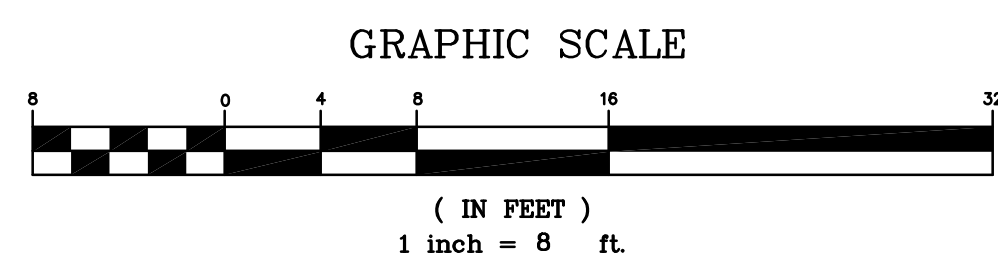


THIS PLAN WAS PREPARED UNDER THE DIRECTION OF:

DONALD BLAJDA, R.A.
 MAINE LICENSED ARCHITECT NO. ARC2936
 11 CORPORATE DRIVE,
 BELMONT, NH 03220



SUBCONDOMINIUM FLOOR PLAN NOTES:

1. THIS SET OF CONDOMINIUM PLANS SHOWS THE "SUB-CONDOMINIUM" ENTITLED "PORTSIDE CONDOMINIUM" WITHIN THE "RESIDENCE UNIT" OF THE "HOTEL, RESTAURANT AND PORTSIDE RESIDENCES CONDOMINIUM" AT 207, 209, AND 211 FORE STREET, PORTLAND, MAINE ("MASTER CONDOMINIUM"). THE STREET ADDRESS OF THE SUB-CONDOMINIUM IS 207 FORE STREET.
2. MASTER CONDOMINIUM IS DESCRIBED IN THE "DECLARATION OF CONDOMINIUM FOR THE HOTEL, RESTAURANT AND PORTSIDE RESIDENCES CONDOMINIUM" RECORDED IN CCRD BOOK 28022 PAGE 188 AND SHOWN ON CONDOMINIUM PLAT RECORDED IN CCRD IN PLAN BOOK 210 PAGE 272 AND CONDOMINIUM PLANS SHEETS 1 - 9 RECORDED IN CCRD PLAN BOOK 210 PAGES 273 - 281.
3. SUB-CONDOMINIUM CONSISTS OF THE ENTIRE RESIDENCE UNIT OF THE MASTER CONDOMINIUM, WHICH IS COMPRISED OF THE FOLLOWING PORTIONS OF THE MASTER CONDOMINIUM BUILDING: THE ENTIRE SIXTH FLOOR, THE RESIDENCE LOBBY AND RESIDENCE TRASH ROOM ON THE FIRST FLOOR, AND THE RESIDENCE ELEVATOR SHAFT THAT PENETRATES FLOORS TWO THROUGH FIVE.
4. THE CITY OF PORTLAND HAS GRANTED SUBDIVISION APPROVAL FOR THE RESIDENCE UNIT TO BE SUBDIVIDED INTO UP TO 12 RESIDENTIAL DWELLING UNITS BY CREATION OF THIS SUB-CONDOMINIUM.

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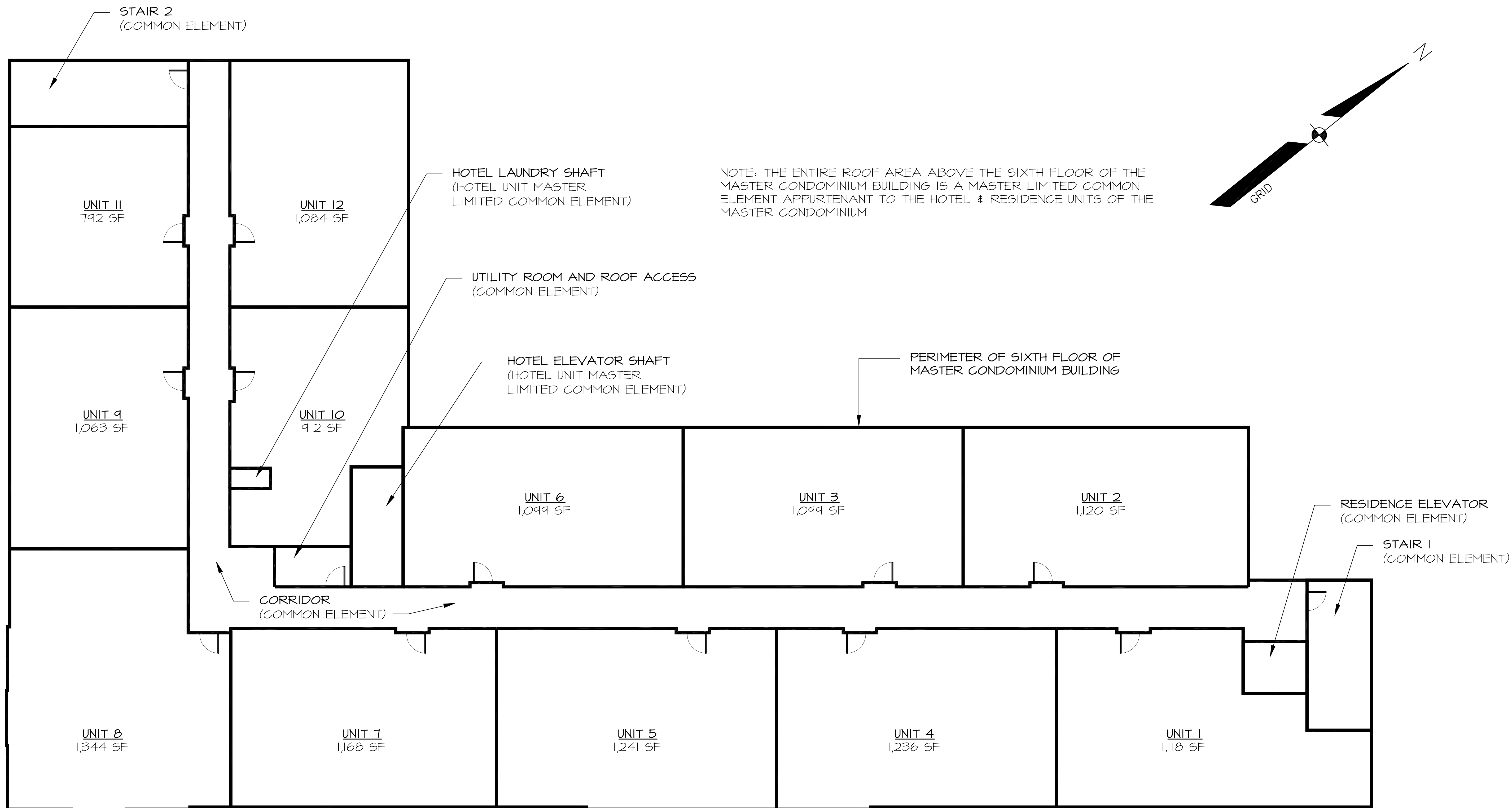
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REV.	BY:	DATE:	STATUS:

COPECHEE
 CONSTRUCTION CORPORATION
 11 CORPORATE DRIVE, BELMONT NH 03220
 PHONE (603) 527-9090 FAX (603) 527-9191

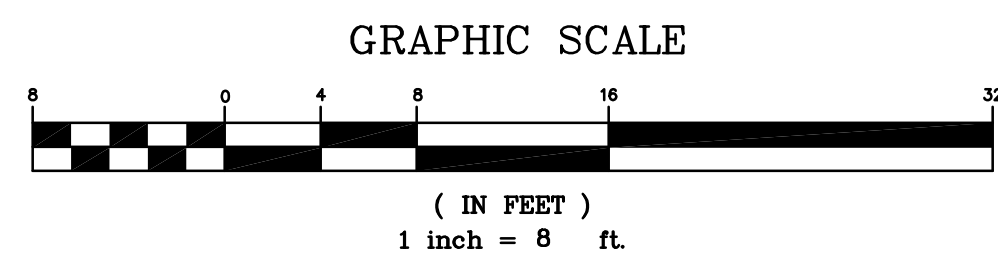
CONDOMINIUM PLAN - FLOOR 1 VERTICAL BOUNDARIES
 OF: **PORTSIDE CONDOMINIUM**
 207 FORE STREET
 PORTLAND, MAINE
 FOR: **PORTSIDE RESIDENCES, LLC**
 11 CORPORATE DRIVE
 BELMONT, NH 03220

DATE	SCALE
09-24-10	1"=8'



THIS PLAN WAS PREPARED UNDER THE DIRECTION OF:

DONALD BLAJDA, R.A.
MAINE LICENSED ARCHITECT NO. ARC2936
11 CORPORATE DRIVE,
BELMONT, NH 03220



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4. THE CITY OF PORTLAND HAS GRANTED SUBDIVISION APPROVAL FOR THE RESIDENCE UNIT TO BE SUBDIVIDED INTO UP TO 12 RESIDENTIAL DWELLING UNITS BY CREATION OF THIS SUB-CONDOMINIUM.
5. STAIR 1, STAIR 2, CORRIDOR, UTILITY ROOM AND RESIDENCE ELEVATOR ARE SUBCONDOMINIUM COMMON AREAS. THE OWNER OF THE HOTEL UNIT OF THE MASTER CONDOMINIUM HAS AN EASEMENT THROUGH THE CORRIDOR TO THE UTILITY ROOM FOR PURPOSES OF ACCESS TO UTILITY ROOM AND TO THE ROOF ACCESS HATCH.
6. HOTEL ELEVATOR SHAFT AND HOTEL LAUNDRY SHAFT ARE LIMITED COMMON ELEMENTS APPURTENANT TO THE HOTEL UNIT IN THE MASTER CONDOMINIUM PURSUANT TO SECTION 4.02(A) OF THE MASTER DECLARATION AND SECTION 1602-102(B) OF THE CONDOMINIUM ACT BECAUSE THEY SERVE ONLY THE HOTEL UNIT. THERE IS NO ACCESS TO THE HOTEL ELEVATOR SHAFT OR LAUNDRY SHAFT FROM THE SUB-CONDOMINIUM.
7. VARIOUS PIPES, DUCTS, WIRES CABLES, CONDUITS, CHASES, AND OTHER INSTALLATIONS FOR SERVICES AND UTILITIES SERVING THE HOTEL UNIT BELOW ARE CONTAINED WITHIN THE BOUNDARIES OF THE UNITS BUT ARE NOT SHOWN ON THIS PLAN. ALL OF THE FOREGOING ARE LIMITED COMMON ELEMENTS SERVING THE HOTEL UNIT PURSUANT TO SECTIONS 4.02(A) AND 4.02(C) OF THE MASTER DECLARATION AND SECTION 1602-102(B) OF THE CONDOMINIUM ACT.

REV.	BY:	DATE:	STATUS:

COPECHEE
CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT NH 03220
PHONE (603) 527-9090 FAX (603) 527-9191

CONDOMINIUM PLAN - FLOOR 6 VERTICAL BOUNDARIES
OF:
PORTSIDE CONDOMINIUM
207 FORE STREET
PORTLAND, MAINE
FOR:
PORTSIDE RESIDENCES, LLC
11 CORPORATE DRIVE
BELMONT, NH 03220

DATE	SCALE
09-24-10	1"=8'

