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December 30, 2016

City of Portland
Attn: Ann Machado
389 Congress Street
Portland, ME 04101

Re: *79 Trefethen Avenue, Peaks Island*

Dear Ms. Machado:

The purpose of this letter is to seek a determination of the City of Portland's claim, if any, to a parcel of land adjacent to a lot owned by my client, Betty L. Rounds. Ms. Rounds owns 79 Trefethen Avenue on Peaks Island (Map 91, Block F, Lot 2). Based on my deed research, I believe she also owns a portion of "Second Street" that abuts her property on the southerly side of Trefethen Avenue, via adverse possession. On the City's tax maps, this area is shown with dashed lines. There is no street laid out on the face of the earth, and it is not shown on the original plan (Plan Book 6, Page 33). My question is whether the city makes any claim to this area, that part of "Second Street," as shown on the map on the southerly side of Trefethen Avenue. My search of the registry records reveals no claim or notice of layout and taking, or similar action, to take the property.

Can you confirm that the city has no claim to the area labeled "Second Street" next to Lot 2, as to ownership or to as to a public way? To be clear, I am not asking for the city to take a position as to my client's claim. I am happy to discuss by phone if you need further clarification or information.

Sincerely,


Patrick D. Thornton

cc: Betty Rounds