

2. Right, Title and Interest

2.1 OVERVIEW

The current owner of the property and the applicant is Onejoy Place, LLC. A copy of the current property deed is attached as attachment 2-A.

2.2 PARKING

The proposed project is required to have 12 parking spaces per ordinance requirements, as summarized in the following table:

USE	RATE REQUIRED	# OF SPACES
12 Residential Units	1 space per unit	12 Spaces
	TOTAL	12 Spaces

Four parking spaces will be provided on site, and the applicant is in discussion with the City of Portland to lease parking spaces in the adjacent parking lot to meet the ordinance requirement.

2.3 ATTACHMENTS

Attachment 2-A – Property Deed

ATTACHMENT 2-A

Current Deed

QUITCLAIM DEED WITH COVENANT

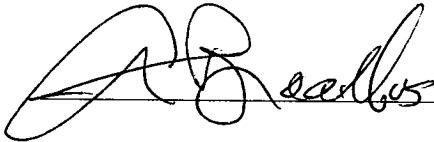
MAINE REAL ESTATE TAX PAID

ALBERT BRESSETTE of Windham, Maine, whose mailing address is P.O. Box 345, Portland, Maine 04112 (the "Grantor"), for consideration paid, grants to ONEJOY PLACE LLC, a Maine limited liability company, whose mailing address is c/o Renewal Housing Associates, Three Canal Plaza, Suite 501, Portland Maine 04101, WITH QUITCLAIM COVENANT, a certain lot or parcel of land, together with the buildings and improvements thereon, situated easterly of, but not adjacent to, Brackett Street in the City of Portland, County of Cumberland and State of Maine, Maine, more particularly described in Schedule A attached hereto and made a part hereof.

Meaning and intending to convey, and hereby conveying, the same premises conveyed to the Grantor by Quitclaim Deed With Covenant from Gloria Bresette and Albert Bresette dated July 27, 1997, and recorded in the Cumberland County Registry of Deeds in Book 13359, Page 103.

IN WITNESS WHEREOF, ALBERT BRESSETTE has hereunto set his hand and seal this 31 day of August, 2016.

WITNESS:



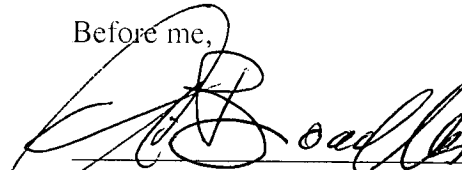
x 
Albert Bresette

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

August 31, 2016

Then personally appeared the above named ALBERT BRESSETTE and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Maine Attorney at Law

Print name: Andrew L. Broodles

My commission expires: _____

Schedule A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated easterly of, but not adjacent to, Brackett Street in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

Commencing at a point at the intersection of the easterly sideline of Brackett Street with the northerly sideline of Spring Street;

Thence, N 35°12'30" W along the easterly sideline of said Brackett Street 402.21 feet to a drill hole and the southerly sideline of a private right of way known as Joy Place;

Thence, N 54°47'30" E along the southerly sideline of said Joy Place 92.00 feet to the true point of beginning;

Thence, from the true point of beginning, N 35°12'30" W along the easterly sideline of said Joy Place 87.90 feet to the land now or formerly of Brian R. Chick as described in Deed recorded in the Cumberland County Registry of Deeds (the "Registry") in Book 25236, Page 109;

Thence, N 54°47'30" E along land of said Chick 2.83 feet to a point;

Thence, N 25°54'27" W along land of said Chick 26.85 feet to a point;

Thence, S 54°47'30" W along land of said Chick 2.17 feet to land now or formerly of Kimberly A. Roseberry as described in Deed recorded in said Registry in Book 28025, Page 112;

Thence, N 35°12'30" W along land of said Roseberry 25.86 feet to land now or formerly of Basha LLC as described in Deed recorded in said Registry in Book 29175, Page 300;

Thence, N 55°37'30" E along land of said Basha LLC a distance of 28.71 feet to land now or formerly of David R. Shedd and Susan Shedd as described in Deed recorded in said Registry in Book 31201, Page 5;

Thence, S 35°07'44" E along land of said Shedd 24.51 feet to a point;

Thence, N 56°22'18" E along land of said Shedd 13.68 feet to land now or formerly of Nathan W. Kimble as described in Deed recorded in said Registry in Book 13439, Page 62;

Thence, S 35°02'54" E along land of said Kimble and land now or formerly of Parkside Properties, LLC as described in Deed recorded in said Registry in Book 16808, Page 29, a distance of 103.09 feet to land now or formerly of Charles L. Morris and Katherine A. Gilbert as described in Deed recorded in said Registry in Book 21909, Page 50;

Thence, S 54°56'21" W along land of said Morris and Gilbert 13.53 feet to a point;

Thence, S 35°07'44" E along land of said Morris and Gilbert 11.90 feet to land now or formerly of the City of Portland;

Thence, S 54°47'30" W along land of said City of Portland 33.51 feet to the easterly sideline of said Joy Place and the point of beginning; containing 5,851 sf.

The above described premises are hereinafter referred to as the "Premises."

Reference is made to a plan entitled "Boundary Survey at 1 Joy Place, Portland, Maine made for Onejoy Place LLC" dated August 24, 2016 by Owen Haskell, Inc., and recorded in said Registry of Deeds in Plan Book 216, Page 330 (the "Plan").

The Premises are conveyed together with a right of passageway, in common with others, over a strip of land formerly known as Tinkhams Court, so-called, being approximately twenty-four (24) feet in width and extending from Brackett Street in a northeasterly direction to the Premises, and a right of passageway, in common with others, over a twelve (12) foot wide passageway extending from the most easterly end of said Tinkhams Court in a northwesterly direction along the southwesterly side of the Premises, said Tinkhams Court and said passageway being now known as Joy Place, which Tinkhams Court and said passageway are shown on the Plan as Joy Place and being more particularly bounded and described as follows:

Beginning at a point on the easterly sideline of said Brackett Street, said point of beginning being distant 402.21 feet as measured along said easterly sideline of Brackett Street on a bearing of N 35°-12'-30" W from the northwesterly side of Spring Street;

Thence N 54°-47'-30" E along land of City of Portland 92.00 feet to a point;

Thence N 35°-12'-30" W along land now or formerly of Albert Bresette, being the Premises, 87.90 feet to a point;

Thence S 54°-47'-30" W along land now or formerly of Brian R. Chick 12.00 feet to a point;

Thence S 35°-12'-30" E along lands now or formerly of Hazel G. Boyd et al and Brett Plymale 64.00 feet to a point;

Thence S 54°-47'-30" W along said land of Plymale 80.00 feet to a point;

Thence S 35°-12'-30" E along said Brackett Street 23.90 feet to the point of beginning.

All bearings are magnetic in the year 1967.

Subject to the condition that said Tinkhams Court and said passageway, now known as Joy Place, are to be kept open and unobstructed forever.

Also hereby conveying all other right, title and interest that the Grantor may have in and to said Joy Place as shown on the Plan.

Received
Recorded Register of Deeds
Aug 31, 2016 12:23:36P
Cumberland County
Nancy A. Lane

[Faint, illegible text]