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## 4. EVIDENCE OF RIGHT, TITLE AND INTEREST

The project area is located on the parcel identified as Tax Map 32, Lot 1-7, and is owned by Cow Plaza 1, LLC. The attached legal description from Cow Plaza 1, LLC, is provided as evidence of Right, Title and Interest of the parcel.

### 4.1 ATTACHMENTS

- Legal Description of Canal Plaza

**SCHEDULE A-1**  
(Legal Description)

**Parcel 1**

One Canal Plaza

A certain lot or parcel of land, with the buildings and other improvements thereon, situated in the block bounded by the northeasterly side of Union Street, the northwesterly side of Fore Street, the southwesterly side of Exchange Street and the southeasterly side of the Spring-Middle Street Arterial and Middle Street in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

BEGINNING at the intersection of the southeasterly right-of-way line of the Spring-Middle Street Arterial with the northeasterly right-of way line of Union Street;

THENCE by said Spring-Middle Arterial N 44° 10' 15" E a distance of 168.92 feet to a point of curvature;

THENCE by said Spring-Middle Arterial in a general northeasterly direction by a curve to the right 23.56 feet to a point. Said point being at the westerly corner of land N/F of GRE Congress Canal LLC (3 Canal Plaza) as recorded in Deed Book 24299, Page 51 Cumberland County Registry of Deeds (CCRD). Said curve having a radius of 377.00 feet and a chord of N 45° 57' 40" E, 23.56 feet;

THENCE S 29° 47' 06" E along the southwesterly line of said GRE (3 Canal Plaza) and along a portion of the building face 151.99 feet to a point;

THENCE N 60° 12' 54" E along the southeasterly line of said GRE (3 Canal Plaza) and along a portion of the building face 78.65 feet to a point;

THENCE N 30° 34' 30" W along the northeasterly line of said GRE (3 Canal Plaza) 3.62 feet to a point. Said point being the southerly corner of the Old Canal National Building of land N/F of Buckstar LLC as recorded in Deed Book 15885, Page 284 CCRD;

THENCE N 59° 03' 34" E along the southeasterly line of said Buckstar and along the building face 21.89 feet to a jog in the wall;

THENCE S 30° 56' 26" E along the southeasterly line of said Buckstar and along the building face 1.00 feet to a jog in the wall;

THENCE N 59° 18' 12" E along the southeasterly line of said Buckstar and along the building face 27.42 feet to a jog in the wall;

THENCE S 30° 41' 48" E along the southeasterly line of said Buckstar and along the building face 1.77 feet to a jog in the wall;

THENCE N 59° 42' 35" E along the southeasterly line of said Buckstar and along the building 17.31 feet to the most easterly corner of said building;

THENCE S 29° 57' 00" E by the prolongation southerly of the easterly side of said wall continuing along the southeasterly line of land of said Buckstar 1.13 feet to the northerly side of an existing concrete walk;

THENCE by northerly side of said concrete walk continuing along the southeasterly line of land of said Buckstar on the following courses:

THENCE N 59° 27' 00" E a distance of 20.88 feet to angle point;

THENCE N 69° 43' 00" E a distance of 21.60 feet to an angle point;

THENCE N 79° 11' 00" E a distance of 27.13 feet to land N/F of Virginia S. Fitzgibbons as recorded in Deed Book 4661, Page 175 CCRD;

THENCE N 79° 11' 00" E along said land of Fitzgibbons 5.61 feet to the westerly side of brick building;

THENCE S 37° 49' 00" E along said land of Fitzgibbons by southwesterly side of said building 2.45 feet to southerly corner of said brick building;

THENCE N 51° 21' 00" E along said land of Fitzgibbons by the southeasterly side of said building 42.96 feet to the southwesterly right-of-way line of Exchange Street;

THENCE S 37° 49' 46" E by said Exchange Street 23.55 feet to the most northerly corner of land N/F of 44 Exchange Street LLC as recorded in Deed Book 25643, Page 195 CCRD;

THENCE along land of said 44 Exchange Street LLC, on the following courses and distances:

S 51° 16' 00" W by the side of a brick building a distance of 43.00 feet to angle point in said wall;

THENCE S 60° 12' 30" W by said wall a distance of 37.84 feet to another angle point in said wall;

THENCE S 37° 23' 00" E by said wall a distance of 26.57 feet to a southwesterly building corner;

THENCE S 13° 55' 30" E a distance of 19.71 feet to a point;

THENCE S 59° 00' 30" W a distance of 12.59 feet to a point;

THENCE S 37° 00' 30" E said 44 Exchange Street LLC a distance of 26.00 feet to the northwesterly terminus of Patton Court;

THENCE S 37° 00' 30" E by the southwesterly side of Patton Court 57.94 feet to a point. Said point being the northerly corner of land N/F of GRE Congress Canal LLC (Parking Garage) as recorded in Deed Book 24299, Page 51 CCRD;

THENCE S 59° 56' 30" W along the northwesterly line of said GRE (Parking Garage) 181.00 feet to a point;

THENCE S 30° 03' 30" E by the southwesterly line of said GRE (Parking Garage) 220.46 feet to point. Said point being on the northwesterly right-of-way line of Fore Street;

THENCE along the northwest line of said Fore Street on the following courses and distances:

S 57° 15' 00" W 9.20 feet to an angle point in said Fore Street;

THENCE S 60° 18' 00" W 64.32 feet to another angle point in said Fore Street;

THENCE S 61° 16' 30" W 92.37 feet to a point of curvature;

THENCE along a curve to the right and along the northwesterly right-of-way line of Fore Street and along the northeasterly right-of-way line of Union Street an arc length of 31.05 feet, said curve has a radius of 20.00 feet and a chord of N 74° 15' 18" W, a distance of 28.02 feet;

THENCE by the northeasterly right-of-way line of said Union Street N 29° 47' 06" W a distance of 62.37 feet to land of Central Maine Power Company;

THENCE by said land of Central Maine Power Company on the following courses and distances:

THENCE N 60° 12' 54" E at right angles to said Union Street 157.00 feet to a point;

THENCE N 29° 47' 06" W at right angles to the last-mentioned course 135.00 feet to a point;

THENCE S 60° 12' 54" W at right angles to the last-mentioned course 157.00 feet to said Union Street;

THENCE N 29° 47' 06" W by the northeasterly right-of-way line of said Union Street 166.47 feet to the southerly corner of land N/F of GRE Congress Canal LLC (2 Canal Plaza) as recorded in Deed Book 24299, Page 51 CCRD;

THENCE by said land of GRE Congress Canal LLC (2 Canal Plaza) on the following courses and distances:

THENCE N 60° 12' 54" E at right angles to said Union Street 105.17 feet to a point;

THENCE N 29° 47' 06" W at right angles to the last-mentioned course 97.50 feet to a point;

THENCE S 60° 12' 54" W at right angles to the last-mentioned course 105.17 feet to said Union Street;

THENCE N 29° 47' 06" W by the northeasterly right-of-way line of said Union Street 6.00 feet to the POINT OF BEGINNING.

Excepting from the above described parcel, the land with the buildings thereon described in Quitclaim Deed with Covenants from Cow Plaza 1 LLC to Cow Plaza Hotel LLC dated June 28, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29745, Page 82.

**Parcel 2**

Rights and easements described in Reciprocal Easement Agreement by and among Cow Plaza 1 LLC, Cow Plaza 2 LLC, Cow Plaza 3 LLC and Cow Plaza Garage LLC recorded in the Cumberland County Registry in Book 27481, Page 1, as affected by Partial Release dated January 15, 2013 and recorded in Book 30361, Page 233, subject to the terms and conditions related to the use thereof.

**Parcel 3**

Parking rights described in Parking Space Lease by and between Cow Plaza 1 LLC and Cow Plaza Garage LLC, a Memorandum of which is recorded in the Cumberland County Registry of Deeds in Book 27481, Page 40, subject to the terms and conditions related to the use thereof.