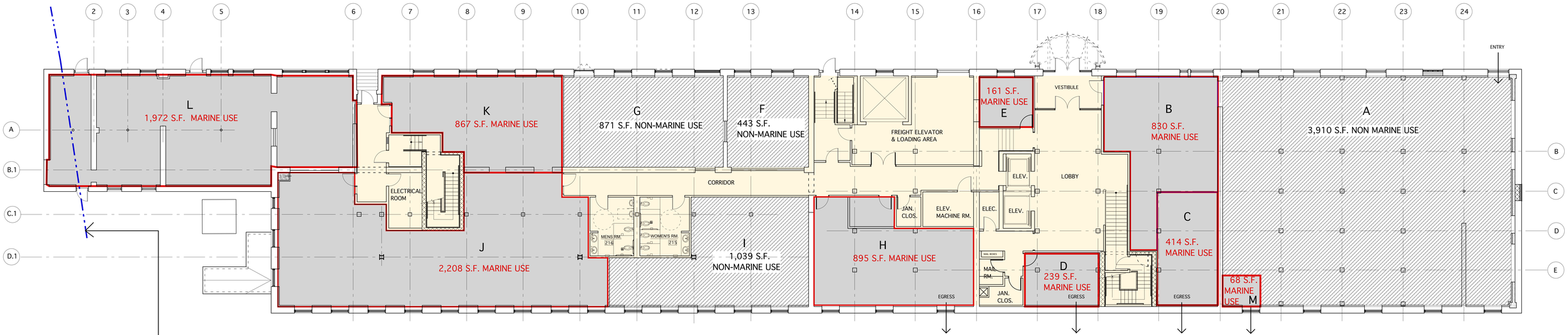

Line of Non-Marine Use Overlay Zone (NMUOZ):

Plotted 150' off of Southerly Commercial Street Right of Way as depicted on Survey Titled "Existing Conditions Survey at 260 Commercial Street, Portland, Maine" Prepared for Carroll Associates and dated 5/10/10

FIRST FLOOR TENANT MASTER PLAN

1/8" = 1'-0"

SUPPORT USES:	
TOTAL INTERIOR AREA	18,753 S.F.
Lobby	- 731 S.F.
Corridors/Exits/Stairs	- 2,053 S.F.
Toilet Rooms	-140 S.F.
Elevators	- 176 S.F.
Freight Elev./Loading	- 649 S.F.
Utility	- 587 S.F.
Demising Walls	- 500 S.F.
TOTAL LEASABLE SPACE: =	13,917 S.F.

NON-MARINE USES:	
Tenant Space 'A'	3,910 S.F.
Tenant Space 'F'	443 S.F.
Tenant Space 'G'	871 S.F.
Tenant Space 'I'	1,039 S.F.
TOTAL: =	6,263 S.F. 45% of Available Lease Space

MARINE USES:	
Tenant Space 'B'	830 S.F.
Tenant Space 'C'	414 S.F.
Tenant Space 'D'	239 S.F.
Tenant Space 'E'	161 S.F.
Tenant Space 'H'	895 S.F.
Tenant Space 'J'	2,208 S.F.
Tenant Space 'K'	867 S.F.
Tenant Space 'L'	1,972 S.F.
Tenant Space 'M'	68 S.F.
TOTAL: =	7,654 S.F. 55% of Available Lease Space

EXIBIT A - FIRST FLOOR TENANT MASTER PLAN SUBMITTED TO CITY AND APPROVED AS PART OF BUILDING PERMIT APPLICATION FOR FIT UP OF SUITE 'I' FOR DOWN EAST MAGAZINE

REVISED 12.5.12
Added Janitor's closet to common area;
Changed Suites B & E to Marine Use;
Changed Suite I to Non-Marine Use;
Added new Suite M - Marine Use

Blais Civil Engineers, PA
780 Broadway
South Portland, ME 04106
T. 207.767.7300
sblaise@blaisece.com

Bartlett Design
942 Washington Street
Bath, ME 04530
T. 207.443.5447 F. 207.443.5560
bartdes@blazenetme.net

Mechanical Systems Engineers
Royal River Center, Unit #10
10 Forest Falls Drive, Yarmouth, ME 04096
T. 207.846.1441 F. 207.846.1443

Carroll Associates Landscape Architects
217 Commercial Street, Suite 200
Portland, ME 04101
T. 207.772.1552 F. 207.0712

Becker Structural Engineers, Inc.
75 York Street, Portland, ME 04101
T. 207.879.1838 F. 207.879.1822
www.beckerstructural.com

Winton Scott Architects, PA
5 Milk Street, Portland, ME 04101
207.774.4811 www.wintonscott.com

REV #	DATE	DESCRIPTION

Renovations To:

CUMBERLAND COLD STORAGE BUILDING

Merrill's Wharf, Portland, Maine

FIRST FLOOR PLAN

A1.1

10. 17. 2011