



**CITY OF PORTLAND**

May 30, 2001

Mr. Peter Glass  
144 Milton Street  
Portland, ME 04103

333 E 033

Dear Mr. Glass

Pertaining to the drainage easement along the rear property line of your lot:

In reading your deed, it appears that the drainage swale/easement is a private one. The city does not play any part in owning, operating, or maintaining it.

I have been unable to determine whose responsibility it is to repair/restore the swale along your property. It is my opinion that the work is either incomplete, or was disturbed during construction. Either way, it requires final grading, loaming and seeding.

My recommendation would be to get the following parties together:

Developer: James Wolf  
Developer's excavator: A.H. Grover  
Site Developer: Jim Lombardo  
Site Developer's excavator: Brian Leavitt

This may help determine how the swale was either left unfinished or disturbed after the fact.

Please contact me if you have any questions or comments.  
Thank You for Your Time.

Sincerely,

  
Jay Reynolds  
Development Review Coordinator

CC: Sarah Hopkins, Development Review Program Manager  
Penny Littell, Associate Corporation Counsel  
Alexander Jaegerman, Chief Planner  
— Mike Nugent, Inspection Services Manager  
File: O:\plan\drc\144milton1.doc

STATUTORY WARRANTY DEED

BONO, INC., a Maine corporation with a mailing address of P.O. Box 10127, Portland, Maine 04104

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

PETER L. GLASS and KAREN S. GLASS, with a mailing address of 20 Brentwood Street, Portland, Maine 04103, as JOINT TENANTS

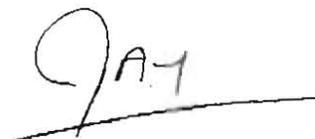
A certain lot or parcel of land with any buildings and improvements thereon situated on Milton Street in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 168 on a plan entitled "Milton Street Extension Subdivision" made for Diversified Properties dated October 8, 1999, as revised, prepared by Titcomb Associates and recorded at Cumberland County Registry of Deeds in Plan Book 200, Page 184.

Being a portion of the premises conveyed to Grantor herein by deed of Diversified Properties, Inc. dated May 5, 2000 and recorded at the Cumberland County Registry of Deeds in Book 15454, Page 232.

The lot herein conveyed is SUBJECT to and TOGETHER with a 20 foot drainage easement in common with Lot 167 along the southerly sideline of the lot herein conveyed, 10 feet more or less of which is on Lot 168 and 10 feet more or less of which is on Lot 167.

The lot herein conveyed is SUBJECT to and TOGETHER with a 20 foot drainage easement in common with Lot 169 along the northerly sideline of the lot herein conveyed, 10 feet more or less of which is on Lot 168 and 10 feet more or less of which is on Lot 169.

The lot herein conveyed is SUBJECT to and TOGETHER with a drainage easement in common with Lots 167 through 172 along the westerly sideline of the lot herein conveyed as shown on said plan.



756-8258

Also granting the right to enter upon said drainage easement area as necessary in order to maintain proper drainage from said Lot 168.

Also conveying herewith a 25 foot grading easement as shown on said Plan together with the right to enter upon said drainage and grading easement areas as necessary in order to maintain proper drainage from said Lots 167 through 172.

The lots herein conveyed are SUBJECT to the Notes described on said Plan.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which Grantees herein by their acceptance of this deed hereby assume and agree to pay.

IN WITNESS WHEREOF, the said BONO, INC. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President thereunto duly authorized this 31st day of May, 2000.

BONO, INC.

Darcy J. Reed

By: J M Wolf  
Its President

STATE OF MAINE  
CUMBERLAND, SS.

May 31, 2000

Then personally appeared the above-named JAMES M. WOLF, President of BONO, INC. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Darcy Toothaker Reed  
Attorney at Law/Notary Public

DARCY TOOTHAKER REED  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES JANUARY 27, 2002