

## EXHIBIT 6

### EASEMENTS & ROW'S

As a master planned senior/active adult campus with 4 lots – the sharing of access, utilities, stormwater, etc. is necessary between and over the various lots. Lot 3 is subject to a Declaration of Covenants and Easements (See Exhibit 1) granting these reciprocal rights. Refer to the Amended Subdivision/Sectional Plat, Plan C2.0 for the locations of all easements.

Following are both existing and proposed easements related to Lot 4:

#### Existing Easements –on Lot 4:

1. 33-foot ROW Easement reserved in the deed from James P. Baxter to the Roman Catholic Bishop of Portland dated March 10, 1908. This easement reserves rights for an access road along the edge of Baxter Woods together with a 33- foot easement to the City of Portland adjacent to and within Baxter Woods. The applicant has agreed to provide a conservation easement or covenants over this easement to preserve the wooded buffer subject to the rights together with the City of Portland to amend or create trails.
2. Easement #6 - Utility and Drainage Easement: provides rights for utility and storm drainage over a portion of Lot 4 together with Easement #5 (below) over Lot 1.
3. Easement #7 – Drainage Easement: provides rights for Lot 3 to utilize the existing stormdrain under the athletic fields on Lot 4 with the rights to move or relocate said stormdrain if required.

#### Existing Easements –on Lots 2 & 3:

1. Easements # 2, 3, 4 and 8 provide pedestrian and vehicular easement rights for Lot 4 to utilize the main access corridors and access drives to and from Stevens Avenue as well as utility, drainage, signage and landscaping rights.
2. Easement # 1 provides the rights to use or add additional parking if required for Lot 1 and 4 over Lot 2 (Maine Girls Academy) for events, etc.
3. Easement #9 reserves utility rights over Lot 3 to benefit Lots 1, 2 and 4.

#### Existing Easements - On Lot 1:

1. Easement #5 provides access, utility and drainage rights to Lots 2, 3 and 4 over Lot 1.