



207 Fore Street Portland, Maine 04101

**PORTSIDE CONDOMINIUM
BUILDING SPECIFICATIONS, AMENITIES & FEATURES**

BUILDING CONSTRUCTION: The entire condominium building will be constructed with commercial-grade building materials and practices. Some of the features of the building include the following:

- **Sixth Floor Residences:** All of the residential units will be located on the top floor of the building, 6 stories above Fore Street.
- **Structure:** Structural steel framing system and poured concrete floors.
- **Exterior Walls:** Brick and decorative masonry façade, providing a highly durable and low-maintenance exterior building wall system.
- **Roof:** A light-colored membrane roofing system will be installed on the roof, providing a high degree of solar reflectance. This reduces energy consumption and has the environmental benefit of reducing the “heat island effect” in urban areas.
- **Windows:** The residential windows will feature pre-finished wood construction, a painted interior finish, an aluminum clad exterior, and double-hung operation with tilt wash feature for self cleaning. Thermal pane insulated glass with a “low E” reflective coating will minimize solar heat gain within the building.
- **Utilities:** Utilities will be individually metered to each unit. Service providers are as follows:
 - Electric - provided by Central Maine Power
 - Water - provided by Portland Water District
 - Natural Gas - provided by Unitil
 - Telephone/Cable/Internet - provided by Time Warner Cable or Fairpoint Communications
- **Safety Systems:** The entire building will be equipped with a fire protection sprinkler system and a building fire alarm system. Each unit will be provided with smoke detection, carbon monoxide detection, a leak detection device for the washing machine, and temperature alarm.

PARKING: Each unit will be provided with one dedicated parking. Additional parking spaces may be available for sale at a later date.

RESIDENTIAL ENTRY: A dedicated entrance lobby, accessed directly from the Fore Street sidewalk, will be provided for the exclusive use of the condominium owners and their guests. Lobby features include:

- **Elevator:** The elevator for the residences will be dedicated to the exclusive use of the residential condominium, providing express service from the lobby (ground) floor to the residential sixth floor with no interim stops. The elevator will have high-quality finishes that compliment the architecture of the residential lobby.
- **Security/Intercom:** A keypad entry/intercom system will control access into the residential entrance. The intercom will have the capability to dial residents by phone (home, mobile, or other) in order to remotely provide guest access to the lobby and elevator.
- **Mailboxes:** Individual lockable mailboxes will be provided in the residential lobby.
- **Finishes:** The residential lobby will be designed with high-quality finishes including granite flooring, hardwood paneled walls, and architectural lighting.

RESIDENTIAL CORRIDORS AND UNIT ENTRIES: A common corridor will provide access to each of the residential units. This corridor will be treated with high-quality finishes and lighting, with the goal of creating a pleasing entry to each of the residences. Some of the features of the corridor and unit entries are as follows:

- **Finishes:** Commercial-grade carpet with a pattern design, carpet pad to minimize noise, fabric style wallcoverings, and ceilings with soffit treatments.
- **Lighting:** A combination of recessed lighting and architectural wall sconces.
- **Entry Doors:** 1 ¾” thick, solid-core entry doors. The door frames will feature architectural molding to complement the design of the unit doors and will be pre-finished white. Hardware will include perimeter sound insulation, a door viewer, door bell, and a self-closing device. Each entry door will be provided with an electronic keypad dead bolt, with optional key entry. The entry door hardware will be as shown in the photo below:



Corridor Side

Interior

UNIT SPECIFICATIONS, AMENITIES & FEATURES

GENERAL: Each of the residential units will have the following general specifications:

- **Walls:** Walls will be framed with light-gauge metal studs, which are not susceptible to warping or twisting and moisture collection as are wood studs. The walls will be covered with drywall and finished to a level recommended by the U.S. Gypsum Association. The walls throughout the unit will be painted with a choice of one of the 3 following Benjamin Moore colors in eggshell finish paint.
 - “Dove White”
 - “Inner Balance”
 - “Antique White”
- **Ceilings:** Ceilings will be covered with drywall and painted with Benjamin Moore “Decorator’s White” flat finish paint. Ceilings will be approximately 8 feet high, except in rare instances where soffits may need to be installed to accommodate other building systems above the ceiling.
- **Interior Residential Doors:** Standard interior doors will be solid-core raised 6-panel doors. Smaller closet doors will be 3-panel doors. The doors will be painted white and provided with

polished chrome lever style door hardware. The doors and hardware will have an appearance similar to the following:



- **Trim:** Molded trim will be installed along the base of all walls and around window and door openings. The trim will be constructed of engineered lumber and painted with Benjamin Moore “Linen White”, satin finish. Base trim will be approximately 4 ½” high, and window/door trim will be approximately 3 ½” high/wide.
- **Heating & Cooling:** Each condominium unit will be fully heated and air conditioned using enclosed package rooftop HVAC units. These units have the advantage of being located outside the unit, saving space and minimizing noise within the condominium unit itself. Key specifications/features of the system are:
 - Heating fuel source - Natural gas
 - Fresh air - The rooftop units have the ability to bring in outside air, even during winter months, at the discretion of the unit owner
 - Energy Efficiency - HVAC units will be Energy Star rated
 - Filtration - Units will be equipped with pleated filters to minimize particle transmission to the space
 - Zone Control - Almost unprecedented in residential condominiums, the units will have zone controls permitting individual thermostats and temperature control in the main living area and the bedroom(s). This system will permit a few degrees of temperature differential between living and sleeping spaces
 - Thermostats - Digital, with night setback capability
- **Hot Water:** Each unit will be provided with a natural gas-fired “tank-less” hot water heater that heats water “on demand,” providing significant energy savings over tank type heaters that continuously heat hot water, even while hot water is not needed. These tank-less heaters are smaller than standard heaters and are mounted on the wall, saving valuable floor space within the unit.
- **Electrical Service:** Each unit will be provided a 150-amp service, which is an abundant amount of electrical service for a residential condominium unit.

KITCHENS: Kitchens with modern amenities will be installed in each of the units. Highlights of the kitchens are as follows:

- **Floors:** 5” wide engineered hardwood floors by Mannington. Floors will be glued down over

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a sound isolating membrane. Three color choices are available, as shown below:



Maple - Natural



Oak - Homestead



Oak - Clubhouse

- **Cabinetry:** Merrillat “Classic” series maple cabinetry with “Portrait” flat panel design, providing a design suitable for either traditional or contemporary décor. Cabinets will include soft close doors, and 42” wall cabinets. Door style, cabinet color and hardware choices are shown below:



Chiffon



Natural



Kona



Pull HP135



Pull HP164



Knob HK109

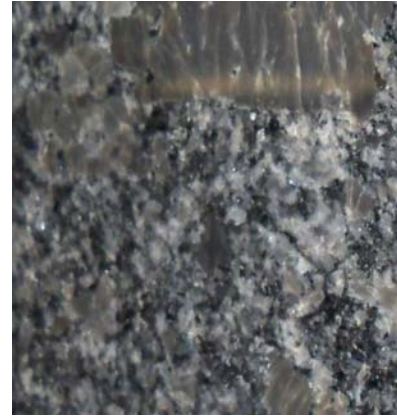
- **Countertops:** Polished granite, 1 ¼” thick with an eased square edge. Buyers may select from 3 color choices, listed below. Samples can be viewed at the brokerage office. These photos are close-ups do not effectively convey the look of the full countertop. Please note that granite is a natural product, and there will be variations in texture, color, and pattern.



Baltic Brown



Bianco Sardo



Steel Gray

- **Appliances:** GE Profile Series stainless steel appliances will be provided in the kitchen. The GE Profile series offer a contemporary design matched with the latest kitchen technologies. All of the units are Energy Star rated where available. A brief summary of each of the appliances is outlined below and pictured on the next page (left to right):
 - Refrigerator - Full-size, side-by-side refrigerator with in door water dispenser and ice cube dispenser. GE mod.# PSHS6MGZSS or GE mod. #PSCS3RGXSS (The PSH model will be provided in units 2,3,4,5,6 and 7, where the wall behind the refrigerator will allow for an increased refrigerator depth)



- Microwave Oven - Built-in, over the range, 1100-watt output and sensor cooking controls. The microwave oven will be provided with an externally vented fan above the cooktop, allowing for smoke and steam exhaust from the cooktop. GE mod. # PVM2070SMSS



- Dual fuel Range/Oven – 4-burner gas cook top, combined with a digitally controlled electric oven with self-cleaning feature and extra-large oven capacity. GE mod.# P2S975SEPSS



- Dishwasher - Quiet design with concealed controls. GE mod.# PDWT180RSS



- Garbage Disposal - ½ horsepower, switch-activated

- **Kitchen Sink:** Elkay Signature Plus, stainless steel undermount, deep-bowl sink.
- **Kitchen Faucet:** Kohler Simplex single-lever faucet, polished chrome, architectural design

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with swivel spout and integral spray head (pictured right).



- **Kitchen Lighting:** Recessed incandescent can light fixtures in the ceiling. Mini-pendant halogen lights over breakfast bar, Tilia shade.



LIVING ROOM: An open-concept living space has been designed for each of the condominium units. Highlights of the living rooms are as follows:

- **Floors:** 5” wide engineered hardwood floors by Mannington. Floors will be glued down over a sound mitigating membrane. Color to match the kitchen flooring selection.
- **Lighting:** Recessed incandescent can light fixtures in the ceiling.

BEDROOMS:

- **Floors:** Line patterned berber carpet over foam pad. Shaw “Simply Sisal”, color #102 “Breezy Cream”.



- **Lighting:** Two switch-controlled wall outlets.

BATHROOMS:

- **Floors:** 12" x 12" carrera marble tile with marble base.



Carrerra Marble

- **Cabinetry:** Same as kitchen cabinets, see above for specification.
- **Countertops:** Honed Carerra marble, 3/4" thick with an eased square edge.
- **Sink:** Kohler "Kathryn" rectangular undermount china sink.



- **Toilets:** Kohler "Santa Rosa" elongated white china toilet.



- **Tub:** Kohler "Bancroft" white acrylic tub
- **Tub Surround:** Carrerra marble tile

- **Bathroom Sink Fixtures:** Kohler “Purist” series widespread faucet in polished chrome:



Bathroom Tub/Shower Fixtures: Kohler “Purist” series, including multifunction showerhead, in polished chrome.



- **Accessories:** Polished chrome finish, including towel bar, hand towel ring/bar, toilet paper ring, curved shower curtain rod, and robe hook.
- **Lighting:** Pottery Barn “Somerson” vanity light over the bathroom sink.



- **Ventilation:** Recessed can light fixture over the tub area, with integral bath fan.



CLOSETS:

- **Floors:** Line patterned berber carpet over foam pad. Shaw “Simply Sisal”, color #102
- **Shelving:** White, horizontal wood shelf provided with clothes rod.
- **Lighting:** Surface-mounted incandescent fixtures.

LAUNDRY/UTILITY:

- **Floors:** Laundry area floor will be slightly recessed, and pitched to a floor drain, with seamless vinyl flooring in a neutral color/pattern.
 - **Leak Detection:** A leak detection sensor will be placed along the floor of the utility room. The sensor will be wired to an automatic valve that will shut off the water supply to the unit in the event a leak is detected by the sensor.
 - **Lighting:** Surface-mounted incandescent fixtures with decorative frames.
- Washer Dryer:** Stacked washer/dryer units will be provided in each laundry closet, GE model DCVH480EKWW dryer, and model WCVH4800KWW washer. Color: White. (Exception: units will be provided side by side in unit #10). Washer and dryer will be placed on vibration pads to minimize floor vibration/shaking.



OPTIONS – SPECIFICATIONS AND PRICING

A number of options are available that will permit buyers to select alternative options for each unit. Option selections are available until January 1, 2011. Available options include the following:

- **Gas Fireplace:** The living area of each unit may be provided with a Heat & Glo “Soho” model gas fireplace unit in the area designated on the floor plans. The gas fireplace will be equipped with a wall switch, electronic ignition, and black “Studio” model metal surround. Viewing area is approximately 17’ x 19”, and the overall dimensions are approximately 32” x 32” \$4,110



- **Viking Appliance Package:** In lieu of the specified GE Profile series appliances, provide Viking appliances shown below \$6,800

Refrigerator - Full-size, side-by-side refrigerator with in-door water dispenser and ice cube dispenser. Stainless steel finish. Viking Designer Series Model DDSF.



- Microwave Hood - Built-in, over-the-range, conventional microwave hood with externally vented fan, allowing for smoke and steam exhaust from the cooktop. Stainless steel finish. Viking Designer Series Model DMOR.



- Dual-Fuel Range/Convection Oven – 4-burner sealed burner gas range with continuous grate to permit easy movement of pots on the surface, combined with an electric convection oven. Stainless steel finish. Viking Designer Series Model DSCD.



- Dishwasher - Quiet design with concealed controls. Stainless steel finish. Viking Designer Series Model VDB325.



- **Wood Flooring - Bedrooms:** In lieu of carpet in the bedroom, install engineered hardwood veneer flooring to match the flooring in the living room \$3,220 MBR, \$2,380 2nd BR.
- **Sliding Glass Door Tub Enclosure:** In lieu of a shower curtain rod, install a semi-frameless sliding glass door: \$1,422 each
- **Walk-In Shower:** In lieu of a tub, install a walk-in shower and shower seat. The inside of the shower would be finished with Carrerra marble wall tile, and 1” Carrera marble tiles on the floor. A frameless glass door will provide entry into the shower enclosure \$4,800 each

NOTE: Building and Unit Specifications are subject to change and Seller may substitute equal or superior quality material, fixtures, appliances and other items due to unavailability or delay. Please refer to Purchase and Sale Agreement for details.