

Legal Description

PARCEL J
102 STATE STREET
PORTLAND, ME

LOT 1

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE WESTERLY SIDE OF STATE STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

EASTERLY BY SAID STATE STREET; SOUTHERLY BY LAND NOW OR FORMERLY OWNED AND OCCUPIED BY DAVID HOOPER; WESTERLY BY LAND NOW OR FORMERLY OF J.A.S. HUTCHINSON AND BY LAND NOW OR FORMERLY OF S.A.W. HAWKES; AND NORTHERLY BY LAND NOW OR FORMERLY OWNED OR OCCUPIED BY BROWN THURSTON.

LOT 2

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHWESTERLY SIDE OF STATE STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING NINETY-TWO (92) FEET FROM THE CORNER MADE BY THE SOUTHWESTERLY SIDE OF STATE STREET AND THE SOUTHWESTERLY SIDE OF SPRING STREET, AT THE CENTER OF THE BRICK BLOCK ERRECTED BY WILLIAM H. WOOD AND FRANKLIN TINKHAM, ON A LOT OF LAND CONVEYED TO THE SAID TINKHAM BY THE MAINE BANK, MAY 2, 1844; THENCE RUNNING SOUTHEASTERLY ON THE LINE OF SAID STATE STREET, THIRTY-THREE (33) FEET, MORE OR LESS, TO THE LINE OF LAND FORMERLY OWNED BY THE HEIRS OF THE LATE JOHN G. DEANE; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH SAID STATE STREET AND ON A LINE PARALLEL WITH THE CENTER PARTITION WALL OF THE BLOCK AFORESAID, HOLDING THE WIDTH AS AFORESAID, TO LAND NOW OR FORMERLY OWNED BY THE HEIRS OF THE LATE SAMUEL RAND, ONE HUNDRED FORTY-TWO (142) FEET, MORE OR LESS; THENCE NORTHWESTERLY ABOUT THIRTY-THREE (33) FEET, BY SAID RAND LAND, TO A POINT WHERE A LINE DRAWN THROUGH THE CENTER OF SAID PARTITION WALL PROJECTED SOUTHWESTERLY WOULD INTERSECT SAID LAST MENTIONED COURSE; THENCE NORTHWESTERLY TO AND THROUGH THE CENTER OF SAID PARTITION WALL, ONE HUNDRED FORTY-TWO (142) FEET, MORE OR LESS, TO THE POINT OF BEGINNING ON STATE STREET.

LOT 3

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, ON THE SOUTHWESTERLY SIDE OF STATE STREET AND BEING PREMISES NUMBERED 106 STATE STREET, AND BOUNDED AND DESCRIBED AS FOLLOWS, NAMELY:

BEGINNING AT THE LINE OF SAID STREET AT THE MOST EASTERLY CORNER OF LAND FORMERLY OF GEORGE H. KNIGHT, AND RUNNING THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH SAID STREET BY SAID KNIGHT LAND, ONE HUNDRED AND FORTY-TWO (142) FEET, MORE OR LESS, TO A STAKE; THENCE NORTHWESTERLY SIX AND ONE-HALF (6 1/2) FEET, MORE OR LESS, TO A STAKE AND CORNER; THENCE SOUTHWESTERLY, TWENTY-SIX AND SEVEN (27) FEET, MORE OR LESS, TO LAND FORMERLY OF CHARLES BAKER; THENCE SOUTHEASTERLY, SIXTY-FOUR (64) FEET, MORE OR LESS, TO LAND FORMERLY OF SAMUEL A. ROLFE; THENCE NORTHEASTERLY BY ROLFE LAND, EIGHTY-NINE (89) FEET, MORE OR LESS, TO A CORNER; THENCE SOUTHEASTERLY BY SAID ROLFE LAND, THIRTY-SEVEN (37) FEET, MORE OR LESS, TO A CORNER; THENCE NORTHEASTERLY BY SAID ROLFE'S LAND, EIGHTY (80) FEET, MORE OR LESS, TO SAID STATE STREET; THENCE NORTHWESTERLY ON STATE STREET, NINETY-FOUR (94) FEET, MORE OR LESS, TO THE STARTING POINT.

LOT 4

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER OF LOT FORMERLY OWNED BY GEORGE H. KNIGHT AND IN THE RANGE OF THE DIVISION WALL OF THE HOUSE ON THE LOT FORMERLY OWNED BY SAID KNIGHT AND THE HOUSE HEREBY CONVEYED, THENCE RUNNING NORTHWESTERLY BY THE SOUTHWESTERLY SIDE OF STATE STREET, THIRTY (30) FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH SAID STATE STREET, ONE HUNDRED FORTY-TWO (142) FEET, MORE OR LESS, TO THE ESTATE FORMERLY OF SAMUEL RAND; THENCE AT RIGHT ANGLES WITH THE LAST LINE BY SAID RAND ESTATE SOUTHEASTERLY, THIRTY (30) FEET; THENCE THROUGH THE CENTER OF THE DIVISION WALL AFORESAID AND AT RIGHT ANGLES WITH THE LINE LAST MENTIONED TO THE POINT OF COMMENCEMENT.

LOT 5

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE NORTHEAST SIDE OF WINTER STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE LINE OF SAID STREET AT THE SOUTHERLY CORNER OF LAND NOW OR FORMERLY OWNED BY MATTHEW LIBBY, THENCE RUNNING NORTHWESTERLY BY SAID LIBBY LAND, ONE HUNDRED (100) FEET AND FIVE (5) INCHES; THENCE SOUTHEASTERLY PARALLEL WITH WINTER STREET, FIFTY-THREE (53) FEET, THREE AND ONE-HALF (3 1/2) INCHES; THENCE SOUTHWESTERLY PARALLEL WITH SAID LIBBY LAND, ONE HUNDRED (100) FEET AND FIVE (5) INCHES TO SAID WINTER STREET; THENCE NORTHWESTERLY BY SAID WINTER STREET, FIFTY-THREE (53) FEET, THREE AND ONE-HALF (3 1/2) INCHES TO THE FIRST MENTIONED BOUNDS.

LOT 6

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE NORTHEASTERLY SIDE OF WINTER STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, ADJOINING THE SOUTHWESTERLY SIDE OF THE LOT FORMERLY KNOWN AS THE "NANCY HANSON" LOT, NOW OR FORMERLY OF HARRIET L. COLESWORTHY, WHICH IS ON THE CORNER OF WINTER AND SPRING STREETS; SAID LOT IS BOUNDED NORTHEASTERLY BY LAND FORMERLY OF S.C. RAND; SOUTHEASTERLY BY LAND NOW OR FORMERLY OF THE M. LIBBY ESTATE; NORTHWESTERLY BY LAND NOW OR FORMERLY OF SAID COLESWORTHY; AND SOUTHWESTERLY BY SAID WINTER STREET.

LOT 7

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, ON THE NORTHEASTERLY SIDE OF WINTER STREET, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON SAID NORTHEASTERLY SIDE OF WINTER STREET, AT THE SOUTHWESTERLY CORNER OF LAND FORMERLY OWNED OR OCCUPIED BY M. A. WATERHOUSE, AND RUNNING THENCE NORTHEASTERLY BY THE LINE OF SAID WATERHOUSE LAND AND LAND NOW OR FORMERLY OF S.C. RAND, ONE HUNDRED (100) FEET, MORE OR LESS, TO A POINT ON LAND FORMERLY OF ONE DEANE; THENCE RUNNING SOUTHEASTERLY, THIRTY-TWO (32) FEET TO A POINT WHICH SHALL BE MIDWAY BETWEEN THE LINES EXTENDED NORTHEASTERLY OF THE FOUNDATION WALLS OF THE HOUSE NUMBERED 43 WINTER STREET ON THE LOT HEREBY CONVEYED AND THE HOUSE NUMBERED 43 WINTER STREET ON THE LOT NEXT SOUTHEASTERLY THERETO; THENCE RUNNING SOUTHWESTERLY PARALLEL TO AND KEEPING MIDWAY BETWEEN SAID FOUNDATION WALLS, ONE HUNDRED (100) FEET, MORE OR LESS, TO THE SIDE LINE OF SAID WINTER STREET; THENCE RUNNING NORTHWESTERLY, THIRTY-TWO (32) FEET, MORE OR LESS, BY THE SIDELINE OF SAID WINTER STREET TO THE POINT OF BEGINNING.

LOT 8

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHERLY SIDE OF SPRING STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE ON THE SOUTHERLY SIDE OF SPRING STREET AT THE NORTHWESTERLY CORNER OF THE LOT OF LAND CONVEYED BY NANCY D. MCELLELLAN TO JAMES BAILEY BY DEED DATED JULY 18, 1886 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 344, PAGE 173, SAID STAKE BEING DISTANT ONE HUNDRED FORTY-TWO (142) FEET WESTERLY FROM A STONE MONUMENT MARKING THE INTERSECTION OF SAID SOUTHERLY SIDE OF SPRING STREET WITH THE WESTERLY SIDE OF STATE STREET; THENCE WESTERLY BY SAID SOUTHERLY SIDE OF SPRING STREET, SIXTY-NINE AND THIRTY-FIVE HUNDREDTHS (69.35) FEET TO THE LOT OF LAND CONVEYED BY SAMUEL H. COLESWORTHY, JR. TO ALFRED LEO COLESWORTHY BY DEED DATED AUGUST 23, 1919 AND RECORDED IN SAID REGISTRY IN BOOK 1080, PAGE 291; THENCE SOUTHEASTERLY BY LAND NOW OR FORMERLY OF SAID COLESWORTHY AND LAND FORMERLY OF ONE WATERHOUSE AND ON A LINE PARALLEL WITH THE EASTERLY SIDE LINE OF WINTER STREET, ONE HUNDRED FOURTEEN AND SIXTY-FIVE HUNDREDTHS (114.65) FEET TO A FENCE AT LAND FORMERLY OWNED BY ONE LIBBY; THENCE EASTERLY BY SAID FENCE, SIXTY-EIGHT AND FIFTY-EIGHT HUNDREDTHS (68.58) FEET TO A PIPE POST SET IN CONCRETE AT LAND FORMERLY OWNED BY C. H. KNIGHT; THENCE NORTHWESTERLY BY LAND FORMERLY OF SAID KNIGHT AND LAND OF J. F. RANDALL AND E. TINKHAM AND OF SAID JAMES BAILEY, ONE HUNDRED FIFTEEN AND TWENTY-FIVE HUNDREDTHS (115.25) FEET TO SAID SOUTHERLY SIDE OF SPRING STREET AND THE POINT OF BEGINNING.

PARCEL J
102 STATE STREET
PORTLAND, ME

LOT 9

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHERLY CORNER OF STATE AND SPRING STREETS IN SAID PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT SAID SOUTHERLY CORNER; THENCE SOUTHEASTERLY BY THE WESTERLY SIDE LINE OF STATE STREET, ABOUT TWENTY-SIX (26) FEET TO THE CENTER OF THE PARTITION WALL OF THE BLOCK OF TWO BRICK HOUSES STANDING ON SAID CORNER; THENCE SOUTHWESTERLY THROUGH THE CENTER OF SAID PARTITION WALL, ONE HUNDRED AND FORTY-TWO (142) FEET TO LAND FORMERLY OWNED BY SAMUEL RAND, DECEASED, AND LATER BY THE HEIRS OF THE SAID SAMUEL RAND; THENCE NORTHWESTERLY ADJOINING SAID LAND TO SPRING STREET; THENCE NORTHEASTERLY BY THE SOUTHERLY SIDE LINE OF SAID STREET, ONE HUNDRED FORTY-TWO (142) FEET TO THE FIRST BOUNDS.

LOT 10

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHWESTERLY SIDE OF STATE STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT ON SAID STATE STREET, TWENTY-SIX (26) FEET SOUTHEASTERLY FROM THE CORNER MADE BY THE INTERSECTION OF SAID SOUTHWESTERLY SIDE OF STATE STREET WITH THE SOUTHEASTERLY SIDE OF SPRING STREET, WHICH POINT IS OPPOSITE THE CENTER OF THE BRICK BLOCK THERE STANDING; THENCE RUNNING SOUTHEASTERLY BY SAID STATE STREET, THIRTY-FIVE (35) FEET TO LAND NOW OR FORMERLY OWNED OR OCCUPIED BY ONE RANDALL; THENCE SOUTHWESTERLY AT RIGHT ANGLES WITH SAID STATE STREET, ON A LINE PARALLEL WITH THE CENTER PARTITION OF THE BLOCK AFORESAID AND HOLDING THE WIDTH OF THIRTY-FIVE (35) FEET THEREFROM, ONE HUNDRED FORTY-TWO (142) FEET TO LAND NOW OR FORMERLY OWNED BY THE HEIRS OF SAMUEL RAND; THENCE NORTHWESTERLY BY SAID RAND LAND, ABOUT THIRTY-FIVE (35) FEET TO LAND NOW OR FORMERLY OWNED OR OCCUPIED BY THE HEIRS OF JAMES BAILEY; THENCE NORTHEASTERLY BY SAID BAILEY LAND AND THROUGH THE CENTER OF THE PARTITION WALL OF SAID BRICK BLOCK TO SAID STATE STREET AND THE POINT OF BEGINNING.

LOT 11

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE NORTHEASTERLY SIDE OF WINTER STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON SAID NORTHEASTERLY SIDE OF WINTER STREET AT THE MOST SOUTHERLY CORNER OF THE PREMISES CONVEYED TO JOHN W. HILL BY ORLANDO LIBBY BY DEED DATED MAY 2, 1923 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1133, PAGE 71; THENCE NORTHEASTERLY ALONG THE LINE OF LAND FORMERLY OWNED OR OCCUPIED BY J. A. S. HUTCHINSON, ONE HUNDRED (100) FEET, MORE OR LESS, TO LAND FORMERLY OF ONE DEAN; THENCE NORTHWESTERLY ALONG SAID DEAN LAND, THIRTY-TWO (32) FEET, MORE OR LESS, TO A POINT IN A LINE DRAWN FROM WINTER STREET NORTHWESTERLY TO SAID DEAN LAND MIDWAY BETWEEN THE NORTHWESTERLY FOUNDATION WALL OF THE HOUSE ON THE LOT HEREBY CONVEYED AND THE SOUTHEASTERLY FOUNDATION WALL OF THE HOUSE ON THE LOT LYING NORTHWESTERLY OF THE LOT HEREBY CONVEYED; THENCE RUNNING SOUTHWESTERLY PARALLEL TO AND MIDWAY BETWEEN SAID FOUNDATION WALLS AND THE LINES OF SAID WALLS PRODUCED, ONE HUNDRED (100) FEET, MORE OR LESS, TO SAID WINTER STREET; THENCE SOUTHEASTERLY ALONG SAID WINTER STREET, THIRTY-TWO (32) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LOT 12

A CERTAIN LOT OR PARCEL OF LAND, SITUATED ON THE EASTERLY SIDE OF SPRING AND WINTER STREETS IN SAID PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BEING THE NORTHERLY ONE-HALF (1/2) OF LOT NO. 66 IN PLAN OWNED BY PROPRIETORS OF A CERTAIN LOT OF LAND IN SAID PORTLAND, FORMERLY DESIGNATED TO THE WIDOW OF ANTHONY BRACKETT AS PART OF HER DOWER IN HIS ESTATE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID EASTERLY CORNER OF SPRING AND WINTER STREETS; THENCE NORTHEASTERLY BY SPRING STREET TO LAND FORMERLY OF S.C. RAND; THENCE SOUTHEASTERLY BY SAID RAND LAND TO A FENCE ON THE REAR OF SAID LOT; THENCE SOUTHWESTERLY BY THE FENCE AS IT NOW STANDS TO WINTER STREET; THENCE NORTHWESTERLY BY WINTER STREET TO THE POINT OF BEGINNING.

ALSO ANY RIGHT, TITLE AND INTEREST, IF ANY, IN AND TO ALL PASSAGEWAYS, LANES, STREETS OR ALLEYS ADJOINING, ABUTTING AND/OR RUNNING WITH THE ABOVE-DESCRIBED PREMISES.

EXCEPTING FROM THE ABOVE DESCRIBED PREMISES:

- 1. DEED FROM MERCY HOSPITAL TO 100 STATE STREET COMPANY DATED NOVEMBER 18, 1977 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4134, PAGE 276.
- 2. QUITCLAIM DEED WITH COVENANT FROM MERCY HOSPITAL TO HORTON, LLC DATED DECEMBER 15, 2006 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 24673, PAGE 281.

PARCEL J
148 STATE STREET
PORTLAND, ME

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN CITY OF PORTLAND, IN THE COUNTY OF CUMBERLAND AND STATE OF MAINE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF STATE STREET AT THE EASTERLY CORNER OF THE HOMESTEAD LOT OF THE LATE GEORGE F. SHEPLEY, WHICH POINT IS NINETY (90) FEET NORTHWESTERLY MEASURING ON SAID SOUTHWESTERLY SIDE OF STATE STREET, FROM ANOTHER POINT ON SAID SIDE OF STATE STREET BAWING WITH THE BRICK WALL OF THE NORTHWESTERLY END OF THE LATE WESTON F. MILLIKEN'S, FORMERLY NEIL SHAW'S, BRICK DWELLING HOUSE, THENCE FROM SAID FIRST NAMED POINT SOUTHWESTERLY AT RIGHT ANGLES WITH SAID STATE STREET BY THE SOUTHEASTERLY LINE OF SAID SHEPLEY LOT, ABOUT ONE HUNDRED SEVENTY-FIVE (175) FEET TO THE REAR LINE OF LAND ON WINTER STREET, NOW OR FORMERLY OWNED BY SARAH I. DONARD; THENCE SOUTHEASTERLY BY SAID DONARD LAND TO LAND FORMERLY OF WESTON F. MILLIKEN; THENCE NORTHEASTERLY BY SAID MILLIKEN'S LAND ABOUT ONE HUNDRED SEVENTY-FIVE (175) FEET TO SAID STATE STREET; THENCE BY SAID STATE STREET NORTHWESTERLY ABOUT SEVENTY-TWO (72) FEET TO THE POINT OF BEGINNING.

PARCEL V
120 STATE STREET
AKA 144 STATE STREET
PORTLAND, ME

TRACT ONE

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, LYING ON THE SOUTHWESTERLY SIDE OF STATE STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY SIDELINE OF STATE STREET WITH THE NORTHWESTERLY SIDELINE OF SPRING STREET;

THENCE NORTH 35° 47' 50" WEST ALONG THE SOUTHWESTERLY SIDELINE OF STATE STREET, A DISTANCE OF 340.20 FEET TO A POINT;

THENCE SOUTH 50° 07' 50" WEST AND PARALLEL WITH THE GRANITE BASE OF THE NORTHWEST END OF THE MERCY HOSPITAL BUILDING, A DISTANCE OF 53 FEET TO AN ANGLE POINT;

THENCE SOUTH 85° 03' 20" WEST, A DISTANCE OF 38 FEET TO AN ANGLE POINT;

THENCE NORTH 71° 23' 40" WEST, A DISTANCE OF 12 FEET TO AN ANGLE POINT;

THENCE NORTH 40° 11' 30" WEST, AND BEING 10 FEET SOUTHWESTERLY FROM THE PARALLEL WITH THE SOUTHWESTERLY BRICK WALL OF THE "MORRISON HOUSE" STANDING ON REMAINING LAND OF MERCY HOSPITAL NORTHEAST OF THE PREMISES BEING DESCRIBED, A DISTANCE OF 22.42 FEET TO LAND OF THE PORTLAND CLUB;

THENCE SOUTH 50° 12' 30" WEST BY LAND OF SAID PORTLAND CLUB, A DISTANCE OF 182.32 FEET TO THE NORTHWESTERLY SIDELINE OF WINTER STREET;

THENCE SOUTH 40° 09' 30" EAST ALONG THE NORTHEASTERLY SIDELINE OF WINTER STREET, A DISTANCE OF 400.49 FEET TO THE NORTHWESTERLY SIDELINE OF SPRING STREET;

THENCE NORTH 48° 56' 10" EAST ALONG THE NORTHWESTERLY SIDELINE OF SPRING STREET, A DISTANCE OF 270.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 103,582 SQUARE FEET, OR 2,377.9 ACRES.

COURSES REFER TO THE MAGNETIC MERIDIAN OF 1957.

TRACT TWO

A CERTAIN LOT OR PARCEL OF LAND, WITH ANY BUILDINGS THEREON, LYING ON THE SOUTHEASTERLY SIDE OF SPRING STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE SOUTHWESTERLY SIDELINE OF SAID SPRING STREET WITH THE NORTHEASTERLY SIDELINE OF WINTER STREET;

THENCE NORTH 48° 34' EAST ALONG THE SIDELINE OF SPRING STREET, A DISTANCE OF 127.86 FEET TO THE MOST WESTERLY CORNER OF LAND FORMERLY OF BERTHA M. SMITH;

THENCE SOUTH 39° 52' 30" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LAND FORMERLY OF BERTHA M. SMITH AND LAND FORMERLY OF MARY SMITH, A DISTANCE OF 58.48 FEET TO THE MOST SOUTHERLY CORNER OF SAID LAND FORMERLY OF MARY SMITH;

THENCE NORTH 49° 50' EAST ALONG THE SOUTHEASTERLY LINE OF SAID LAND FORMERLY OF MARY SMITH, A DISTANCE OF 142.18 FEET TO THE NORTHWEST SIDELINE OF STATE STREET;

THENCE SOUTH 40° 10' EAST ALONG THE SIDELINE OF STATE STREET, A DISTANCE OF 148.27 FEET TO AN IRON ROD DRIVEN INTO THE GROUND AT THE MOST NORTHERLY CORNER OF A PARCEL OF LAND CONVEYED BY MERCY HOSPITAL TO 100 STATE STREET CORPORATION BY A DEED DATED NOVEMBER 18, 1977 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4134, PAGE 276;

THENCE SOUTH 45° 51' 30" WEST ALONG THE NORTHWESTERLY LINE OF LAND OF 100 STATE STREET COMPANY, A DISTANCE OF 289.62 FEET TO AN IRON ROD DRIVEN INTO THE GROUND AT THE NORTHEASTERLY SIDELINE OF SAID WINTER STREET;

THENCE NORTH 40° 11' 30" WEST ALONG THE NORTHEAST SIDELINE OF WINTER STREET, A DISTANCE OF 203.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 47,263 SQUARE FEET, OR 1,085 ACRES.

COURSES REFER TO THE MAGNETIC MERIDIAN OF 1957.

EXCEPTING FROM THE ABOVE DESCRIBED TRACT TWO, ANY PORTION OF THE FOLLOWING LYING WITHIN THE BOUNDS OF TRACT TWO:

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED ON THE SOUTHWEST CORNER OF STATE AND SPRING STREETS IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY SIDELINE OF SPRING STREET AND THE WESTERLY SIDELINE OF STATE STREET;

THENCE SOUTH 41° 50' 23" EAST ALONG SAID STATE STREET, A DISTANCE OF 84.00 FEET;

THENCE BY THE FOLLOWING COURSES AND DISTANCES ACROSS LAND NOW OR FORMERLY OF MERCY HOSPITAL:

SOUTH 47° 44' 04" WEST, 64.00 FEET;

NORTH 42° 15' 56" WEST, 15.59 FEET;

SOUTH 48° 04' 36" WEST, 82.20 FEET;

NORTH 39° 40' 10" WEST, 65.99 FEET TO SAID SPRING STREET;

THENCE NORTH 46° 56' 12" EAST ALONG SAID SPRING STREET, 143.85 FEET TO THE POINT OF BEGINNING.

Survey Description

102 STATE STREET

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, LYING ON THE SOUTHERLY SIDE OF SPRING STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHEASTERLY SIDELINE OF WINTER STREET WITH THE SOUTHWESTERLY SIDELINE OF SPRING STREET;

THENCE N48°34'00"E ALONG THE SOUTHEASTERLY SIDELINE OF SAID SPRING STREET 125.93 FEET TO THE SOUTHERLY LINE OF LAND NOW OR FORMERLY OF TOWN HOUSES AT EATON SHAW BLOCK CONDOMINIUMS (CCRD 27136/174);

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID TOWN HOUSES AT EATON SHAW BLOCK CONDOMINIUMS:

S38°02'31"E 65.95 FEET;
N48°42'19"E 82.20 FEET;
S40°38'15"E 15.59 FEET;
N49°21'45"E 63.93 FEET TO THE SOUTHWESTERLY SIDELINE OF STATE STREET;

THENCE S40°10'00"E ALONG THE SOUTHWESTERLY SIDELINE OF SAID STATE STREET 125.89 FEET TO LAND NOW OR FORMERLY OF STATE STREET HOUSING PRESERVATION CORPORATION (CCRD 21735/205);

THENCE S49°51'30"W ALONG THE NORTHERLY LINE OF SAID STATE STREET HOUSING PRESERVATION CORPORATION 269.62 FEET TO THE NORTHEASTERLY SIDELINE OF WINTER STREET;

THENCE N40°11'30"W ALONG THE NORTHEASTERLY SIDELINE OF WINTER STREET 203.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 45,025 S.F. OR 1.03 ACRES.

120 STATE STREET

A CERTAIN LOT OR PARCEL OF LAND, WITH THE BUILDINGS THEREON, LYING ON THE SOUTHWESTERLY SIDE OF STATE STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHWESTERLY SIDELINE OF STATE STREET WITH THE NORTHWESTERLY SIDELINE OF SPRING STREET;

THENCE S48°56'10"W ALONG THE NORTHWESTERLY SIDELINE OF SAID SPRING STREET 270.49 FEET TO THE NORTHEASTERLY SIDELINE OF WINTER STREET;

THENCE N40°09'30"W ALONG THE NORTHEASTERLY SIDELINE OF SAID WINTER STREET 400.48 FEET TO LAND NOW OR FORMERLY OF THE PORTLAND CLUB;

THENCE N50°12'30"E ALONG LAND OF SAID PORTLAND CLUB 272.95 FEET TO THE SOUTHWESTERLY SIDELINE OF SAID STATE STREET;

THENCE S39°47'50"E ALONG THE SOUTHWESTERLY SIDELINE OF SAID STATE STREET 394.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 107,994 S.F. OR 2.5 ACRES.

ALTA/ACSM Land Title Survey

102, 120 (AKA 144) & 148 State Street
Portland, Cumberland County, Maine
made for
Mercy Hospital and
Eastern Maine Healthcare Systems

Surveyor's Certification

TO: MERCY HOSPITAL, EASTERN MAINE HEALTHCARE SYSTEMS, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7(a), 7(b)(1), 8, 9, 11(c), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 20, 2013.

JOHN W. SWAN
PROFESSIONAL LAND SURVEYOR NO. 1038
IN THE STATE OF MAINE
DATE OF PLAN: FEBRUARY 27, 2013
REVISION DATE: APRIL 25, 2013
GHI JOB NO. 2013-017-019-021P



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