

7. EASEMENTS AND OTHER BURDENS

The upland property associated with Lot 2 and the larger scale redevelopment project on adjacent Lots 1 and 3 are owned by PF Marina, LLC and CPB2, LLC (now Portland Foreside), respectively.

Lot 2 is separated from Lots 1 and 3 by a MDOT-owned linear parcel that is approximately 50 feet wide. The Eastern Promenade trail and the Maine Narrow Gauge Railroad are located within the MDOT land. There is also a 30-foot wide Portland Water District Easement associated with an existing 33" sewer force-main located within this space. There are two 50' easements that cross the strip of MDOT land which provide access to Lot 2 and the associated submerged land lease area. A memorandum of understanding has been executed with Maine DOT that indicates Maine DOT's right of way will be realigned as shown in **Figure 7-1** and as part of the overall redevelopment plan.

Figure 7-1: Site Constraints Associated with Project Area

