

## **EXHIBIT 18**

**PROPOSED EASEMENT, COVENANTS, PUBLIC/PRIVATE  
RIGHT OF WAY OR OTHER BURDENS OF THE SITE**

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## SUMMARY OF PROPOSED EASEMENTS, COVENANTS, PUBLIC OR PRIVATE RIGHTS OF WAY, OR OTHER BURDENS ON THE SITE

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The project site is bisected by the Portland Bayside Trail and Chestnut Street. There are numerous easements required for the project. These are depicted graphically on Drawing C-1.2 which is included in the plan set with this Level III Site Plan Application. The applicant has the benefit of having recently examined the necessary easements required for a mixed-use project at this site. The City and the applicant are aware of the easements necessary to integrate this project into the fabric of the trail and the public streets in this portion of the Bayside area of Portland. In 2013, these encumbrances were identified as follows:

1. Grading, drainage & utility easement benefiting all parcels of Lots 1 & 3
2. Grading, drainage & utility easement benefiting all parcels of Lots 1 & 3
3. Area to be conveyed to Chestnut Street ROW (46 S.F., 0.001 AC.)
4. Grading, drainage & utility easement benefiting all parcels of Lots 6 & 7
5. Grading, drainage & utility easement benefiting all parcels of Lots 6 & 7
6. Area to be conveyed to Chestnut Street ROW (81 S.F., 0.002 AC.)
7. Limited open space use easement on Lot 7 benefiting the City of Portland
8. Area to be conveyed to Chestnut Street ROW (369 S.F., 0.008 AC.)
9. ROW and property line adjustment
10. Area to be conveyed to Chestnut Street ROW (513 S.F., 0.012 AC.)
11. Limited open space use easement benefiting the City of Portland – 10' wide
12. 6' wide limited open space use easements on Lots 3 and 6 benefiting the City of Portland
13. MEWS-30' access easement benefiting the City of Portland, excepting the reservation for storefront "bays" of midtown to extend up to 2'-0" into either side of the MEWS for up to 30% of the linear footage of the MEWS and common boundary of Lot 6 and Lot 7
14. Limited open space use easement benefiting the City of Portland – 10' wide
15. Existing 50' ROW to be expanded to 54', four foot strip of land to be retained by the City of Portland and added to the Somerset Street ROW
16. 15' wide temporary grading & construction easement to be granted to City of Portland by Noyes
17. Existing 50' ROW to be expanded to 54', four foot strip of land to be retained by the City of Portland to be added to the Somerset Street ROW