Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/12/17

EASEMENT

WHEREAS, Investment Core LLC, a Maine limited liability company ("Grantee"), owns certain property located at 5 Monument Street in the City of Portland, Cumberland County, Maine (the "Grantee Property").

WHEREAS, Federal Street Phoenix LLC, a Maine limited liability company ("Grantor"), owns certain property located at 1 Monument Street in the City of Portland, Cumberland County, Maine described (the "Grantor Property");

WHEREAS, Grantee intends to develop portions of the grantee property, which shall include the construction, use, maintenance and repair of buildings and other structures and related improvements (Grantee Project);

WHEREAS, in connection with the Grantee Property, Grantor desires to grant to Grantee an access and utility easement described as follows:

BEGINNING at a 5/8 inch rebar set on the northwest side of Monument Street at a point 32.89 feet southwest from the intersection of Munjoy Street and Monument Street;

THENCE N 50° 11' 23" W along the southwesterly line of land of grantor a distance of 50.00 feet to a point;

THENCE N 36° 45' 27" E through remaining land of this grantor a distance of 12.71 feet to a point in line with the southwest side of the building at One Monument Street;

THENCE S 47° 07' 48" E along the southwest side of the building at One Monument Street a distance of 50.14 feet to a point in the northwesterly line of Monument Street;

THENCE S 36° 18' 59" W along the northwesterly line of Monument Street a distance of 10.04 to the Point of Beginning of the easement herein described.

The easement herein conveyed is for the purposes of pedestrian and vehicular access and the installation, maintenance, repair, and replacement of any and all utilities associated with a single family residence. This easement additionally provides an access for the maintenance of the residence. The five feet closest to the residence shall be a no build area and shall not be developed with any building or structure. This easement shall be for the benefit of all the property owned by this grantee south of the easement conveyed.

All rebars set are capped and labeled "Raitt – LRLS ME2376 NH957" Bearings are referenced to the State Plane Coordinate System of 1983, Maine West Zone.