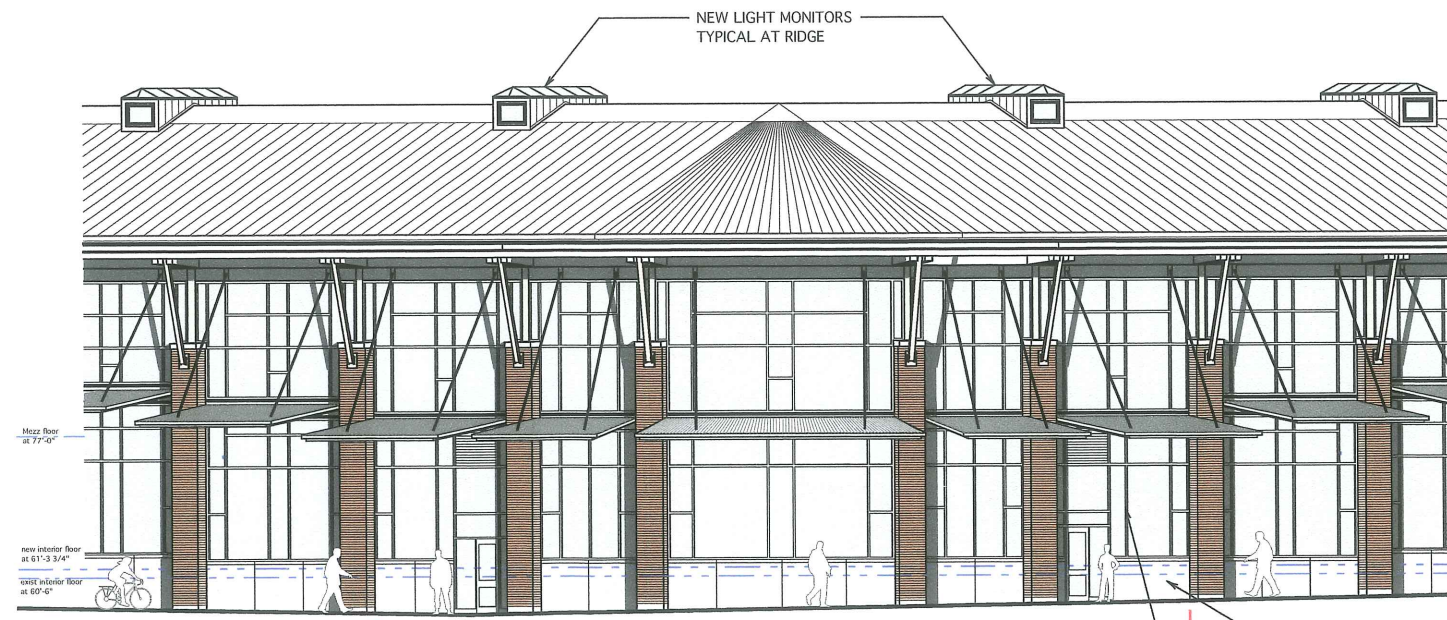
CORNER ENTRANCE PLAN - PROPOSED



NEW AND RE-USED
GRANITE CLADDING
TO MATCH EXISTING
- TYPICAL

NEW ALUMINUM & GLASS
STOREFRONT TO MATCH
EXISTING - TYPICAL

AREA OF MODIFIED FIRST FLOOR FACADE - CENTRAL ENTRANCE AND
STEPS ELIMINATED, TWO SECONDARY ENTRANCES ADDED



CORNER FACADE - PROPOSED

NEW AND RE-USED GRANITE
CLADDING TO MATCH EXISTING
- TYPICAL

NEW ALUMINUM & GLASS STOREFRONT
TO MATCH EXISTING - TYPICAL

AREA OF MODIFIED FIRST FLOOR FACADE - CENTRAL ENTRANCE AND STEPS ELIMINATED, TWO SECONDARY ENTRANCES ADDED

**Winton Scott
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**Wright Ryan
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10 Danforth Street
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**Becker Structural
Engineers, Inc.**
75 York Street
Portland, Maine 04101

**Mechanical
Systems
Engineers**
10 Royal River Center
Yarmouth, Maine 04096

Bartlett Design
942 Washington Ave.
Bath, Maine 04530

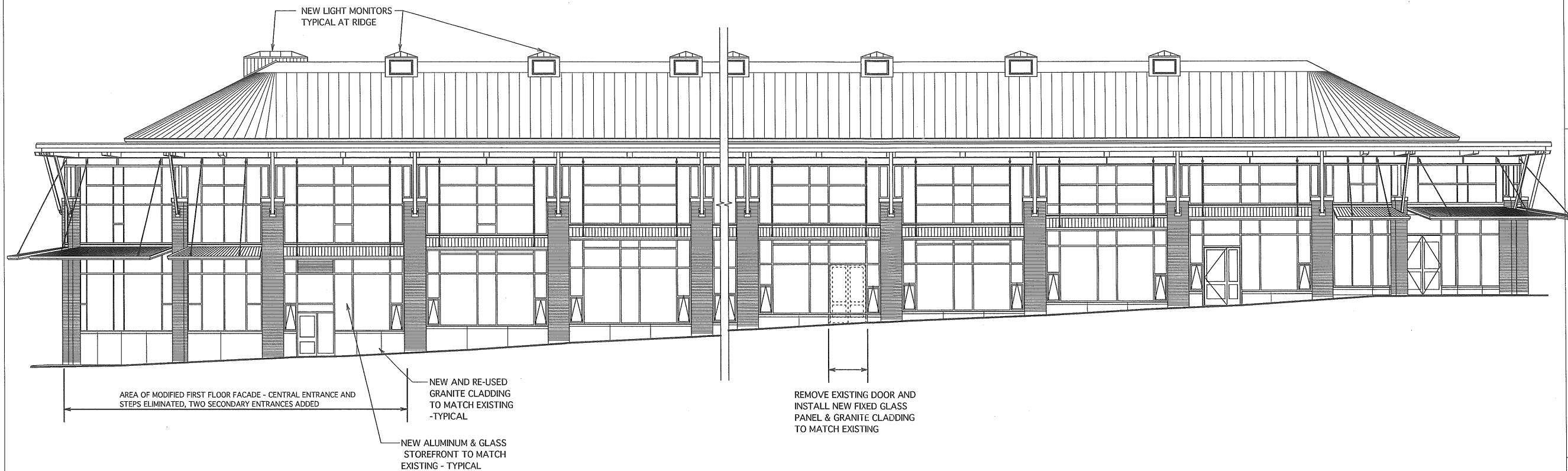
Fore Solutions
386 Fore Street
Portland, Maine 04101

**PROPOSED
CORNER
ELEVATIONS**

A3.2

B-7

**POWERPAY
OFFICE FIT UP**



PREBLE STREET ELEVATION

**Winton Scott
Architects**
5 Milk Street
Portland, ME 04101

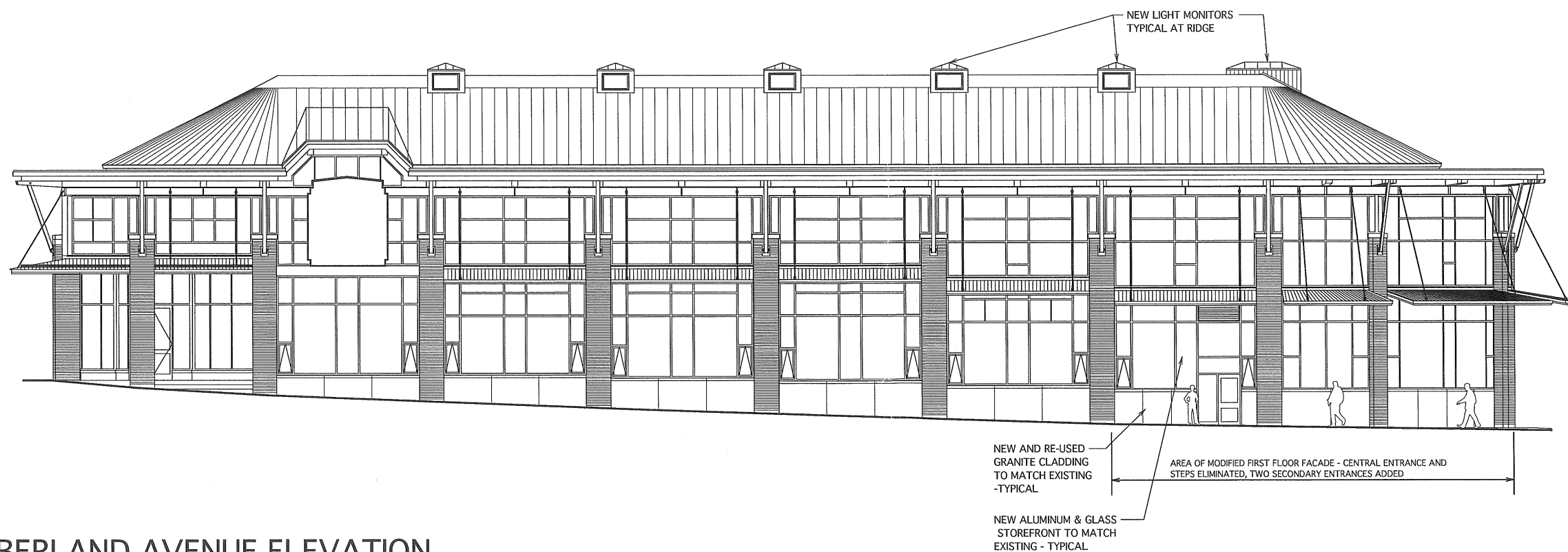
**Wright Ryan
Construction, Inc.**
10 Danforth Street
Portland, ME 04101

**Becker Structural
Engineers, Inc.**
75 York Street
Portland, Maine 04101

**Mechanical
Systems
Engineers**
10 Royal River Center
Yarmouth, Maine 04096

Bartlett Design
942 Washington Ave.
Bath, Maine 04530

Fore Solutions
386 Fore Street
Portland, Maine 04101



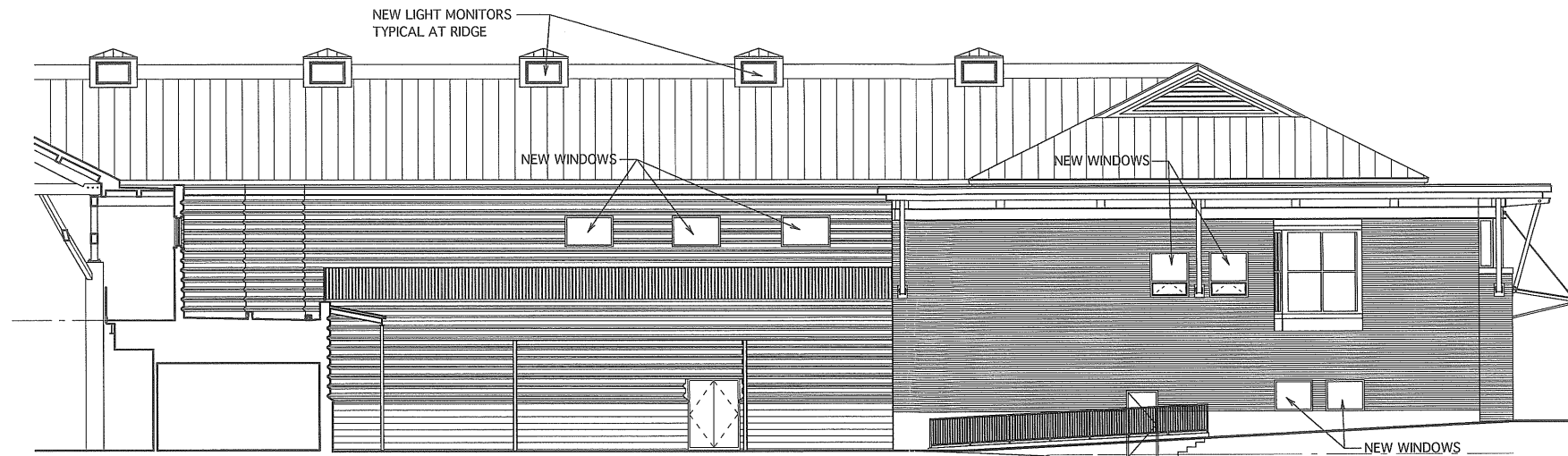
CUMBERLAND AVENUE ELEVATION

**BUILDING
ELEVATIONS**

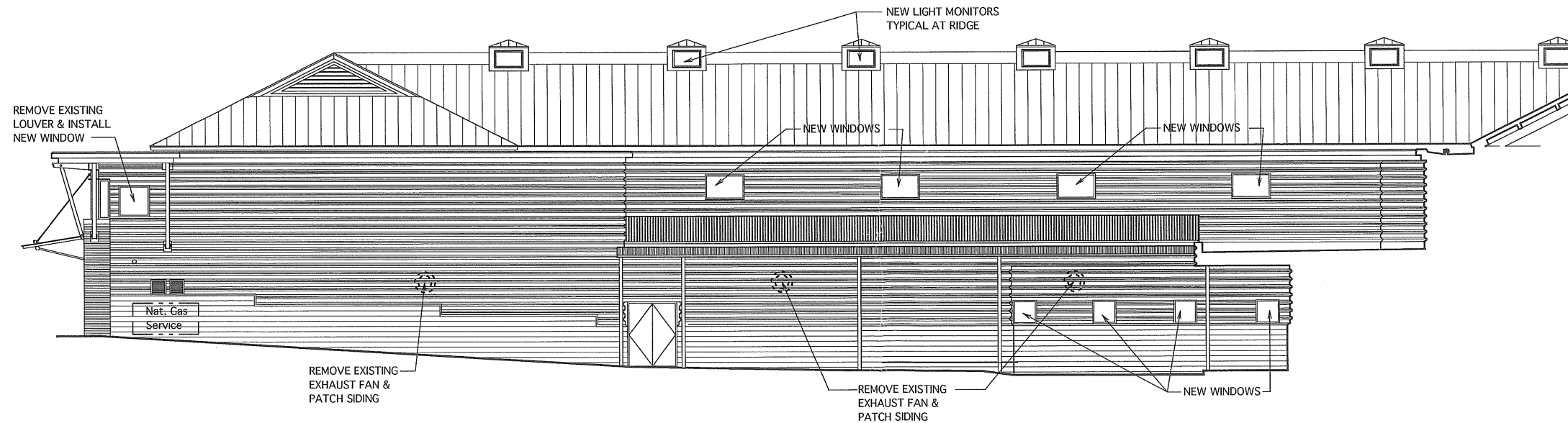
A3.3

B-8

**POWERPAY
OFFICE FIT UP**



SERVICE DRIVE NORTH ELEVATION



SERVICE DRIVE WEST ELEVATION

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**Wright Ryan
Construction, Inc.**
10 Danforth Street
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**Becker Structural
Engineers, Inc.**
75 York Street
Portland, Maine 04101

**Mechanical
Systems
Engineers**
10 Royal River Center
Yarmouth, Maine 04096

Bartlett Design
942 Washington Ave.
Bath, Maine 04530

Fore Solutions
386 Fore Street
Portland, Maine 04101

**BUILDING
ELEVATIONS**

A3.4

"DESCRIPTION AS PER SURVEY"

A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE NORTH-WESTERLY SIDE OF CUMBERLAND AVENUE IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTH-WESTERLY SIDELINE OF CUMBERLAND AVENUE AT THE SOUTH-WESTERLY CORNER OF LAND CONVEYED TO MADELINE A. NAPOLITANO BY ANTHONY J. NAPOLITANO BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11868 PAGE 239, SAID POINT BEING ON THE EASTERLY FACE OF THE BUILDING LOCATED ON THE PREMISES HEREIN DESCRIBED, AND DISTANT 122.70 FEET AS MEASURED ALONG SAID STREET LINE FROM A CITY MONUMENT AT OR NEAR ITS INTERSECTION WITH PREBLE STREET.

THENCE S 67° 22' 30" W ALONG SAID SIDELINE OF CUMBERLAND AVENUE 56.20 FEET TO THE SOUTH-EASTERLY CORNER OF LAND NOW OR FORMERLY OF CASCO PAPER BOX REALTY ASSOCIATES, SAID POINT BEING ON THE EASTERLY FACE OF THE BUILDING LOCATED ON LAND OF SAID REALTY ASSOCIATES;

THENCE N 25° 53' 30" W ALONG SAID REALTY ASSOCIATES LAND BY THE EASTERLY FACE OF THE BUILDING THEREON, 101.63 FEET TO THE CORNER OF BUILDING;

THENCE N 71° 24' 40" E ALONG SAID REALTY ASSOCIATES LAND BY THE SOUTHERLY FACE OF THE BUILDING THEREON 12.37 FEET TO THE CORNER OF BUILDING;

THENCE N 86° 12' 50" E ACROSS THE TERMINUS OF A 12 FOOT WIDE PASSAGEWAY LEADING TO PORTLAND STREET, 13.03 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LAND NOW OR FORMERLY OF WILLIAM J. DOWD.

THENCE S 26° 44' 00" E ALONG SAID DOWD LAND 1.74 FEET TO A POINT ON THE NORTHERLY FACE OF THE BUILDING LOCATED ON THE PREMISES HEREIN DESCRIBED.

THENCE N 67° 31' 30" E ALONG SAID DOWD LAND BY SAID NORTHERLY FACE OF BUILDING, 30.34 FEET TO THE NORTH-EAST CORNER OF SAID BUILDING;

THENCE S 26° 27' 05" E ALONG SAID DOWD LAND AND SAID NAPOLITANO LAND 94.81 FEET TO THE POINT OF BEGINNING, CONTAINING 5,377 SQUARE FEET.

TOGETHER WITH A RIGHT OF WAY IN COMMON WITH OTHERS IN THAT CERTAIN PASSAGEWAY BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY SIDELINE OF PORTLAND STREET AT THE NORTHEASTERLY CORNER OF LAND CONVEYED TO CASCO PAPER BOX REALTY ASSOCIATES BY MAINE AIR CONDITIONING COMPANY BY DEED RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4402 PAGE 235.

THENCE S 26° 44' 00" E ALONG SAID LAND OF CASCO PAPER BOX REALTY ASSOCIATES 87.31 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF THE ABOVE DESCRIBED PREMISES.

THENCE N 85° 12' 50" E ALONG SAID NORTHERLY BOUNDARY 13.03 FEET TO LAND NOW OR FORMERLY OF WILLIAM J. DOWD.

THENCE N 26° 44' 00" W ALONG SAID DOWD LAND 55.88 FEET TO A POINT ON THE SAID SIDELINE OF PORTLAND STREET;

THENCE N 85° 15' 00" W ALONG SAID SIDELINE OF PORTLAND STREET 13.65 FEET TO THE POINT OF BEGINNING.

CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF MAINE CERTIFIES TO (I) WADSWORTH CORPORATION, KEYCORP REAL ESTATE CAPITAL MARKETS, INC. AND ITS SUCCESSOR CITICORP REAL ESTATE, INC., ITS SUCCESSOR AND ASSIGNS AND (II) FIRST AMERICAN TITLE INSURANCE COMPANY AS FOLLOWS:

THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE ON THE GROUND JUNE 23, 1997 AND IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992, MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS 2, 3, 4, 6, 8, 9, 10, 11, AND 13 OF TABLE A THEREOF.

THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT DATED JULY 1, 1997, ISSUED BY [FIRST AMERICAN TITLE INSURANCE CO.] WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.

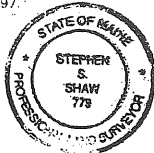
TO THE BEST OF OUR KNOWLEDGE THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS.

THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE C AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. [THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL FLOOD HAZARD AREA.]

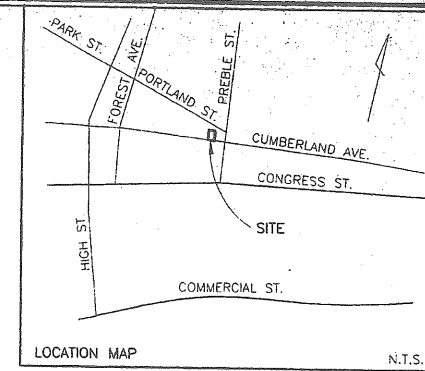
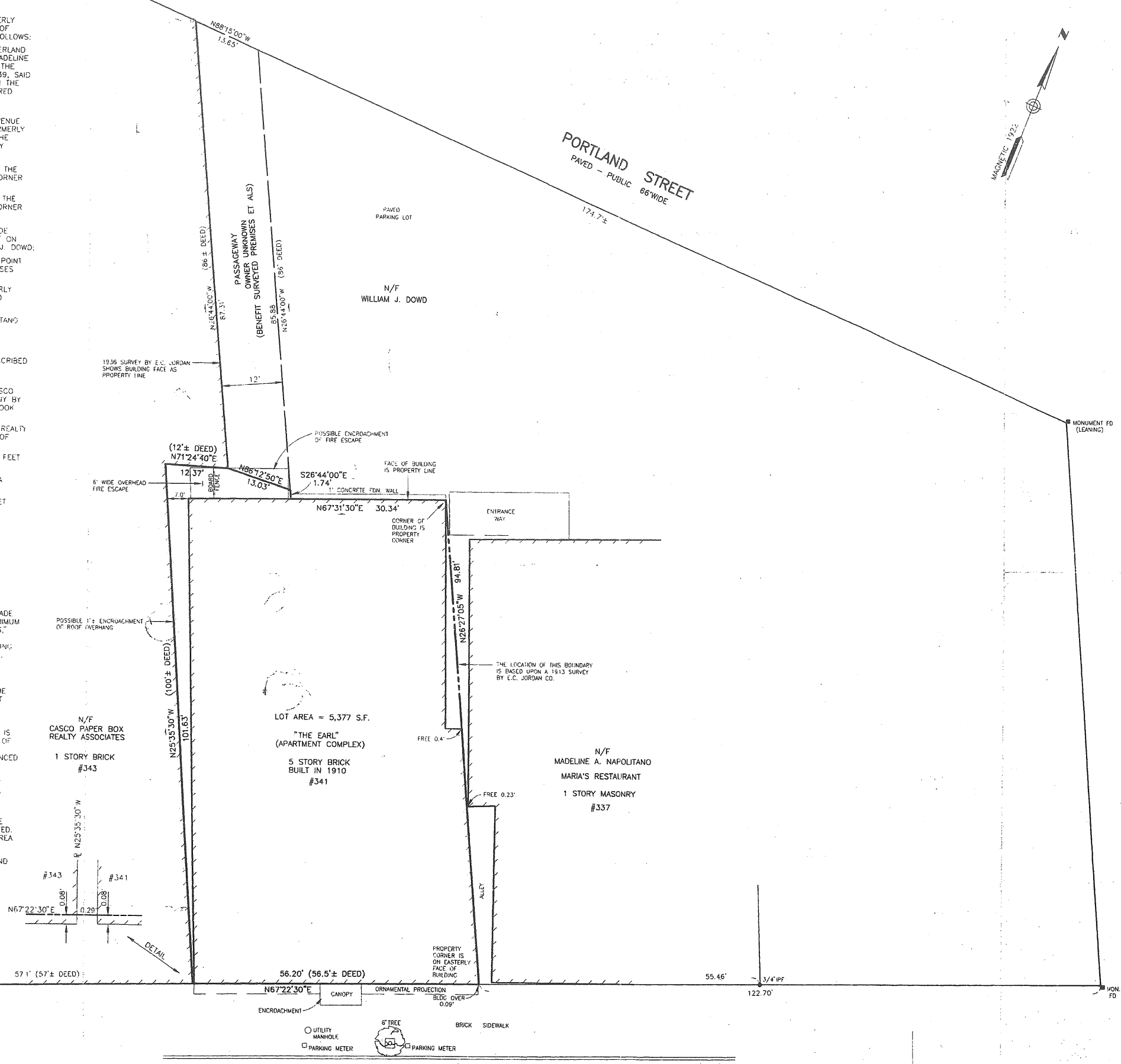
THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

STEPHEN S. SHAW
 REGISTRATION NO. 779

DATED: JULY 17, 1997.



- LEGEND:**
- IRON PIPE FOUND
 - MONUMENT FOUND



- NOTES:**
- 1) OWNER OF RECORD: WADSWORTH CORPORATION
 C.C.R.D. BOOK 11512, PAGE 218
 - 2) THE SURVEYED PREMISES IS WITHIN ZONE C AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 230051 0013 B (JULY 17, 1986).
 - 3) THE SURVEYED PREMISES CONTAINS 5,377 SQUARE FEET.
 - 4) THE BUILDING, ITS PROJECTIONS, ENCRUCH SIGHTLY UPON CUMBERLAND AVENUE WHICH IS A TYPICAL SITUATION WITH RESPECT TO OLD BUILDINGS IN PORTLAND.
 6. ZONING DISTRICT B-3
 1. MINIMUM LOT SIZE: NONE
 2. MINIMUM STREET FRONTAGE: 15 FT.
 3. STREET WALL BUILT TO LINE: 5 FT.
 4. MINIMUM YARD DIMENSIONS: NONE
 5. MINIMUM LOT WIDTH: NONE
 6. MAXIMUM LOT COVERAGE: 100%
 7. MINIMUM BUILDING HEIGHT: 35 FT. IN HEIGHT WITHIN 50 FT. OF STREET FRONTAGE
 8. MAXIMUM HEIGHT OF STRUCTURES: 85 FT.
 - 7) THERE ARE NO PARKING REQUIREMENTS FOR THE PROPERTY.
 - 8) TO THE BEST OF MY KNOWLEDGE, THE PROPERTY COMPLIES WITH ZONING REQUIREMENTS.

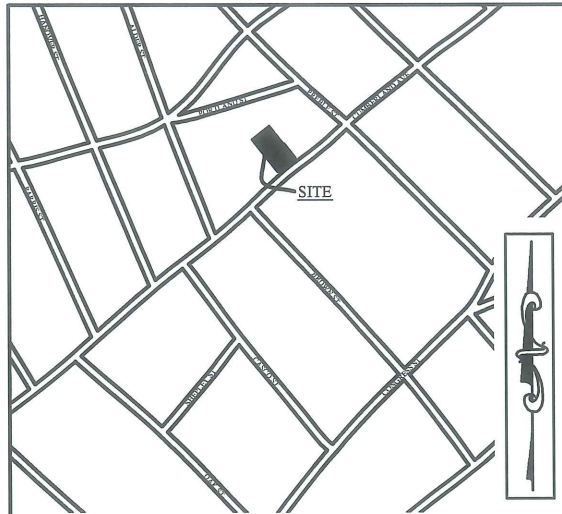
REV. 1 7/17/97 MISC. CHANGES

ALTA/ACSM LAND TITLE SURVEY
 ON
 CUMBERLAND AVENUE, PORTLAND, MAINE
 MADE FOR
WADSWORTH CORPORATION
 28 PREBLE STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
 16 CASCO ST., PORTLAND, ME 04101 (207) 776-0424
 PROFESSIONAL LAND SURVEYORS

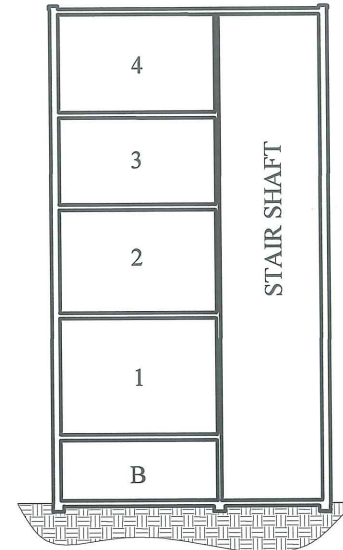
Drawn By: SSS	Date: JULY 17, 1997	Job No: 94131P
Trace By: JLW	Scale: 1" = 10'	Drawn By: SSS
Check By: SSS	Book No: 812	

CUMBERLAND AVENUE
 PAVED - PUBLIC

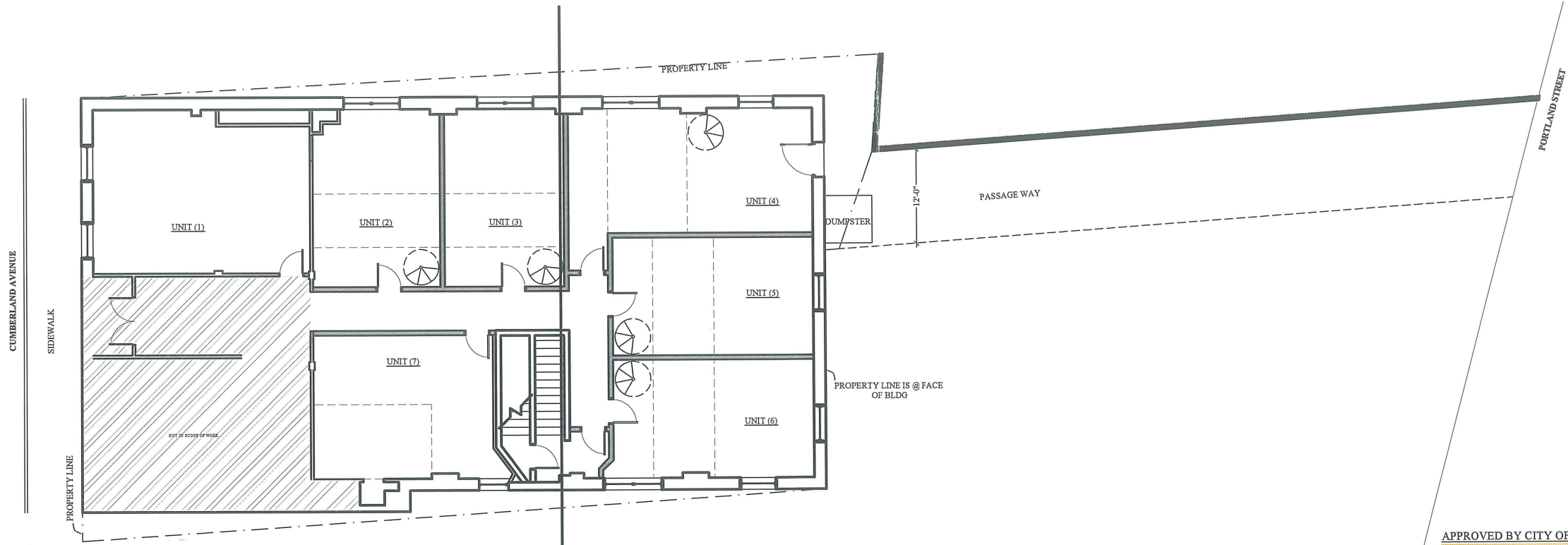


UNIT SQUARE FOOTAGES

UNIT 01 -	548 SQ.FT.
UNIT 02 -	473 SQ.FT.
UNIT 03 -	455 SQ.FT.
UNIT 04 -	673 SQ.FT.
UNIT 05 -	495 SQ.FT.
UNIT 06 -	494 SQ.FT.
UNIT 07 -	572 SQ.FT.



2 BLDG SECTION
SCALE 1/8"=1'



1 1ST FLOOR PLAN
SCALE 1/8"=1'

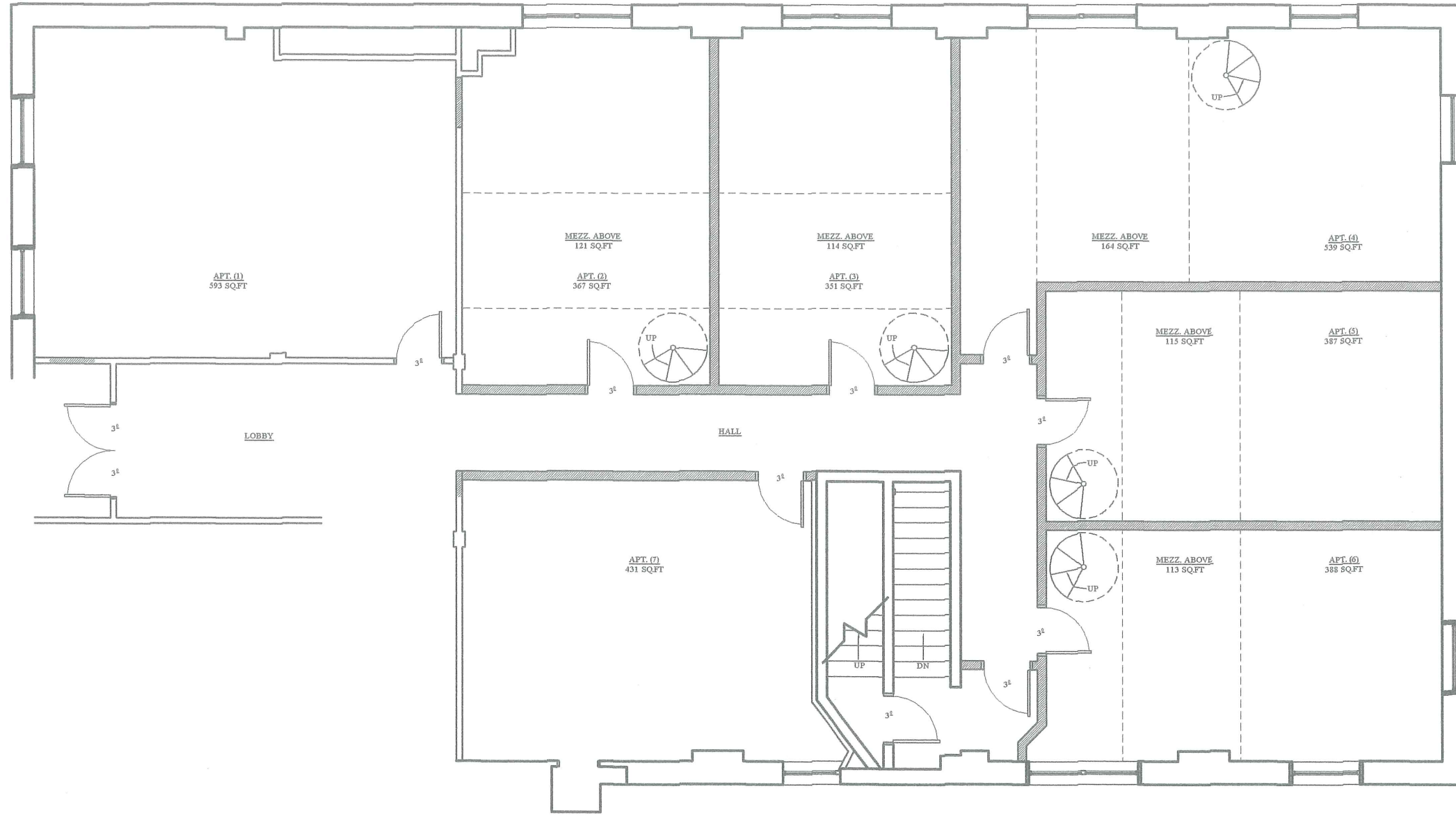
A SUBDIVISION SHALL BE DEFINED AS THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTI-FAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS.

APPROVED BY CITY OF PORTLAND PLANNING BOARD

APPROVAL DATE: _____

STATE OF MAINE
 _____ COUNTY REGISTRY OF DEEDS
 RECEIVED _____ . 20____
 AT _____ h _____ m _____ M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTER

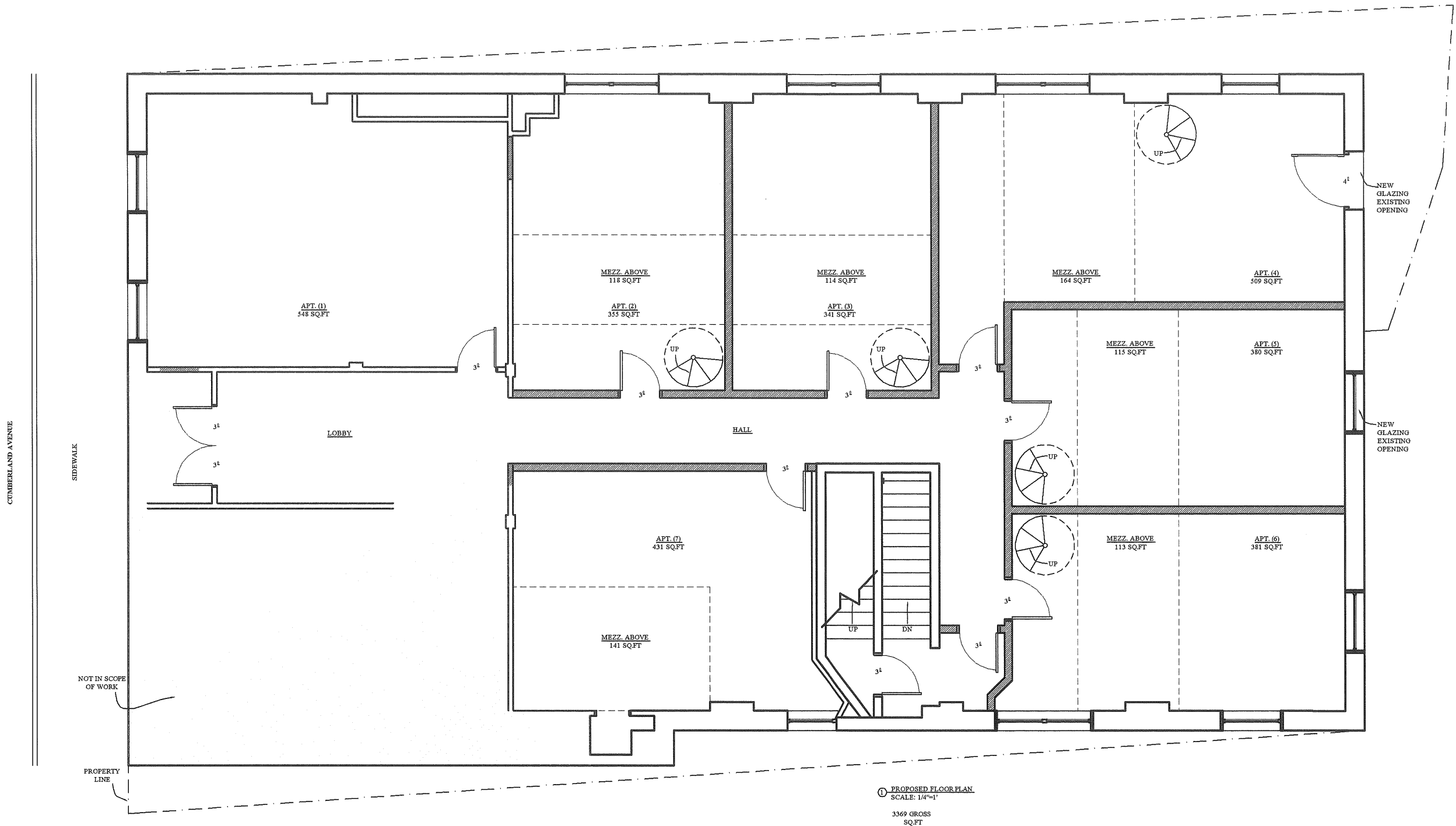
PROPOSED PLAT PLAN	Date	01 FEB, 2006	Scale	AS NOTED
	Revisions:			
Project: The Earl - 341 Cumberland Ave. CUMBERLAND AVENUE PORTLAND, ME				
OWNER: EARL ASSOICATES, LLC 104 GRANT STREET PORTLAND, ME 04101				
ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056				



① FLOOR PLAN
 SCALE: 1/4"=1'
 3437 GROSS
 SQ.FT

PROPOSED	Date	OCT, 2005	Scale	AS NOTED	Project	The Earl - 341 Cumberland Ave. CUMBERLAND AVENUE PORTLAND, ME	OWNER:	ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056
	Revisions:							
	PLAN							
A-1								

superceded



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'
3369 GROSS SQ.FT

OWNER:

ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project
The Earl - 341 Cumberland Ave.
CUMBERLAND AVENUE
PORTLAND, ME

Date
OCT, 2005

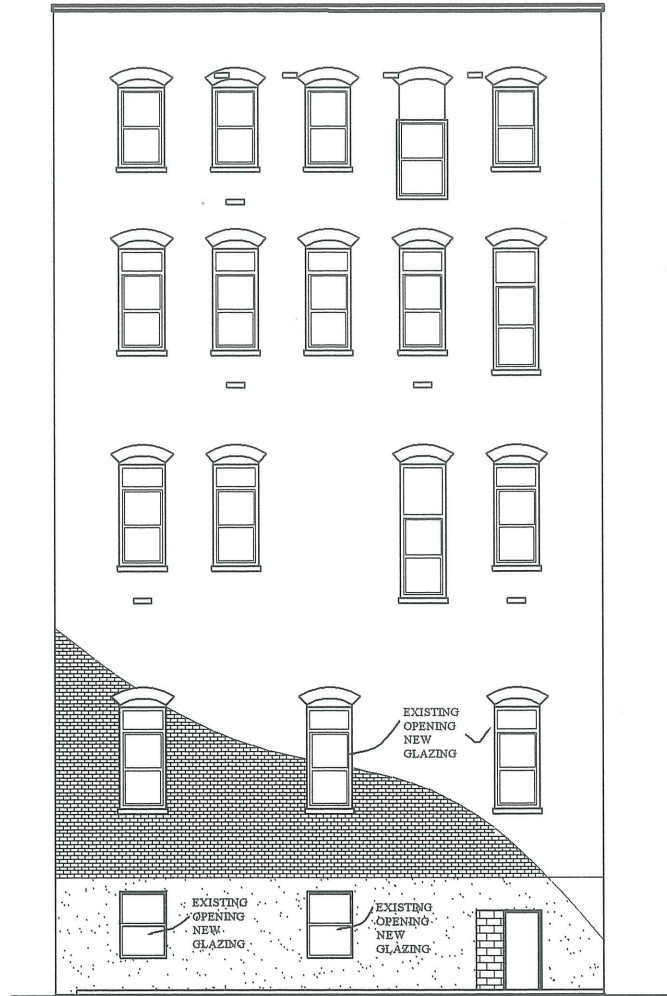
Revisions:

PROPOSED

PLAN

A-1





① PROPOSED REAR ELEVATION
SCALE: 1/8"=1'



② EXISTING CONDITIONS
N.T.S.

PROPOSED

ELEVATION

A-2

Date: JAN 02, 2006

Scale: AS NOTED

Revisions:

Project:

The Earl - 341 Cumberland Ave.
CUMBERLAND AVENUE
PORTLAND, ME

ARCHETYPE, P.A.
ARCHITECTS

48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

OWNER:

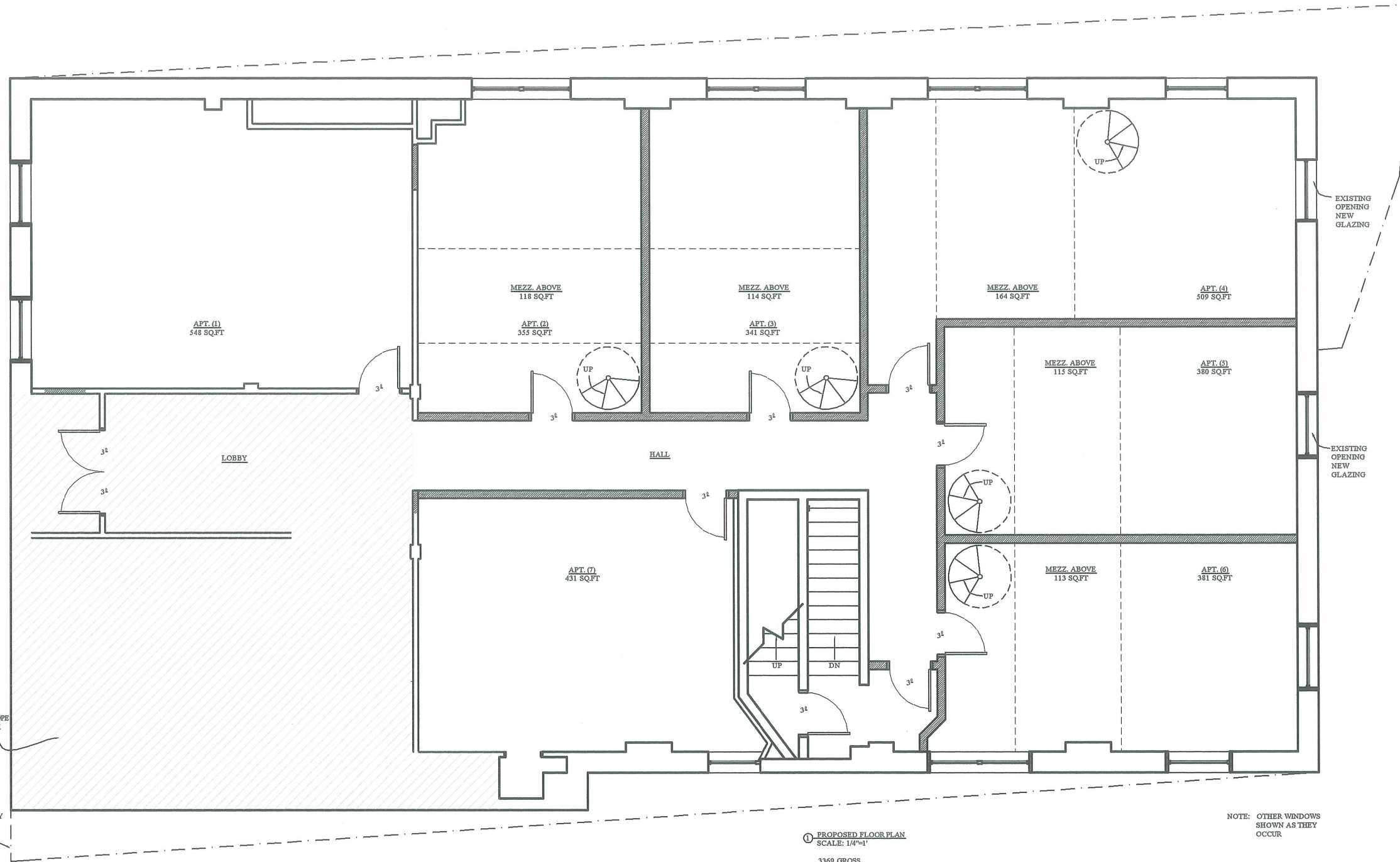
superceded

CUMBERLAND AVENUE

SIDEWALK

NOT IN SCOPE OF WORK

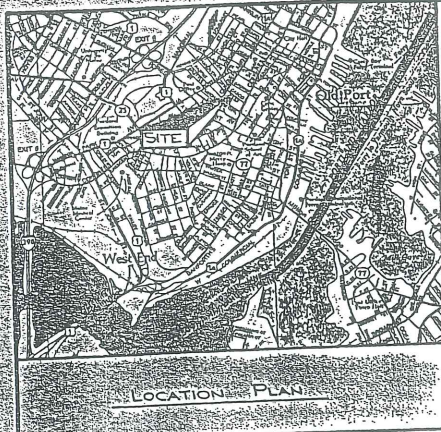
PROPERTY LINE



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'
3369 GROSS SQ.FT

OWNER:	ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
	The Earl - 341 Cumberland Ave. CUMBERLAND AVENUE PORTLAND, ME	
Project:	The Earl - 341 Cumberland Ave. CUMBERLAND AVENUE PORTLAND, ME	
Date:	OCT, 2005	
Scale:	AS NOTED	
Revisions:		
PROPOSED	PLAN	
A-1		

revised



ABUTTERS

LOT 14
N/F TOOTHAKER
BOOK 10206, PAGE 98

LOT 15
N/F KNUDSEN AND WING
BOOK 3897, PAGE 108

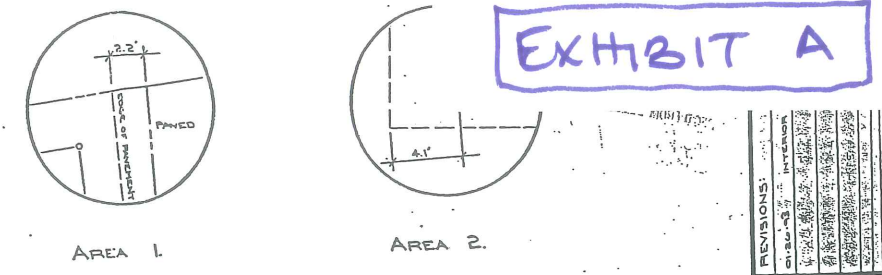
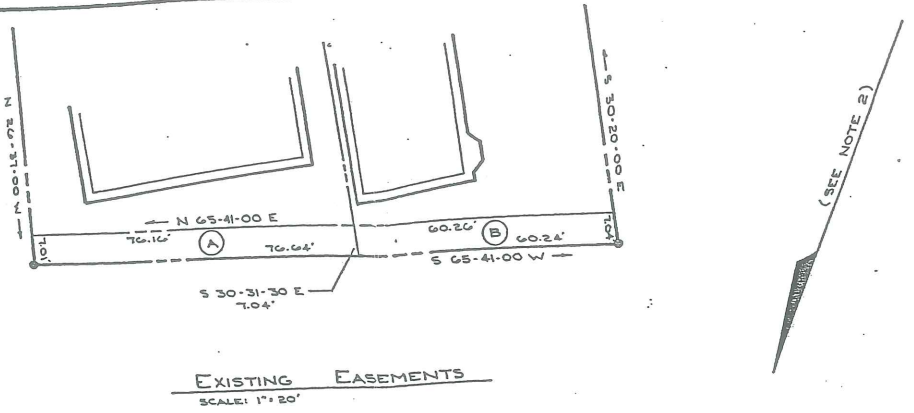
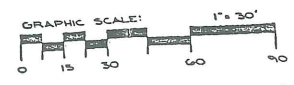
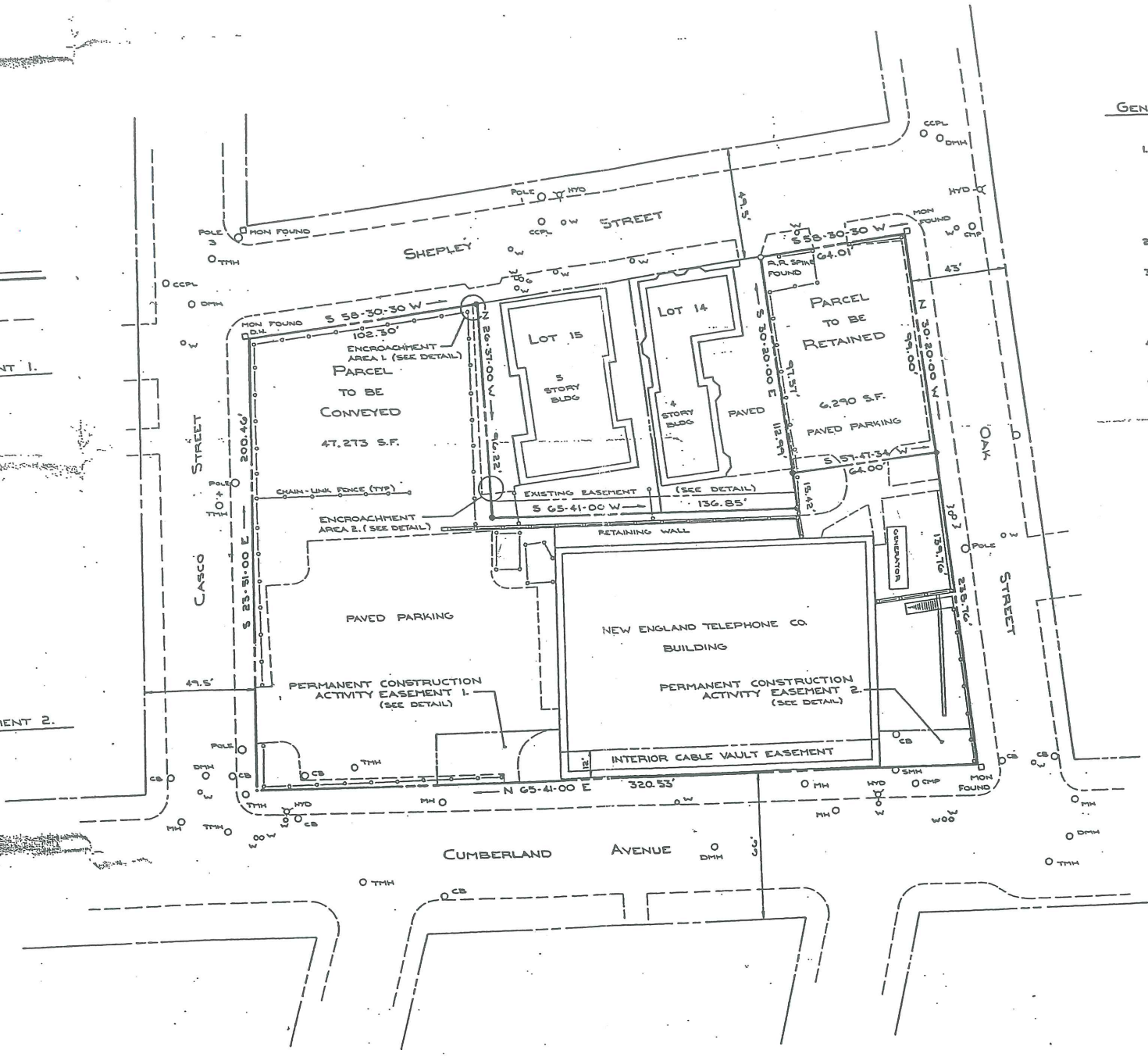


EXHIBIT A

PERMANENT CONSTRUCTION ACTIVITY EASEMENT 1.
SCALE: 1" = 20'

PERMANENT CONSTRUCTION ACTIVITY EASEMENT 2.
SCALE: 1" = 20'

- LEGEND**
- PROPERTY LINE
 - MON FOUND
 - R.R. SPIKE FOUND
 - 5/8" REBAR SET
 - THM TELEPHONE MAN-HOLE
 - DMH DRAINAGE MAN-HOLE
 - CB CATCH BASIN
 - W WATER VALVE
 - EDGE PAVEMENT



GENERAL NOTES

1. RECORD OWNER: NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY.
DEED REFERENCE: CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 3556, PAGE 258, DATED 06-10-1974.
PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP '51 SHOWN AS BLOCK 'B', LOT 1.
2. BEARINGS ARE BASED ON PLAN REFERENCE TA.
3. TOTAL AREA OF PROPERTY: 53,563 S.F.
AREA TO BE CONVEYED: 47,273 S.F.
AREA TO BE RETAINED: 6,290 S.F.
4. PROPERTY IS LOCATED IN THE B-3 ZONE.
ZONING IS SUBJECT TO REVIEW BY THE MUNICIPALITY.
5. RIGHT OF WAY WIDTHS FOR CUMBERLAND AVENUE, CASCO STREET, SHEPLEY STREET, AND OAK STREET BASED ON INFORMATION PROVIDED BY THE CITY OF PORTLAND.
6. INSTRUMENT SURVEY PERFORMED BY T.F. McDONALD LAND SURVEYING JAN. 1993. INSTRUMENT USED: LIETZ 3DM-3FR.
7. PLAN REFERENCE:
A. PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR NEW ENGLAND TELEPHONE, PREPARED BY H.L. AND E.C. JORDAN, DATED 07-26-1974, PLAN NO. 123.

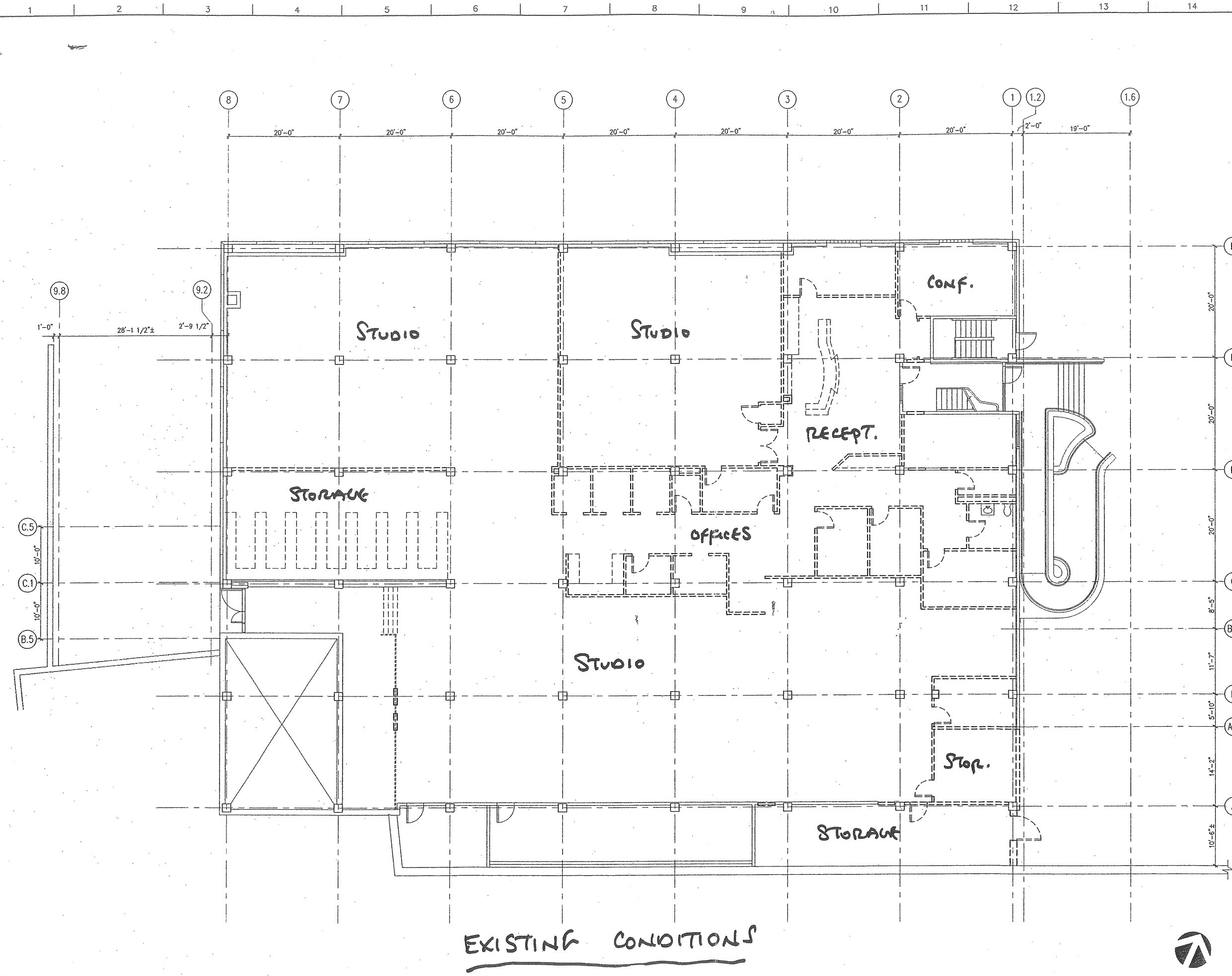
State of Maine, Cumberland ss
Registry of Deeds
Received June 7 1994
at 8:41 AM and recorded in
Plan Book 194 Page 122
Attest
John B. O'Brien Register

I HEREBY CERTIFY TO CHICAGO TITLE INSURANCE COMPANY THAT THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED BY A SURVEY CONFORMING TO THE REQUIREMENTS FOR A CATEGORY I SURVEY AS DEFINED BY RULE 1.1(C) OF THE STANDARDS OF PRACTICE OF THE RULES AND REGULATIONS OF THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS, THAT IT IS CORRECT AND THAT THERE ARE NO ENCROACHMENTS EITHER ON OR ACROSS THE PROPERTY LINES AND NO EASEMENTS EXCEPT THOSE SHOWN ON THIS PLAN.

THIS PLAN CONFORMS TO THE STANDARDS ADOPTED BY THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE. CATEGORY I, CONDITION II.



REVISIONS:
 DRAWN BY: J.D.U.
 CHECKED BY: J.M.W.
 SCALE: 1" = 30'
 FILED IN: 1994
 DATE: JUN 7 1994
 JOB NO.: 1993-001
 SHEET NO.: 1 OF 1
 SALES PRICE: \$0.00
 LAND TO BE CONVEYED
 LOCATED ON
 CUMBERLAND COUNTY REGISTRY OF DEEDS
 BOOK 3556, PAGE 258, DATED 06-10-1974.
 STANDARD BOUNDARY SURVEY
 NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY
 1000 FARM ROAD, PORTLAND, MAINE 04108
 T. F. McDONALD LAND SURVEYING
 408 Western Ave., Portland, ME 04108
 (603) 875-1000



EXISTING CONDITIONS

- DEMOLITION NOTES:**
- THE OWNER SHALL RETAIN THE RIGHT TO CLAIM ANY MATERIAL OR EQUIPMENT INCLUDED IN THE REMOVAL AND DEMOLITION WORK. PRIOR TO REMOVING MATERIAL AND EQUIPMENT, THIS CONTRACTOR SHALL DETERMINE WHETHER THE OWNER WISHES TO RETAIN OWNERSHIP OF SAID MATERIAL OR EQUIPMENT.
 - SHOULD THE OWNER WISH TO RETAIN POSSESSION, THIS CONTRACTOR SHALL MAKE EVERY EFFORT TO REMOVE THE MATERIAL OR EQUIPMENT IN A MANNER SO AS TO PREVENT DAMAGE. THE MATERIAL OR EQUIPMENT SHALL THEN BE MOVED TO A LOCATION ON SITE, DESIGNATED BY THE OWNER, ALL AT NO ADDITIONAL COST TO THE OWNER.
 - SHOULD THE OWNER NOT WISH TO RETAIN POSSESSION, THIS CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL FROM SITE AND DISPOSAL OF ALL REMOVED MATERIAL AND EQUIPMENT.
 - CONTRACTOR TO VERIFY AND OBTAIN PROOF FROM OWNER THAT TESTING AND ABATEMENT OF HAZARDOUS MATERIALS HAS BEEN PERFORMED PRIOR TO BEGINNING WORK.
 - CONTRACTOR TO COORDINATE DEMOLITION TIMES AND REMOVAL METHODS WITH BUILDING REPRESENTATIVE. ALSO MUST COMPLY WITH ALL BUILDING RULES.
 - REMOVE ALL ELECTRICAL DEVICES, CONDUIT, AND FEEDERS IN THE TENANT SPACE (4TH AND 5TH FLOORS) UNLESS OTHERWISE NOTED.
 - BEFORE DEMOLITION, CONFIRM THAT CIRCUITS BEING REMOVED DO NOT FEED OTHER FLOORS.
 - ALL LIFE SAFETY ITEMS (BELLS, HORNS, SPEAKERS, ETC.) SHALL REMAIN
 - REMOVE ALL ELECTRICAL DEVICES BACK TO THEIR ORIGIN. REMOVE ALL CONDUCTORS CONDUIT AND BACKBOXES. WHERE EXISTING WALLS ARE REMAINING, REMOVE ALL CONDUCTORS BACK TO THEIR SOURCE ONLY.
 - THE ELECTRICAL ROOMS (2 PER FLOOR, 4 IN TOTAL) SHALL REMAIN INTACT FOR OWNER'S USE. ALL ELECTRICAL ITEMS SHALL BE REMOVED BACK TO THESE LOCATIONS.
 - CIRCUITS FEEDING COMMON AREAS (SUCH AS ELEVATOR LOBBY, ELECTRIC ROOMS, MECHANICAL ROOM, AND CHASES) SHALL REMAIN. PROVIDE TEMPORARY LIGHTING AFTER DEMOLITION IS COMPLETE.



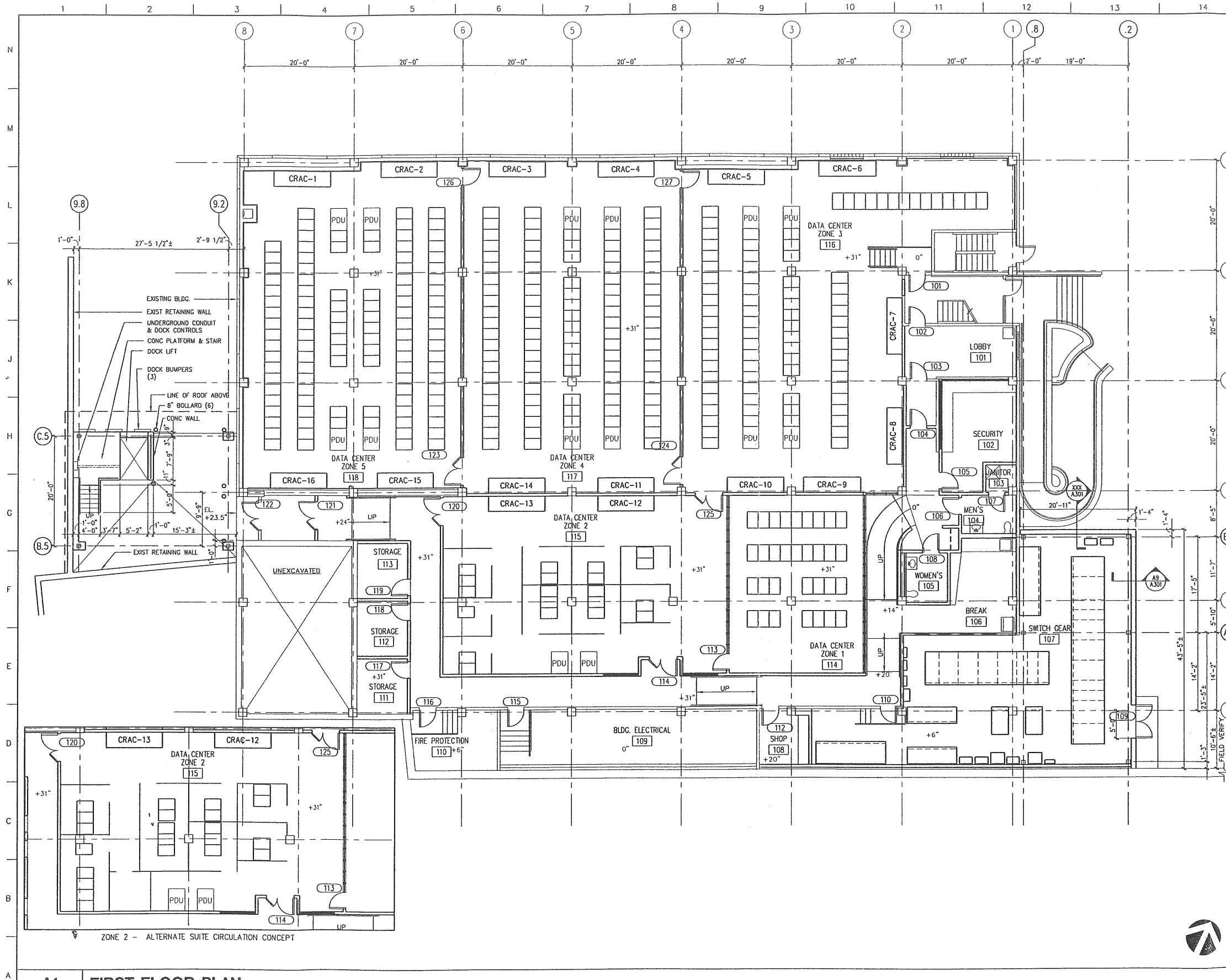
2	PROGRESS SET	05/09/01
no. revisions/submissions	date	



Einhorn Yaffee Prescott ARCHITECTURE & ENGINEERING, P.C.
 TWENTY-FOUR SCHOOL STREET BOSTON, MA 02108 617.205-9900
 WHITE PLAINS, NY WASHINGTON, DC BOSTON, MA
 ALBANY, NY NEW YORK, NY LOS ANGELES, CA

CommTel Data Center
 380 Cumberland Avenue
 Portland, Maine

drawing title		
FIRST FLOOR DEMOLITION PLAN		
seal	designed by DW	project no. 5501001.00
	drawn by RT	CAD file no. CTL-AD101.DWG
	checked by	drawing no.
date	AD101	
scale		

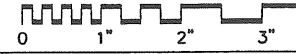


RACK TOTALS BY ZONE:

ZONE 1 - 32
ZONE 2 - 20
ZONE 3 - 99
ZONE 4 - 99
ZONE 5 - 107
ZONE TOTAL - 357



3	PLANNING BOARD REVIEW	05/01/01
2	PROGRESS SET	05/09/01
1	PREDESIGN	04/26/01
no.	revisions/submissions	date



Einhorn Yaffee Prescott ARCHITECTURE & ENGINEERING, P.C.
 TWENTY-FOUR SCHOOL STREET
 BOSTON, MA 02108 617.303.9300
 ALBANY, NY NEW YORK, NY LOS ANGELES, CA WASHINGTON, DC BOSTON, MA

CommTel Data Center
380 Cumberland Avenue
 Portland, Maine

drawing title

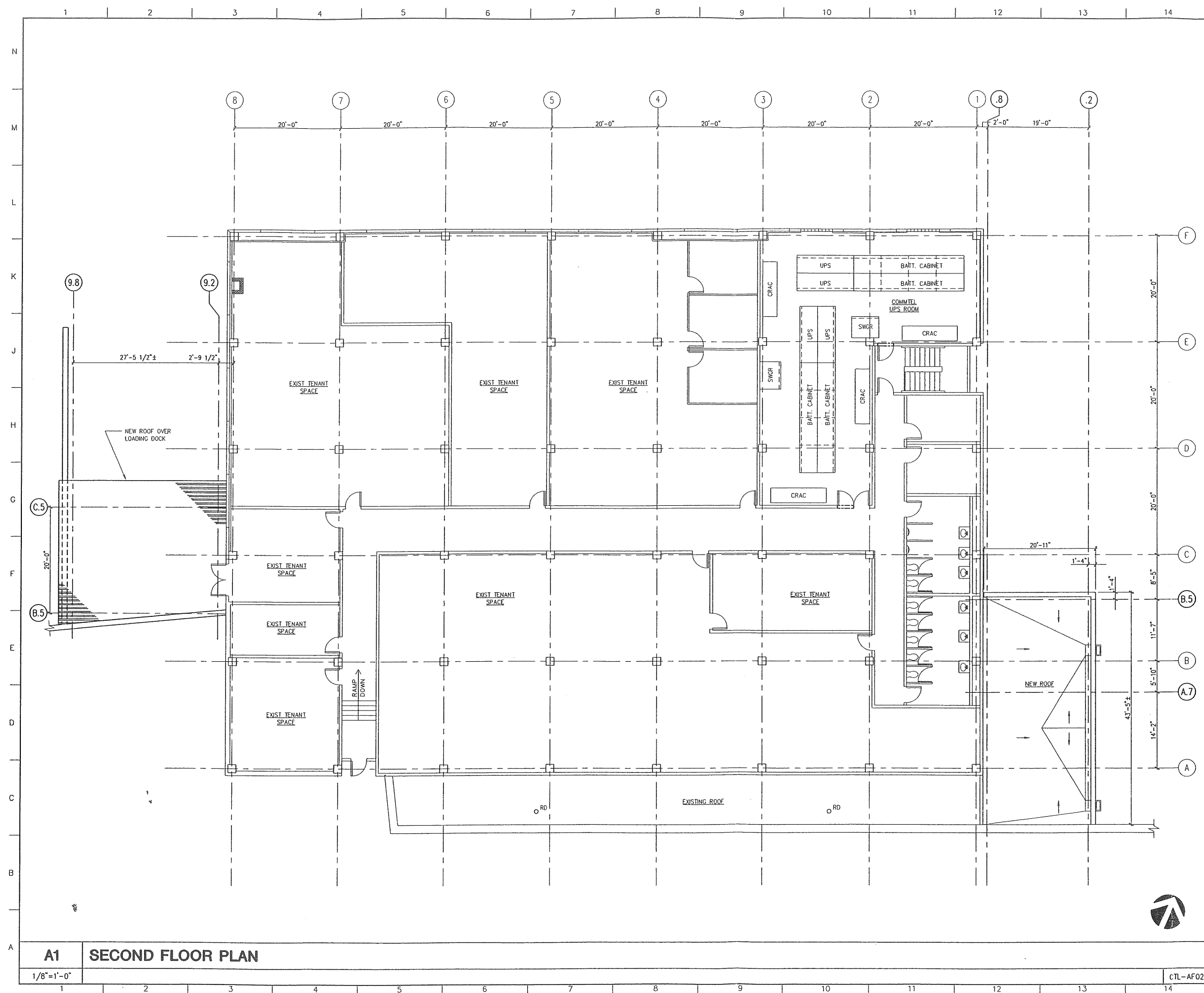
FIRST FLOOR PLAN

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drawn by	RT	CAD file no.	CTL-A101.DWG
checked by		drawing no.	
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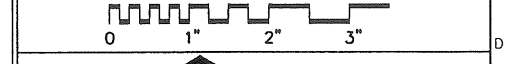
A1 FIRST FLOOR PLAN
 1/8"=1'-0"



CTL-AF01



3	PLANNING BOARD REVIEW	05/01/01
2	PROGRESS SET	05/09/01
1	PREDESIGN	04/26/01
no. revisions/submissions		date



**Einhorn
Yaffee
Prescott** ARCHITECTURE & ENGINEERING, P.C.
 TWENTY-FOUR SCHOOL STREET
 BOSTON, MA 02108 617.305.1800
 ALBANY, NY NEW YORK, NY WASHINGTON, DC
 LOS ANGELES, CA BOSTON, MA

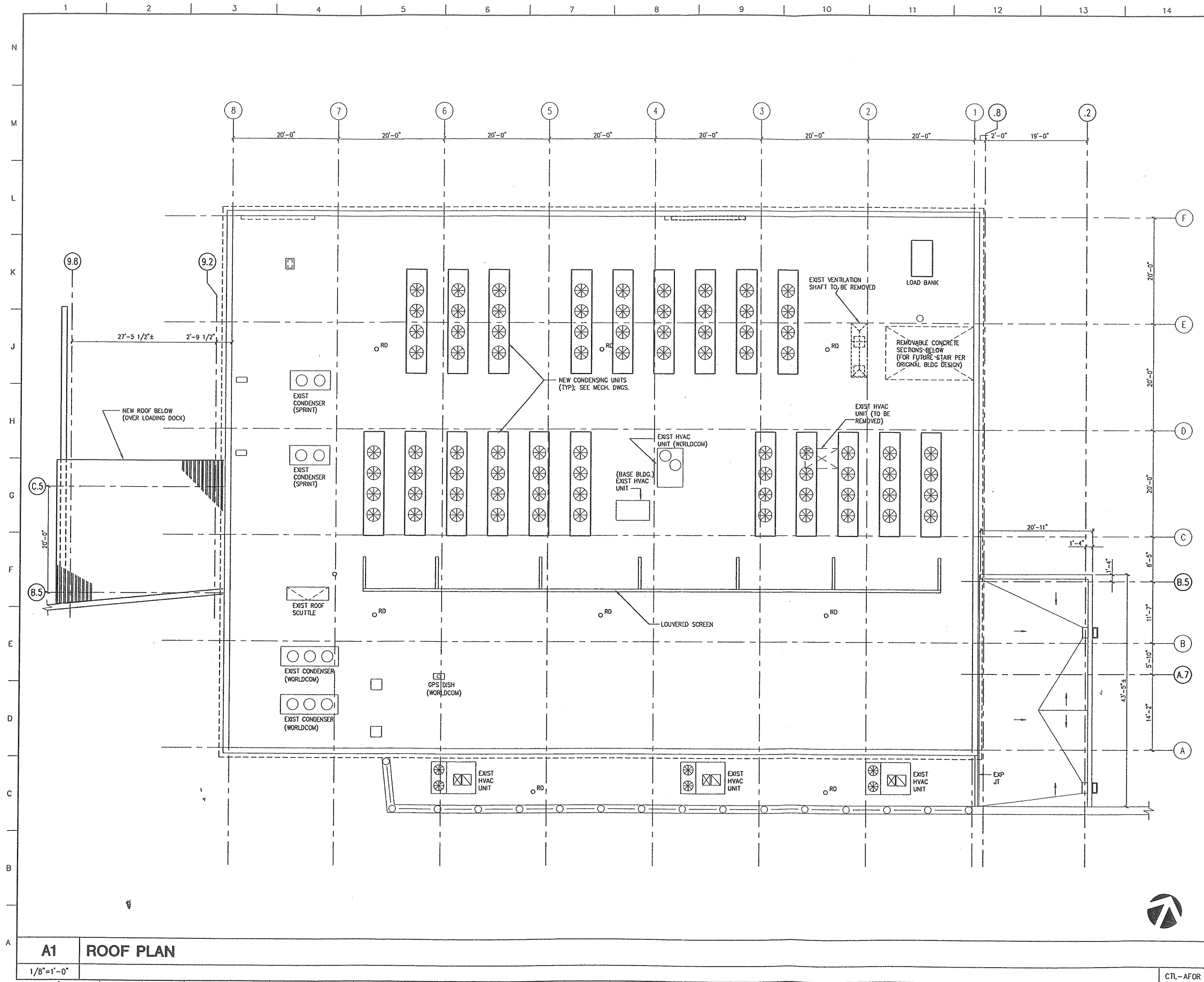
CommTel Data Center
380 Cumberland Avenue
 Portland, Maine

drawing title		
SECOND FLOOR PLAN		
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	date 6/01/01	A102
	scale 1/8"=1'-0"	of

A1 SECOND FLOOR PLAN

1/8"=1'-0"

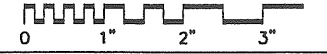
CTL-AF02



A1 ROOF PLAN
1/8"=1'-0"



3	PLANNING BOARD REVIEW	05/01/01
2	PROGRESS SET	05/09/01
1	PREDESIGN	04/26/01
no.	revisions/submissions	date

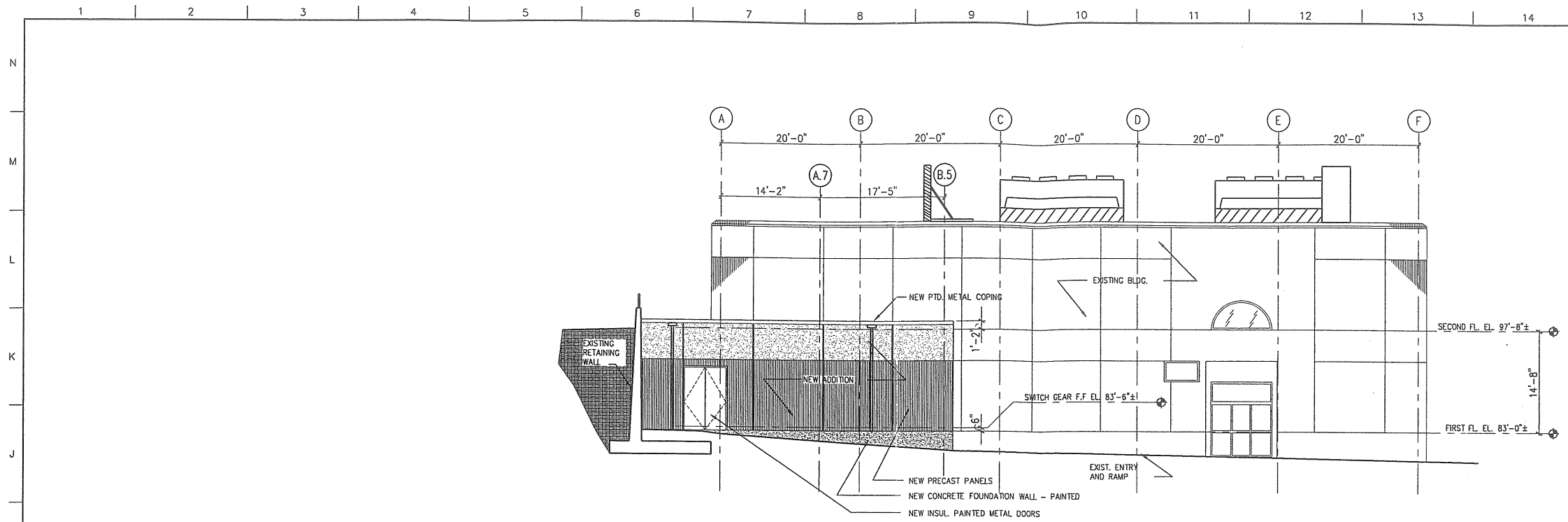


Einhorn Yaffee Prescott ARCHITECTURE & ENGINEERING, P.C.
 70 BOSTON STREET
 BOSTON, MA 02108 617.303.9500
 ALBANY, NY NEW YORK, NY WASHINGTON, DC LOS ANGELES, CA BOSTON, MA

CommTel Data Center
380 Cumberland Avenue
 Portland, Maine

drawing title		
ROOF PLAN		
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	checked by	drawing no.
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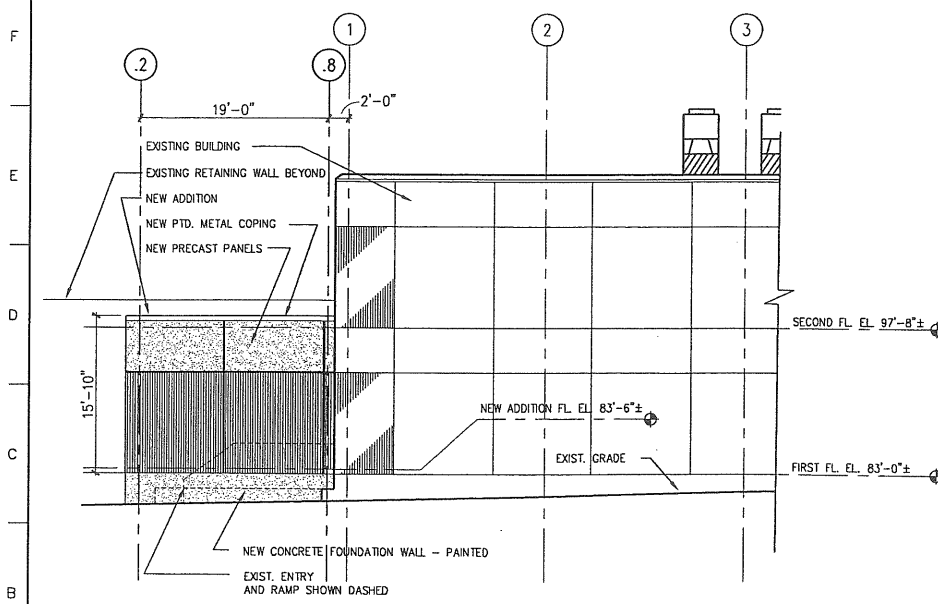
CTL-AFOR



G1 EAST ELEVATION

1/8"=1'-0"

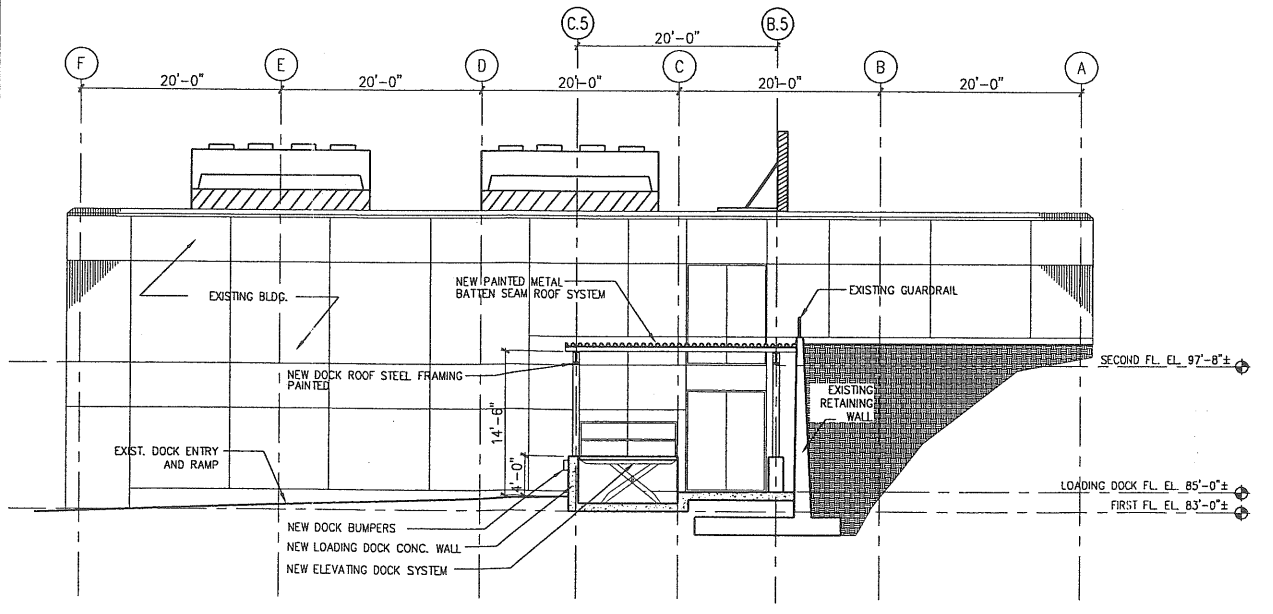
CTL-EE01



A1 PARTIAL NORTH ELEVATION

1/8"=1'-0"

CTL-EN01



A7 WEST ELEVATION

1/8"=1'-0"

CTL-EW01



3	PLANNING BOARD REVIEW	06/01/01
2	PROGRESS SET	05/09/01
no. revisions/submissions		date



Einhorn Yaffee Prescott ARCHITECTURE & ENGINEERING, P.C.
 TWENTY-FOUR SCHOOL STREET
 BOSTON, MA 02108 617.305.9800
 ALBANY, NY NEW YORK, NY WASHINGTON, DC
 LOS ANGELES, CA BOSTON, MA

CommTel Data Center
 380 Cumberland Avenue
 Portland, Maine

drawing title		
BUILDING ELEVATIONS		
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