

PUBLIC PEDESTRIAN EASEMENT

Maine Medical Center a Maine nonprofit corporation with a principal place of business located at 22 Bramhall Street, Portland, Maine, 04102 FOR CONSIDERATION PAID, grants to the **City of Portland**, a body politic and corporate of the State of Maine with a mailing address of 389 Congress Street, Portland, Maine 04101, subject to the restrictions and limitations set forth herein, an easement deed for non-exclusive public pedestrian passage along such walkways and on or over a certain plaza area ("Area"), as located and described in Exhibit A, attached hereto and made a part hereof.

The easement conveyed herein shall be non-exclusive and shall allow for coincident use by the general public of this Area along with Maine Medical Center's staff, patients and other guests and invitees, for whom such area was designed, to provide passive recreational use. By acceptance of this Easement Deed the City of Portland agrees that it will cooperate with Maine Medical Center in enforcing, with the respect to such coincident pedestrian passage by members of the general public, rules and regulations Maine Medical Center establishes for the use of this area; and, the City agrees that the City and/or Maine Medical Center may prevent members of the general public from using this area for any other purpose, including but not limited to loitering, smoking, cycling, rollerskating, skateboarding, public drinking, disturbing of the peace or any other like activity which may interfere with the quiet use and enjoyment of the Area by MMC. The easement shall perpetually encumber the property.

By accepting this easement, the City agrees to defend and indemnify Grantor against any and all claims made or enforcement actions brought against Maine Medical Center as a result of the granting or use of this easement.

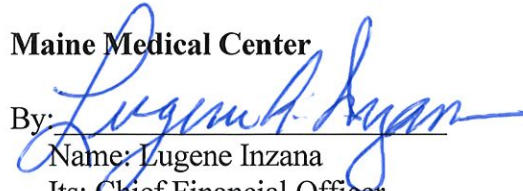
The easement rights conveyed hereby are imposed in accordance with the conditions of the City of Portland Planning Board Site Plan Approval, dated December 19, 2018.

IN WITNESS WHEREOF, the said **Maine Medical Center** has caused this instrument to be signed in its corporate name by Lugene Inzana, its Chief Financial Officer, duly authorized, this ____ day of June, 2020.

WITNESS:

Print Name:

Maine Medical Center

By: 
Name: Lugene Inzana
Its: Chief Financial Officer

State of Maine
County of Cumberland, ss.

October 14, 2020

PERSONALLY APPEARED the above-named Lugene Inzana, Chief Financial Officer of **Maine Medical Center** and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said **Maine Medical Center**.

Before me,

Name:
Notary Public / Attorney at Law
Notary Commission Expires:

Exhibit A

A certain easement area, situated in the City of Portland, Cumberland County, Maine on the northeasterly side of Gilman Street and the southeasterly side of Congress Street, as shown on the Easement Exhibit of Congress Street Pocket Park for Maine Medical Center, by Sebago Technics, Inc., project number 15466, last dated September 11, 2020, and being more particularly described as follows:

Beginning at the intersection of the northeasterly sideline of Gilman Street and the southeasterly sideline of Congress Street;

Thence S 20°41'01" E along the northeasterly sideline of Gilman Street, a distance of 27.08 feet to a point near the westerly corner of the proposed Maine Medical Center building addition;

Thence N 63°12'21" E along the face of the ground level of the proposed Maine Medical Center building addition a distance of 47.14 feet;

Thence N 26°47'39" W a distance of 1.34 feet;

Thence N 54°23'49" E a distance of 79.92 feet;

Thence N 26°48'04" W a distance of 13.36 feet to the southeasterly sideline of Congress Street;

Thence S 63°11'56" W along the southeasterly sideline of Congress Street, a distance of 123.23 feet to the Point of Beginning.

Meaning and intending to describe a Pocket Park Easement as shown on the above referenced plan, being approximately 2,769 square feet.

The bearings shown hereon are Grid North, Maine State Plane Coordinate System, West Zone 1802, NAD83.

October 9, 2020