
AC Portland - Recording Plat & Deed Instruments

9 messages

Ara Aftandilian <aa.summit@prodigy.net>

Mon, May 23, 2016 at 9:44 PM

Reply-To: Ara Aftandilian <aa.summit@prodigy.net>

To: Helen Donaldson <hcd@portlandmaine.gov>

Cc: "Leslie E. Lowry" <lloewry@jbgh.com>, Matt Phillips <mphillips@carroll-assoc.com>

Nell,

Attached is the revised Recording Plat based on the comments provided to us. We believe this plan is now ready to record.

I have also attached the deed into Portland Norwich Group LLC. Note there is a PDF file circulating of this deed with page 2 missing so I have attached another copy. I have reviewed the instruments that impact Parcel 1 - Development Parcel, the numbers below correspond to this list in the deed:

1. The two deeds to the City are for various parcels including land granted to the City to create streets, there are no easements that impact the hotel site
2. These instruments relate to environmental restrictions placed on the land by Canadian National with the important one the Declaration of Environmental Covenant recorded in August 2015 as part of the ME DEP VRAP process that was completed prior to PNG closing on the purchase
3. This memorandum outlines the agreement with the City as part of the later deed to the City in #1
4. N/A
5. Same deed to the City as in #1
6. These are standard easements granted by the City for the previous Longfellow residential project
7. These are standard licenses granted by the City for the previous Longfellow residential project
8. This is an easement granted by PWD for construction issues (related to the adjacent PWD parcel)
9. This is an easement granted by PWD for ongoing maintenance issues
10. This is the ME DEP VRAP Certificate of Completion that closes out the previous environmental restrictions in favor of the current standard VRAP process including a new No Further Action Assurance letter that we obtained for the Development Site
11. Same as #10, this is the DEC for this recent VRAP process

Let me know if you need copies of any of these instruments. I have copied Lee Lowry on this email if you have any specific questions.

Thanks.

Ara Aftandilian
PO Box 394, Topsfield MA 01983
978.887.3640 office
978.325.2900 mobile

2 attachments

 **Fore-India RECORDING PLAT 5-18- 2016.pdf**
403K

 **Deed to PNG rec.pdf**
456K

Leslie E. Lowry <LLowry@jbgh.com>

Tue, May 24, 2016 at 8:17 AM

To: Ara Aftandilian <aa.summit@prodigy.net>, Helen Donaldson <hcd@portlandmaine.gov>

Cc: Matt Phillips <mphillips@carroll-assoc.com>

Ara and Nell:

I am assuming that the easements/licenses in 6 and 7 will be released back to the City since they were specific to the prior building designs.

The PWD easements in 8 and 9 are not relevant to the AC Hotel site and may be re-visited in connection with future planning on Parcel 2.

Lee

Leslie E. Lowry, Esq.
Jensen Baird Gardner & Henry
Ten Free Street
P.O. Box 4510
Portland, Maine 04112-4510
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From: Ara Aftandilian [mailto:aa.summit@prodigy.net]
Sent: Monday, May 23, 2016 9:45 PM
To: Helen Donaldson
Cc: Leslie E. Lowry; Matt Phillips
Subject: AC Portland - Recording Plat & Deed Instruments

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Helen Donaldson <hcd@portlandmaine.gov>
To: "Leslie E. Lowry" <LLowry@jbgh.com>
Cc: Ara Aftandilian <aa.summit@prodigy.net>, Matt Phillips <mphillips@carroll-assoc.com>

Tue, May 24, 2016 at 10:52 AM

Ara and Lee,

Thanks for sending this. I will have our surveyor look at the plan and let you know if he has any outstanding comments. He is on vacation this week, but I will press when he returns. Did Owen Haskell revise the survey as well?

With respect to the deed, I think this should do, although I want to connect with Corporation Counsel on our obligation here. Given that they're short-staffed and that the hearing is tonight, I'm planning on retaining this as a condition (although I will downplay it). We will try to have it taken care of from our end this week.

Last, I wanted to mention to you all that Barbara is thinking that the first item on the agenda this evening may move pretty quickly. She's suggesting that you might want to be here by 6:30.

Let me know if you have questions. Otherwise, I'll see you tonight.

Nell

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Nell Donaldson
Planner, City of Portland
874-8723
hcd@portlandmaine.gov

Helen Donaldson <hcd@portlandmaine.gov>
To: William Clark <wbc@portlandmaine.gov>

Tue, May 24, 2016 at 1:30 PM

Bill,

Can you take a look at the attached when you get a chance and let me know if they've taken care of your comments?

Nell

----- Forwarded message -----

From: **Ara Aftandilian** <aa.summit@prodigy.net>

Date: Mon, May 23, 2016 at 9:44 PM

Subject: AC Portland - Recording Plat & Deed Instruments

[Quoted text hidden]

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Nell Donaldson
Planner, City of Portland
874-8723
hcd@portlandmaine.gov

2 attachments



Fore-India RECORDING PLAT 5-18- 2016.pdf

403K



Deed to PNG rec.pdf

456K

William Clark <wbc@portlandmaine.gov>
To: Helen Donaldson <hcd@portlandmaine.gov>

Wed, May 25, 2016 at 8:50 AM

Hi Nell,

I'll try to get to it this AM. Took two days off and holy mollie email pileup.

Thanks,

Bill

[Quoted text hidden]

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William Clark, PLS
Senior Project Engineer
DPW Engineering
City of Portland
55 Portland St.
Portland, ME 04101
[207 874 8847](tel:2078748847)

Helen Donaldson <hcd@portlandmaine.gov>
To: William Clark <wbc@portlandmaine.gov>

Wed, May 25, 2016 at 11:13 AM

Take your time. I also asked if they'd made the survey revisions you asked for, and don't have anything from them yet...

Hope you enjoyed the break!

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Ara Aftandilian <aa.summit@prodigy.net>
Reply-To: Ara Aftandilian <aa.summit@prodigy.net>
To: Helen Donaldson <hcd@portlandmaine.gov>, "Leslie E. Lowry" <LLowry@jbgh.com>
Cc: Matt Phillips <mphillips@carroll-assoc.com>

Tue, May 31, 2016 at 10:57 AM

Nell,

We would like to try to record the lot division plan this week so can you please follow up with the City surveyor to confirm he is ok with the changes we made and submitted.

Thanks.

Ara Aftandilian
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Helen Donaldson <hcd@portlandmaine.gov>
To: Ara Aftandilian <aa.summit@prodigy.net>
Cc: "Leslie E. Lowry" <LLowry@jbgh.com>, Matt Phillips <mphillips@carroll-assoc.com>

Tue, May 31, 2016 at 11:24 AM

Ara,

I actually heard from him this morning and he's fine with that plan.

Quick question - I know we talked about this before - what's your plan for establishing the access and utility easements between Lots 1 and 2? Is there some reason not to do this now?

Nell

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Reply-To: Ara Aftandilian <aa.summit@prodigy.net>
To: Helen Donaldson <hcd@portlandmaine.gov>
Cc: "Leslie E. Lowry" <LLowry@jbgh.com>, Matt Phillips <mphillips@carroll-assoc.com>

Tue, May 31, 2016 at 12:06 PM

Nell - Thanks for responding and yes we are drafting now an access, drainage and utilities easement between the two lots in conjunction with the hotel loan closing (after the appeal period expires) and the conveyance of the remainder lot to a different entity. I will make sure to send to you when I have a draft.

Ara Aftandilian
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7/6/2016

City of Portland Mail - AC Portland - Recording Plat & Deed Instruments

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