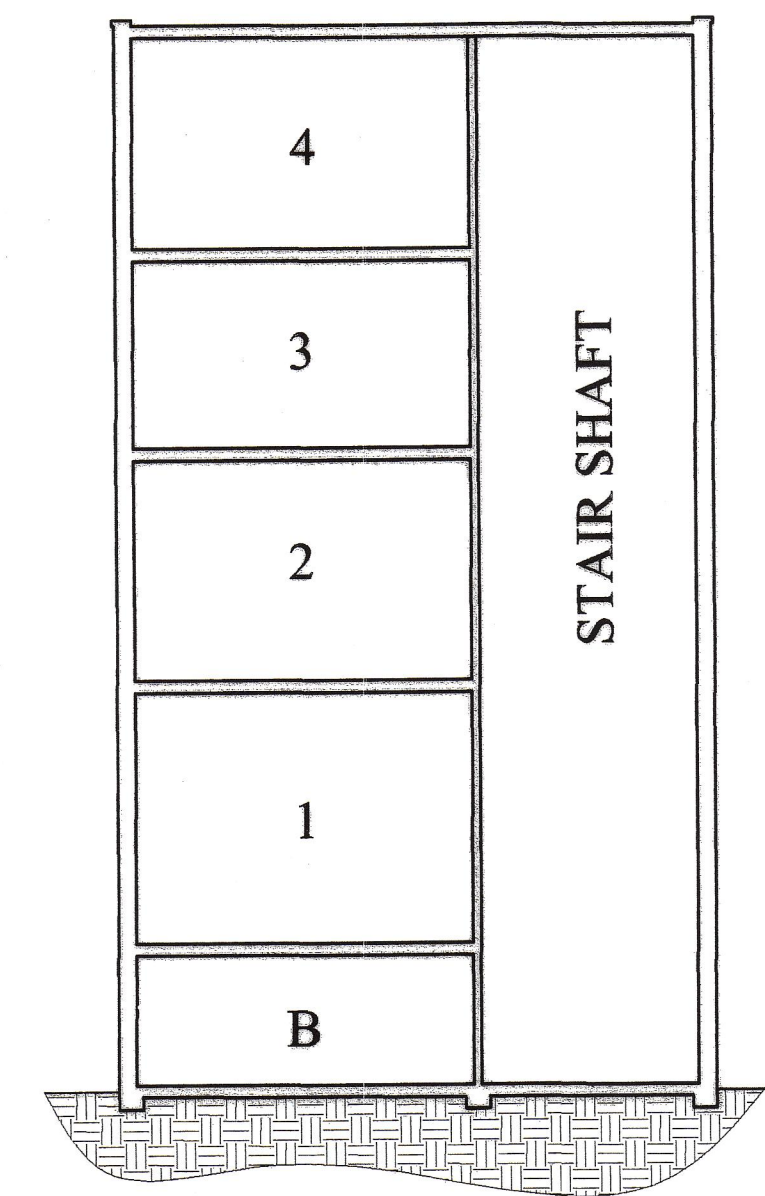
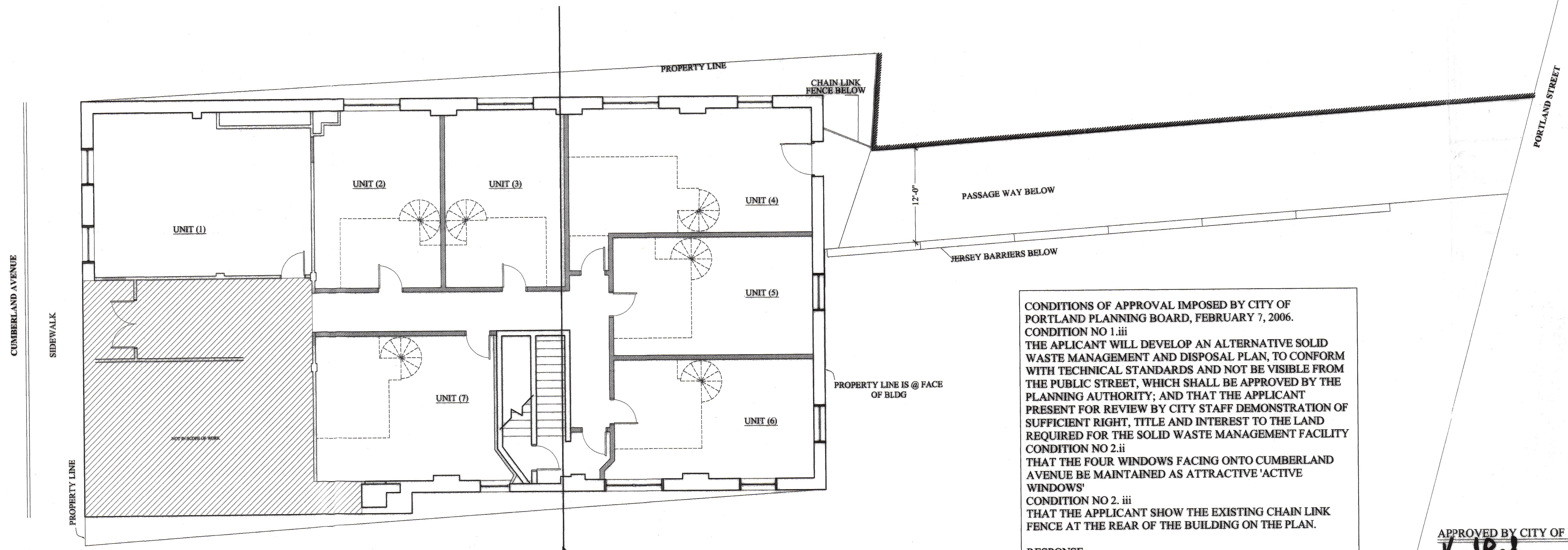


UNIT SQUARE FOOTAGES

UNIT 01 -	568 SQ.FT.
UNIT 02 -	446 SQ.FT.
UNIT 03 -	455 SQ.FT.
UNIT 04 -	635 SQ.FT.
UNIT 05 -	502 SQ.FT.
UNIT 06 -	503 SQ.FT.
UNIT 07 -	541 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.

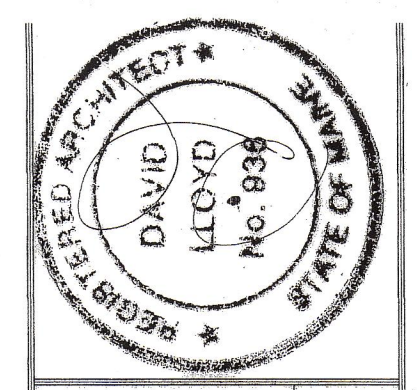
CONDITIONS OF APPROVAL IMPOSED BY CITY OF PORTLAND PLANNING BOARD, FEBRUARY 7, 2006.
 CONDITION NO 1.iii
 THE APPLICANT WILL DEVELOP AN ALTERNATIVE SOLID WASTE MANAGEMENT AND DISPOSAL PLAN, TO CONFORM WITH TECHNICAL STANDARDS AND NOT BE VISIBLE FROM THE PUBLIC STREET, WHICH SHALL BE APPROVED BY THE PLANNING AUTHORITY; AND THAT THE APPLICANT PRESENT FOR REVIEW BY CITY STAFF DEMONSTRATION OF SUFFICIENT RIGHT, TITLE AND INTEREST TO THE LAND REQUIRED FOR THE SOLID WASTE MANAGEMENT FACILITY
 CONDITION NO 2.ii
 THAT THE FOUR WINDOWS FACING ONTO CUMBERLAND AVENUE BE MAINTAINED AS ATTRACTIVE 'ACTIVE WINDOWS'
 CONDITION NO 2. iii
 THAT THE APPLICANT SHOW THE EXISTING CHAIN LINK FENCE AT THE REAR OF THE BUILDING ON THE PLAN.
 RESPONSE
 CONDITION NO. 1.iii
 THE SOLID WASTE WILL NOW BE STORED INSIDE THE BUILDING WHERE IT IS NOT VISIBLE.
 CONDITION NO 2.ii
 THE FOUR WINDOWS ON CUMBERLAND AVENUE WILL BE MAINTAINED.
 CONDITION NO 2.iii
 THE CHAIN LINK FENCE HAS BEEN SHOWN ON THE PLAN.

APPROVED BY CITY OF PORTLAND PLANNING BOARD


 APPROVAL DATE: Feb 7, 2006

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 2-07-2006

STATE OF MAINE
 CUMBERLAND COUNTY REGISTRY OF DEEDS
 RECEIVED AUG 25 2006
 AT 10 h 19 m A.M. AND RECORDED IN
 PLAN BOOK 206 PAGE 543
 ATTEST John B. O'Brien REGISTER



OWNER:
 EARL ASSOCIATES, LLC
 104 GRANT STREET
 PORTLAND, ME 04101

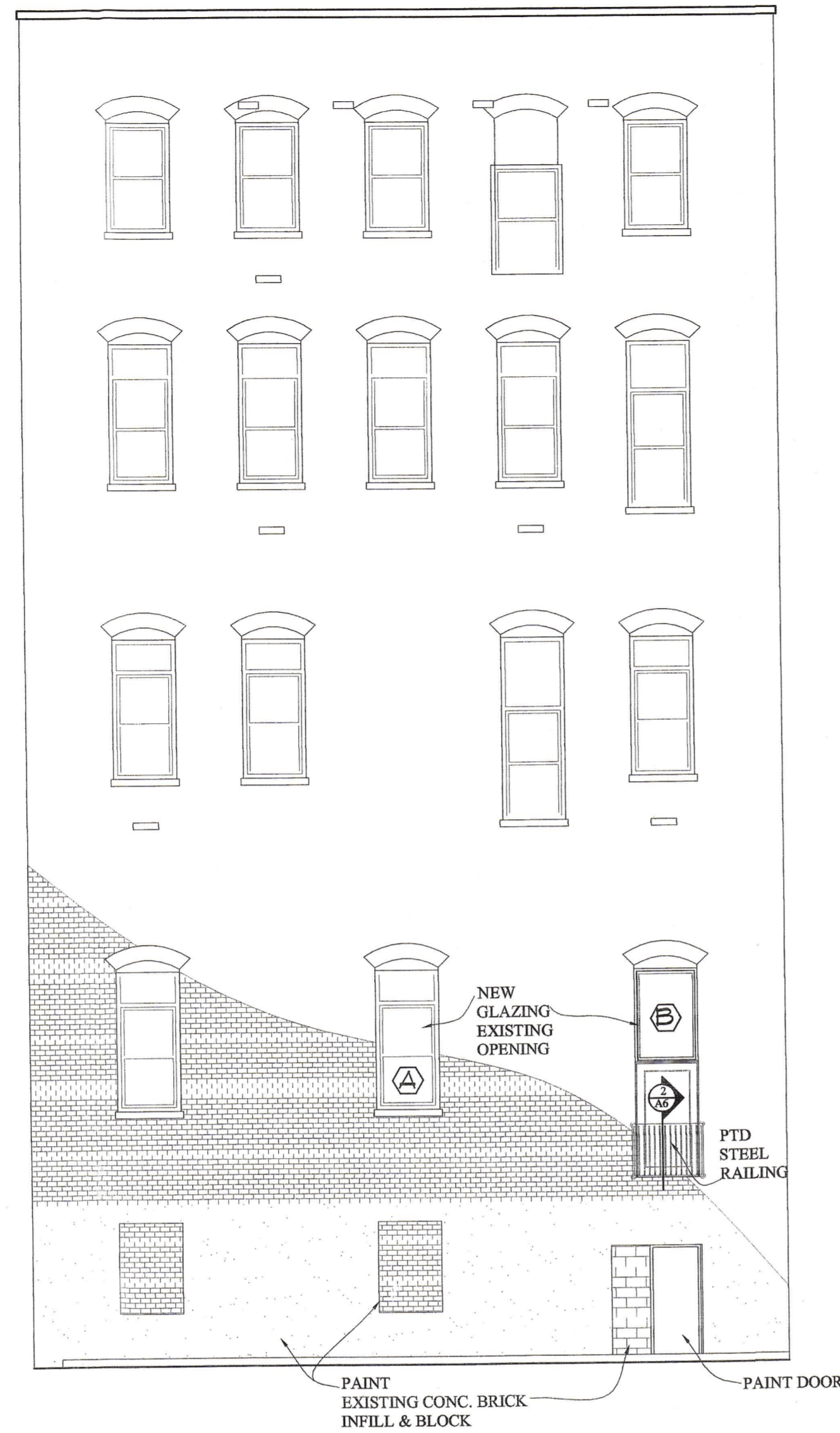
ARCHETYPE, P.A.
 ARCHITECTS
 48 Union Wharf Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4056

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

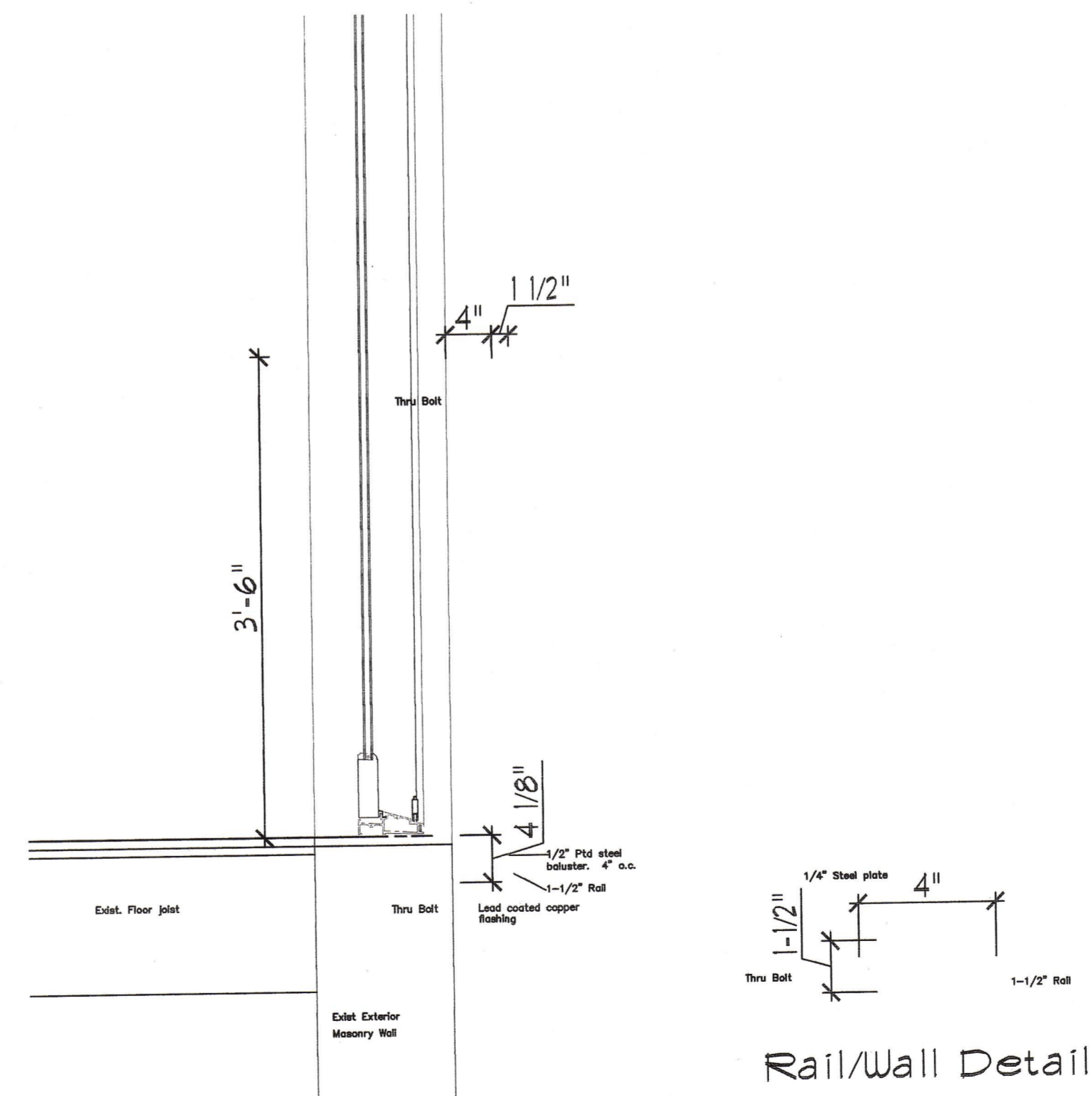
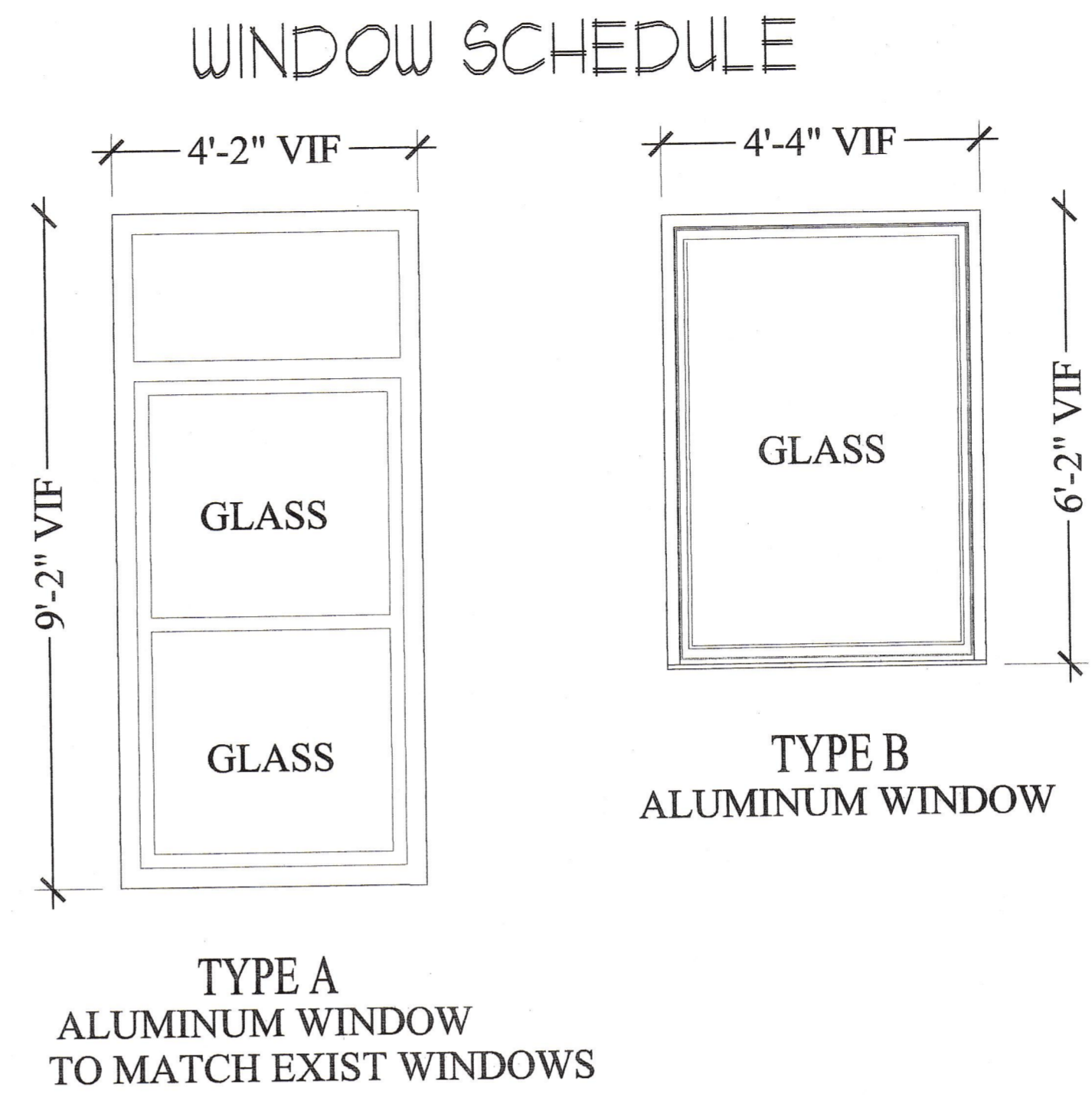
Date	01 FEB. 2006
Scale	AS NOTED
Revisions:	

PROPOSED
 PLAT PLAN

compass 1/12



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



② SECTION @ FRENCH BALCONY
SCALE 1"=1'

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 2-7-2006

	OWNER:	
	ARCHETYPE, P.A. ARCHITECTS	48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056
	CUMBERLAND ST CUMBERLAND STREET PORTLAND, ME	
Date	Scale	Project:
AUGUST 7, 2006	1/8" = 1'-0"	CUMBERLAND ST CUMBERLAND STREET PORTLAND, ME
Revisions:		
		REAR ELEVATION WINDOW SCHEDULE DETAILS
		A-6

"DESCRIPTION AS PER SURVEY"

A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE NORTHWESTERLY 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 NORTHWESTERLY SIDELINE OF CUMBERLAND AVENUE AT THE SOUTHWESTERLY 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 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 SOUTHEASTERLY 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 NORTHEAST 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 86° 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 85.88 FEET TO A POINT ON THE SAID SIDELINE OF PORTLAND STREET;

THENCE N 88° 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 (iii) FIRST AMERICAN TITLE INSURANCE COMPANY AS FOLLOWS:

THIS MAP OR PLAT 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.

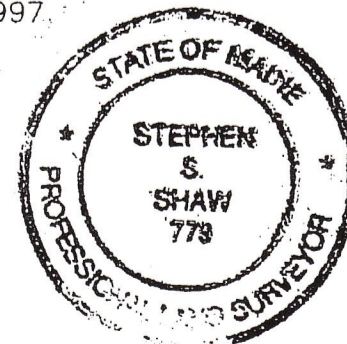
TO THE BEST OF OUR KNOWLEDGE THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS.

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

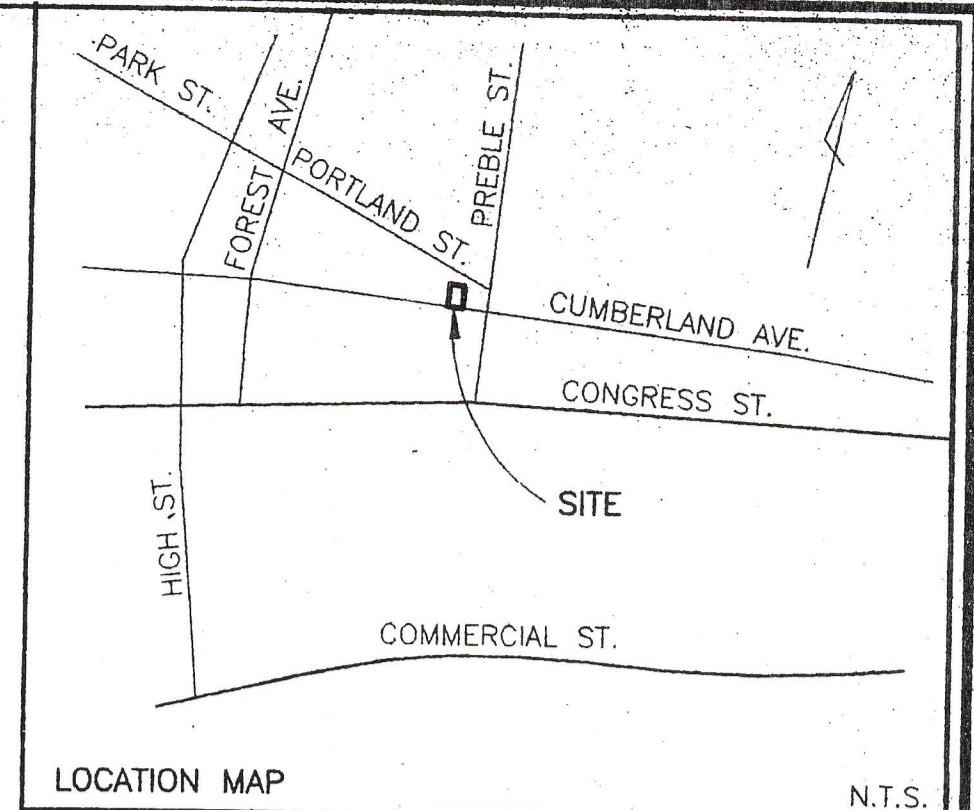
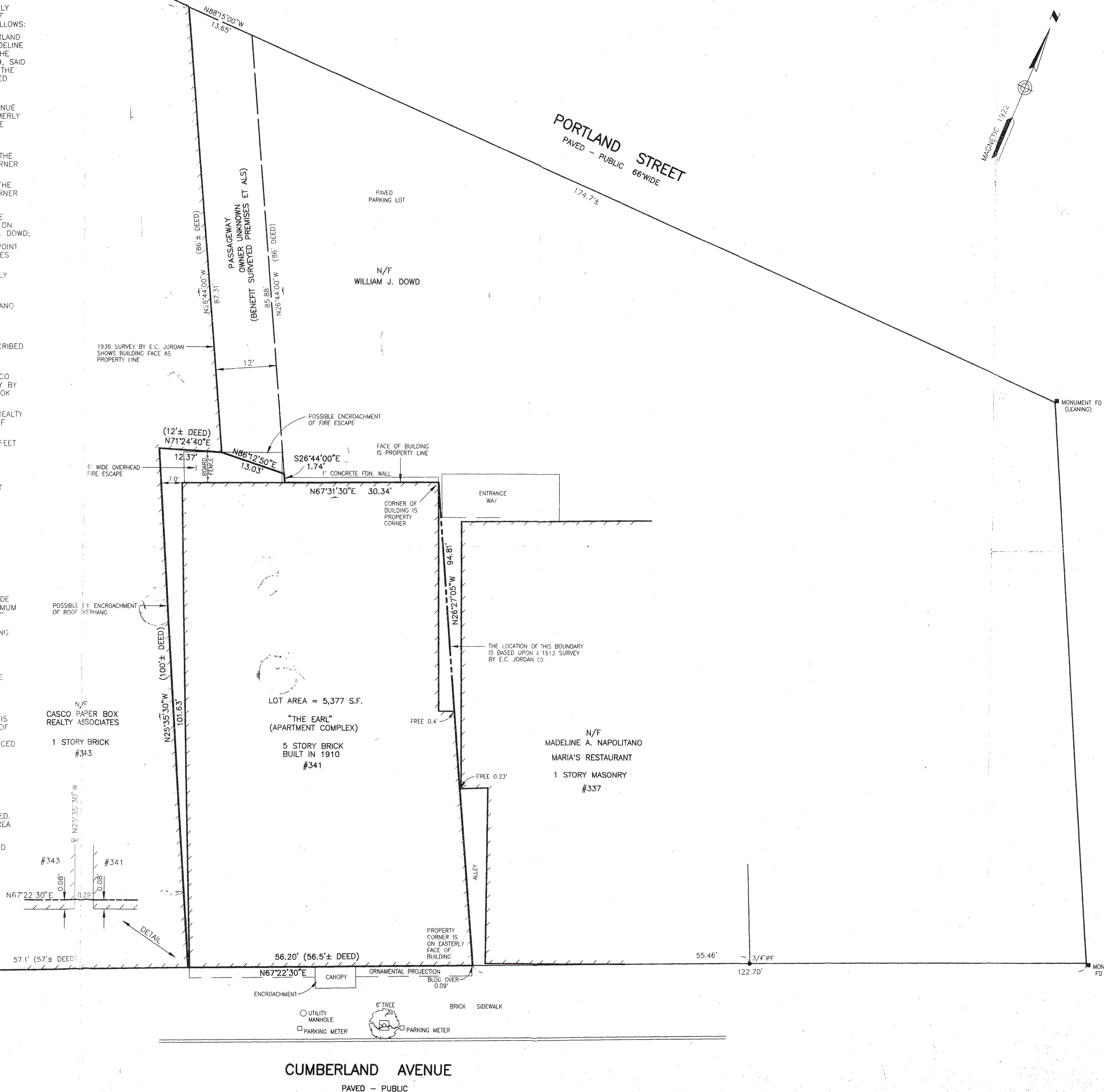
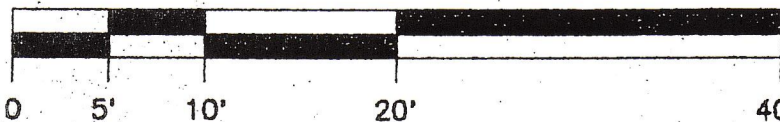
DATED: JULY 17, 1997.



LEGEND:

- IRON PIPE FOUND
- MONUMENT FOUND

GRAPHIC SCALE



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, ENCRROACH SLIGHTLY 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.

PREBLE STREET
PAVED - PUBLIC

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 2-7-2006

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) 774-0424 PROFESSIONAL LAND SURVEYORS		
Drawn By	SSS	Date
Trace By	JLW	JULY 17, 1997
Check By	SSS	Scale
Book No.	812	1" = 10'
		Job No.
		94131P
		Drwg. No.
		1

CUMBERLAND AVENUE
PAVED - PUBLIC