

SIDEWALK EASEMENT  
TO THE  
CITY OF PORTLAND  
(Newbury and Hancock Streets)

113 NEWBURY STREET LLC, a Maine limited liability company, for one dollar and other good and valuable consideration, hereby grants to the City of Portland, Maine, a municipal corporation, an easement and right (but no obligation under the terms hereof) to install, maintain, replace and repair a sidewalk for public use and enjoyment in, on, under and over a certain parcel of land identified on a plan entitled "Subdivision Plat of the Seaport Lofts" dated July 26, 2013 and to be recorded in the Cumberland County Registry of Deeds (the "Plat Plan") as "Pedestrian Easement. See Note 23" and more particularly described in **Exhibit A** attached hereto and depicted on **Exhibit B** attached hereto and made a part hereof.

IN WITNESS WHEREOF, 113 NEWBURY STREET LLC has caused this instrument to be executed by Gordon Reger, its Managing Manager thereunto duly authorized as of the \_\_\_\_ day of August, 2014.

113 NEWBURY STREET LLC

By:




Gordon Reger  
Its Managing Manager

STATE OF MAINE  
CUMBERLAND, ss.

August 12, 2014

PERSONALLY APPEARED before me the above named Gordon Reger, Managing Manager of 113 Newbury Street LLC as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said company.



Notary Public Attorney at Law  
Print name: Tom S. Hanson  
My commission expires: N/A

**EXHIBIT A**  
**Pedestrian Easement**  
**113 Newbury Street LLC**

A certain easement over a parcel of land situated on the northwesterly side of Newbury Street and the southwesterly sideline of Hancock Street in the City of Portland, County of Cumberland, and State of Maine shown on Exhibit B, Pedestrian Easement – Seaport Lofts by Sebago Technics, Inc. (project number 13251) dated June 20, 2014, and being more particularly bounded and described as follows:

Beginning at the corner on the northwesterly side Newbury Street and southwesterly side of Hancock Street.

Thence N  $36^{\circ}-27'-23''$  W along the southwesterly sideline of Hancock Street a distance of 85.66 feet;

Thence S  $48^{\circ}-06'-32''$  W a distance of 4.77 feet;

Thence S  $41^{\circ}-53'-28''$  E a distance of 41.02 feet;

Thence S  $48^{\circ}-06'-32''$  W a distance of 6.38 feet;

Thence S  $41^{\circ}-53'-28''$  E a distance of 7.67 feet;

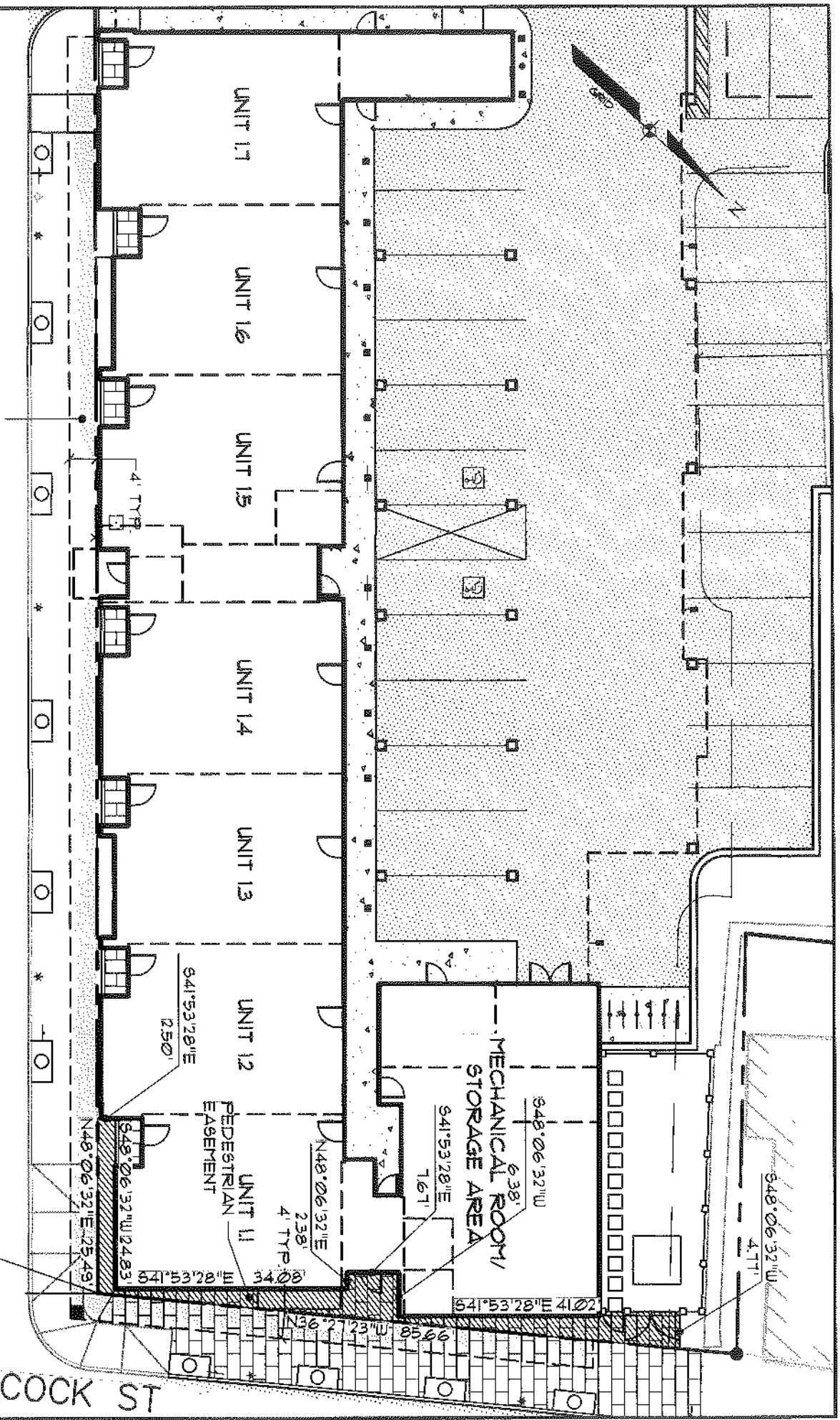
Thence N  $48^{\circ}-06'-32''$  E a distance of 2.38 feet;

Thence S  $41^{\circ}-53'-28''$  E a distance of 34.08 feet;

Thence S  $48^{\circ}-06'-32''$  W a distance of 24.83 feet;

Thence S  $41^{\circ}-53'-28''$  E a distance of 2.50 feet to the northwesterly sideline of Newbury Street;

Thence N  $48^{\circ}-06'-32''$  E along the Northwesterly sideline of Newbury Street a distance of 25.49 feet to the Point of Beginning.



NEWBURY STREET

POINT OF BEGINNING

HANCOCK ST

**SEBAGO**  
TECHNICALS

WWW.SEBAGOTECHNICALS.COM  
79 John Richards Rd., Suite 1A  
South Portland, ME 04106  
Tel: 207-200-2100  
250 Goodard Rd., Suite B  
Lewiston, ME 04240  
Tel: 207-783-5556

EXHIBIT B

PEDESTRIAN EASEMENT - SEAPORT LOFTS

LOCATION: NEWBURY STREET / HANCOCK STREET  
PORTLAND, MAINE

FOR: 113 NEWBURY STREET, LLC  
36 FAY STREET, SUITE 107B  
BOSTON, MA 02118-4320

SCALE: 1"=20'

DATE: 6/20/14

SHEET: 1 OF 1

PROJECT: 13251