

May 4, 2023

Mr. Steve Puleo, Town Planner

Planning Department
8 School Road
Windham, Maine 04062

**Subject: Tandberg Trail Residential Development
770 Roosevelt Trail, Windham, ME
Comment-Response Letter**

Dear Mr. Puleo:

Loni Gravier has retained Gorrill Palmer to assist in the preparation of plans and permitting for the construction of a proposed residential development located at 770 Roosevelt Trail in Windham, ME. Application material for a Major Subdivision and Site Plan Sketch Plan Review was submitted to the Town of Windham on April 18, 2023.

Comments were received from the Windham Planning Department in the Memorandum dated April 28, 2023. A Predevelopment Review meeting was held with Town Staff on May 3rd, 2023 and the Applicant and Design team intend on complying with all the requests for the project.

We provide this response to address the comments received. For ease of review, we have provided the comments in *italics*, with Gorrill Palmer responses **bolded** for each comment.

| Attachment | Section |
|-------------------|-------------------|
| 1 | ALTA Plan |
| 2 | Overall Rendering |

COMMENTS RECEIVED FROM TOWN OF WINDHAM MEMORANDUM DATED APRIL 28, 2023

- *The Town has scheduled a Development Review Team meeting on May 3rd at 2:00 P.M.
<https://us02web.zoom.us/j/86751276172?pwd=Mm5OTVRScVRRTXE2cE5TcmtpSG43dz09>*

Response: The Applicant acknowledges the above meeting and will be in attendance.

- *Going forward regarding application submissions, please provide three applications and supporting exhibits and documentation, and three bounded and folded to 10"x14" size. The Sketch Plan application has been updated and found by following this link.*

Response: The Applicant acknowledges these requirements and shall conform when submitting.



- *Please be aware that this portion of Shaw's property is part of a subdivision and will require an amended subdivision approval to create the lot for development. Explain who will provide this request and provide an amended subdivision application and all related documents and permit as necessary.*

Response: Upon the full Site Plan Application, the Applicant intends to seek Amended Subdivision Approval from the Town of Windham concurrently. A full amended subdivision application will be provided with the Site Plan submission by the Applicant.

- *Missing right, title, and interest evidence connecting Loni Graiver and 770 Roosevelt Trail, LLC. Please include corporation status for 770 Roosevelt Trail, LLC from the Secretary of State.*

Response: For the purposes of this Sketch Plan application, the Applicant will be Loni Gravier as shown on the Purchase and Sale document. The Applicant is working on developing an LLC for this development and will be formalized prior to future Site Plan and Subdivision submissions.

- *Missing Traffic and Utility Studies.*

Response: The Applicant has provided preliminary information on the traffic and utility programming for the site. The Applicant and Design Team is actively working with all utility agencies on this project. A full traffic study, along with Ability to Serve letters and full utility design will be provided with the full Site Plan and Subdivision application.

- *Missing the name of the subdivision.*

Response: The Applicant is working on formalizing the subdivision name. Details will be provided in future submissions.

- *Explain the locations, width, and proposal of easements of restrictions.*

Response: The following easements are existing within the project area:

- A slope easement at the southwestern corner of the site benefiting MaineDOT.
- A 50 ft wide access easement along the eastern portion of the property area along the access road connecting to Tandberg Trail. The proposed property line is anticipated to follow the western edge of this access easement.

The following easements are proposed within the project area:

- A 50 ft wide easement for the existing watermain within the access drive connecting to Manchester Drive
- A drainage easement at the northwestern corner of the project area benefiting B33 Windham II, LLC for the existing storm drainage within the proposed lot.
- A wastewater disposal easement at the northern portion of the site benefiting B33 Windham II, LLC for rights and access until the disposal field is removed.
- A utility easement at the northeastern portion of the property for the location of a natural gas main within the proposed property area of this project.



- *The Planning Board cannot approve District Standards waiver requests. Please withdraw your request. The multifamily performance standards, Order No 23-041 for building orientation and setbacks.*

Response: The Applicant acknowledges this and withdraws the District Standards waiver requests.

- *Is the “dog park” available for public use and if so, will the applicant provide a public access easement?*

Response: The dog park is intended for use by the residents of the project, and not the public.

- *Please provide the recorded subdivision plan of the entire 24 acre parcel (Map 70 Lot 1A).*

Response: Please refer to Attachment 1 for the ALTA Plan provided by the Seller. In addition, an overall aerial rendering is provided in Attachment 2 showing context of the subdivision.

CLOSURE

As discussed with your office, an electronic version of this response letter and attachments are submitted for your review. We look forward to continuing discussion of this project at the next available Planning Board hearing.

If you have any questions on the information being submitted, please contact our office.

Sincerely,

GORRILL PALMER

Drew Gagnon, PE

Project Manager

Phone 207-772-2515 x288

dgagnon@gorrillpalmer.com

c: Loni Graiver, Gravier Homes
Angelo Coppola, Coppola Properties, Inc

Attachments

Attachment 1 – ALTA Plan

Attachment 2 – Overall Rendering

ATTACHMENT I

**FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 3020-805376ME8
SCHEDULE A:**

Real property in the Town of Windham, County of Cumberland, State of Maine, described as follows:

Parcel I:

A certain lot or parcel of land with improvements thereon, situated westerly of the Bridgton Road, otherwise known as Route 302 in North Windham Village, Town of Windham, County of Cumberland, and State of Maine, more particularly bounded and described as follows:

Beginning at an iron stake on the westerly side of Route 302 at the northeasterly corner of land now or formerly of Maine Gas and Appliances, Inc.; thence by said land of Maine Gas and Appliances, Inc., South 85° 35' 30" West a distance of 322.69 feet to a monument; thence by said Maine Gas and Appliances, Inc. and other land now or formerly of Horace P. Hawkes, Jr., South 10° 37' 45" East a distance of 259.91 feet to an iron stake at land now or formerly of Deering Associates; thence by land of said Deering Associates, and land of Shaw's Realty Co., formerly owned by Lawrence Hutchinson, Robert A. Smith and C. Harlan Chaplin, South 88° 46' 45" West a distance of 1,021.84 feet to a split stone in the northwesterly corner of said Chaplin land; thence South 09° 24' 30" East by Chaplin land a distance of 39.87 feet to a point and other land of Shaw's Realty Co., formerly of Maine Savings Bank, and being described as Parcel II herein; thence South 84° 28' West by said other land of Shaw's Realty Co., a distance of 72.98 feet to a point and land now or formerly of Ida Taylor; thence North 15° 01' 30" West by said Ida Taylor land and land now or formerly of David Taylor a distance of 398.51 feet to a monument and land now or formerly of Donald L. Rich and Janet L. Rich; thence on the following courses and distances by said Rich land and by other land of Shaw's Realty Co. described as Parcel III herein: North 79° 53' East a distance of 505.61 feet to a monument; thence North 79° 40' 30" East a distance of 244.23 feet to a monument; thence North 79° 49' 45" East a distance of 654.86 feet to a monument on the westerly line of said Route 302; thence South 16° 20' East a distance of 296.39 feet, more or less, to an iron stake at the point of beginning.

Excepting and reserving therefrom so much of the above-described premises as may have been conveyed to Elizabeth A. Hansen by deed dated April 4, 1977 and recorded in the Cumberland County Registry of Deeds in Book 3998, Page 78. Further excepting and reserving a certain lot or parcel of land bounded and described as follows: Beginning at a monument on the westerly side of Route 302 at the northeasterly corner of the first described parcel herein, and being southeasterly corner of land now or formerly of Donald L. Rich and Janet L. Rich; thence South 79° 49' 45" West along said Rich land a distance of 227.27 feet, more or less, to an iron; thence South 10° 10' 15" East a distance of 173.74 feet, more or less, to an iron; thence North 85° 35' 30" East a distance of 250 feet, more or less, to an iron on the westerly sideline of said Route 302; thence North 15° 20' West, along the sideline of said Route 302, a distance of 200 feet, more or less, to the point of beginning. Also granting and conveying herewith without warranty covenants as appurtenant to the herein described and conveyed premises and running with the land: (i) a perpetual right and easement for pedestrian and vehicular access over and across the southeasterly portion (easement area) of the herein described excepted and reserved lot, all as shown on Site Plan prepared for George C. Shaw Company by Engineering Services, Inc., a portion of which Site Plan is attached to a deed from Maine Savings Bank to George C. Shaw Company dated September 27, 1978 and recorded in said Registry of Deeds in Book 4311, Page 186, with said easement area shown crosshatched on said Site Plan; (ii) the right to enter upon said excepted and reserved lot or parcel of land with men, materials and equipment for the purpose of constructing, installing, maintaining, repairing the improvements (including but not limited to the curbs and roadway blacktop) from time to time located in said easement area; (iii) the right to enter upon said excepted and reserved lot or parcel of land for the purpose of snowplowing and ice control. Said easements shall be for the benefit of the Grantee and licensees, tenants, employees, and invitees of the Grantee, and Grantee's successors and assigns, and other persons having business upon the property of the Grantee, such use to be in common with Maine Savings Bank, its successors and assigns.

Parcel II:

A certain lot or parcel of land with the improvements thereon situated in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows: Beginning at the corner formed by the intersection of the northerly side of the road leading from the Village of North Windham to Standish (also known as Maine Route 35) and the northeasterly side of a town road known as Basin Road; thence in a northerly direction by said Basin Road a distance of 547.45 feet, more or less, to a point and the corner of land formerly known as the Mains Estate in the line of said Basin Road, more recently owned by Ida Taylor, et al.; thence North 84° 28' East along the line of said Taylor land and other land of Shaw's Realty Co. described in Parcel I herein a distance of 356.28 feet, more or less, to land formerly of C. Harlan Chaplin; thence South 9° 24' 30" East by said Chaplin land a distance of 421 feet, more or less, to a stone monument at the northwesterly corner of the lot of land conveyed by Leroy B. Nason to Orin P. Chaffin by deed dated August 13, 1919, and recorded in said Registry of Deeds in Book 755, Page 75; thence North 80° 35' 30" East a distance of 16.5 feet to an iron stake marking the northeasterly corner of said lot of land conveyed by Leroy B. Nason to Orin P. Chaffin as aforesaid; thence South 9° 24' 30" East by land now or formerly of said Chaplin a distance of 151.16 feet, more or less, to an iron set in the line of said road leading from the Village of North Windham to Standish; thence North 88° 6' 30" East by said road a distance of 373.02 feet, more or less, to the point of beginning.

Excepting and reserving therefrom so much of the above-described premises as may have been conveyed to Elizabeth A. Hansen by Deed dated April 4, 1977 and recorded in the Cumberland County Registry of Deeds in Book 3998, Page 78. Further excepting and reserving a certain lot or parcel of land more particularly described in a Deed from Shaw's Realty Co. to The Howland Corporation dated February 27, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7664, Page 246, and corrected and rerecorded in a Deed dated July 31, 1987 and recorded in said Registry of Deeds in Book 7995, Page 319, but hereby conveying the utility rights and easements reserved by Shaw's Realty Co. in said deeds across and under a fifty (50) foot wide strip of land running along the northerly sideline of the excepted and reserved parcel.

Parcel III:

Also a certain lot or parcel of land with improvements thereon situated on the westerly side of but not adjacent to Route 302 in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows: Beginning at a point marked by an iron pipe on the common property line between land now or formerly of Donald L. Rich (see Book 3039, Page 437) and McDonald's Corporation (see Book 3193, Page 881); said point of beginning being distant 465.38 feet on a bearing of South 78° 04' 30" West as measured along said common property line from the westerly side line of Route 302; Thence from said point of beginning South 11° 54' East across land now or formerly of Donald L. Rich a distance of 131.24 feet to a point marked by an iron pipe; thence North 88° 46' 45" East across land now or formerly of Donald L. Rich a distance of 170.22 feet to a point marked by an iron pipe and land conveyed to George C. Shaw Company by deed of Maine Savings Bank dated September 27, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4311, Page 186, which parcel is described as Parcel I herein; thence South 79° 49' 45" West along said Parcel I a distance of 343.24 feet to a monument; thence South 79° 40' 30" West along said Parcel I a distance of 244.23 feet to a monument; thence South 79° 53' West along said Parcel I a distance of 347.78 feet to an iron pipe on the centerline of an easement of Portland Pipe Line Corporation, 100.00 feet in width; thence North 2° 11' West along said easement centerline a distance of 136.89 feet to an iron pipe and land now or formerly of Lawrence V. Manchester; thence North 78° 06' East along land now or formerly of Lawrence V. Manchester a distance of 604.46 feet to a monument and land of said McDonald's Corporation; thence North 78° 04' 30" East along land of said McDonald's Corporation a distance of 140.00 feet to the point of beginning.

Also conveying an easement in common with Donald L. Rich, his successors and assigns, including the right to enter the strip of land described below, to install, construct, maintain, repair, replace and remove any and all utilities and services including without limitation, oil pipe lines and conduits for telephone, electricity, water, sewer and gas from said Route 302 under a strip of land fifteen (15) feet wide, the southerly side line of which is the southerly boundary of the remaining land of the said Donald L. Rich between the above described premises and Route 302, said boundaries being more particularly bounded and described as follows: Beginning at a point on the westerly side of said Route 302 at the southeasterly corner of real estate conveyed to Donald L. Rich by deed of Rudolph M. Belchelder, dated May 6, 1968 and recorded in the Cumberland County Registry of Deeds in Book 3039, Page 437; thence running South 79° 49' 45" West along the southerly boundary of said land of Donald L. Rich a distance of 311.62 feet to an iron set at the most easterly corner of the above described Parcel III; thence running South 88° 46' 45" West along the above-described premises a distance of 170.22 feet to an iron set. Excepting and reserving from the foregoing Parcels I, II and III all land taken by the State of Maine as set forth in a Notice of Layout and Taking dated April 30, 1995 and recorded in the Cumberland County Registry of Deeds in Book 7175, Page 195, and in a Notice of Layout and Taking dated September 13, 1994 and recorded in said Registry of Deeds in Book 11639, Page 317. Further excepting and reserving from the foregoing parcels I, II and a certain lot or parcel of land more particularly described in a deed from Shaw's Realty Co. to the Town of Windham dated November 20, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12331, Page 88, as shown on a plan entitled Reliever Road, Route 35, North Windham, Maine, by William J. Doucet, P.L.S. 2263, dated June 7, 1995, and revised through November 10, 1995 and recorded in the Cumberland County Registry of Deeds in Plan Book 196, Page 17.

Parcel IV:

A certain lot or parcel of land with improvements thereon situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows: Commencing at a point on the northerly side of Route 35 at the southwesterly corner of land now or formerly of Harry L. Mains (Deed reference 1800, Page 352) as shown on a Plan of Land for J & L Associates by Owen Hoswell, Inc. dated June 3, 1987, as revised through January 10, 1989; thence North 09° 25' 05" West along Mains land a distance of 160 feet to an iron rod; thence North 88° 06' 20" East along Mains land a distance of 151.50 feet to an iron rod; thence South 09° 25' 05" East a distance of 8.00 feet; thence North 88° 06' 20" East along land now or formerly of Everett Bent (Deed reference 2952, Page 342) a distance of 122.00 feet to an iron; thence South 09° 25' 05" East a distance of 152.03 feet to the northerly side of Route 35; thence along the northerly side of Route 35 North 88° 06' 55" East a distance of 309.52 feet to land now or formerly of Standby Corp. III and Deering Associates Trust; thence North 09° 40' 30" West along said land now or formerly of Standby Corp. III and Deering Associates Trust a distance of 598.63 feet to other land of Shaw's Realty Co. described as Parcel I herein; thence South 88° 46' 45" West along said Parcel I a distance of 988.00 feet; thence South 09° 25' 05" East along said Parcel I and other land of Shaw's Realty Co. described as Parcel II herein a distance of 460.77 feet; thence North 80° 34' 55" East along said Parcel II a distance of 16.50 feet; thence South 09° 25' 05" East along said Parcel II a distance of 134.02 feet to the northerly side of Route 35; thence North 88° 15' 00" East a distance of 154.53 feet along the northerly side of Route 35; thence South 09° 25' 05" East a distance of 16.67 feet along the northerly side of Route 35; thence North 88° 06' 20" East along the northerly side of Route 35 a distance of 215 feet to the point of beginning.

Also conveying the rights and easements reserved by J & L Associates in a deed to Standby Corp. III dated February 13, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8696, Page 151, with the benefit of the conditions, agreements and restrictions contained in said deed. Included with these rights and easements are the rights and easements set forth in an Agreement between Norstar Bank of Maine and J & L Associates, dated July 6, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7870, Page 142, as affected by an Agreement between John J. Peters, Jr., Trustee of Deering Associates Trust and J & L Associates dated February 1, 1989 and recorded in said Registry of Deeds in Book 8696, Page 171. Excepting and reserving from Parcel IV all land taken by the State of Maine as set forth in a Notice of Layout and Taking dated April 30, 1995 and recorded in the Cumberland County Registry of Deeds in Book 7175, Page 195. Further excepting and reserving from Parcel IV a certain lot or parcel of land more particularly described in a Deed from Shaw's Realty Co. to the Town of Windham dated November 20, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12331, Page 88, as shown on a plan entitled Reliever Road, Route 35, North Windham, Maine, by William J. Doucet, P.L.S. 2263, dated June 7, 1995, and revised through November 10, 1995 and recorded in the Cumberland County Registry of Deeds in Plan Book 196, Page 17.

Parcel V:

A certain lot or parcel of land situated northerly of Route 35 and westerly of Route 302, but not adjacent thereto, in the Town of Windham, County of Cumberland and State of Maine being more particularly described as follows: Beginning at an iron pipe found set in the ground at the northeasterly corner of land now or formerly of Don Rich Oil Company (Deed reference 7185-268); thence South 02° 01' 00" East along land of Shaw's Realty Co. (deed reference 43 85-166) a distance of 65.63 feet to a point; thence North 09° 43' 25" West across land of Don Rich Oil Company a distance of 64.73 feet to land now or formerly of Manchester Properties, Inc.; thence North 78° 06' 00" East along land now or formerly of Manchester Properties, Inc. a distance of 8.62 feet to the point of beginning.

The above described Parcels I, II, III, IV and V are also described on survey entitled "ALTA/ACSM Land Title Survey, Prepared For: WP Realty, Inc., 940 Haverford Road, Bryan Mawr, Pennsylvania 19010, Roosevelt Trail and Tranberg Trail, City of Windham, County of Cumberland, State of Maine, Date: 2/20/11, last updated 5/3/11. Prepared by Millman Surveying, Inc. as follows: Beginning at the South East corner of the land of Kevin W. & Amy L. Bent, at the northerly edge of Tandberg Trail Route 35 at a 5/8" diameter reinforcing rod, thence along the land of Kevin W. & Amy L. Bent North 09°20' 12" West 152.02 feet, thence along the land of Kevin W. & Amy L. Bent South 88°11' 13" West 122.00 feet to the land of Jeffrey T. Hayman, thence along the land of Jeffrey T. Hayman North 09°20' 12" West 8.00 feet, thence along the land of Jeffrey T. Hayman South 88°11' 13" West 151.50 feet to a 5/8" diameter reinforcing rod, thence along the land of Jeffrey T. Hayman South 09°20' 12" East 160.00 feet to the northerly edge of Tandberg Trail Route 35, thence along the totally edge of Tandberg Trail Route 35 South 88°11' 13" West 215.00 feet, thence along the northerly edge of Tandberg Trail Route 35 North 09°20' 12" West 16.64 feet, thence along the northerly edge of the Tandberg Trail Route 35 South 88°19' 53" West 133.86 feet to a 4" by 4" stone bound at the easterly edge of Manchester Drive and the beginning of a non-tangent circular curve, thence along the easterly edge of Manchester Drive and a circular curve concave to the left having a radius of 40.00 feet 23.28 feet to a 4" x 4" stone bound, thence along the easterly edge of Manchester Drive North 09°49' 25" West 89.68 feet, thence along the easterly edge of Manchester Drive North 03°06' 49" West 199.36 feet to the beginning of a tangent circular curve, thence along the easterly edge of Manchester Drive and a circular curve concave to the left having a radius of 1030.00 feet 117.36 feet to the end of the circular curve, thence along the easterly edge of Manchester Drive North 09°38' 32" West 669.53 feet to the land of W. S. North Windham Properties LLC., thence along the land of W. S. North Windham Properties LLC. North 78°10' 16" East 630.17 feet to a 5" by eight" triangular stone bound at the land of Maine Bank and Trust Company, thence along the land of Maine Bank and Trust Company North 78°13' 44" East 139.78 feet to a 5/8" diameter reinforcing rod at the land of Steven A. & Pamela L. Rich, thence along the land of Steven A. & Pamela L. Rich South 11°52' 46" East 131.38 feet to a 5/8" diameter reinforcing rod, thence along the land of Steven A. & Pamela L. Rich North 88°53' 14" East 170.11 feet to a 5/8" diameter reinforcing rod, thence along the land of Steven A. & Pamela L. Rich North 79°50' 19" East 84.41 feet to the land of Fleet Bank of Maine, thence along land of Fleet Bank of Maine South 10°06' 17" East 173.75 feet to a 1" diameter iron pipe, thence along land of Fleet Bank of Maine North 85°39' 35" East 244.58 feet to the westerly edge of Roosevelt Trail Route 302 thence along the westerly edge of Roosevelt Trail Route 302 South 16°15' 41" East 96.26 feet to the land of Gorham Savings Bank, thence along the land of Gorham Savings Bank South 85°39' 46" West 317.25 feet to a nail in a sidewalk, thence along the land of Gorham Savings Bank and Horace P. Hawkes Jr. South 10°33' 34" East 259.92 feet to a 1-1/2" diameter iron pipe at the land of Deering Associates LLC, thence along the land of Deering Associates LLC South 88°53' 53" West 53.71 feet to a reinforcing rod the top of which is flush with the pavement, thence along the land of Deering Associates LLC South 09°34' 29" East 598.64 feet to the northerly edge of Tandberg Trail Route 35, thence along the northerly edge of Tandberg Trail Route 35 South 88°11' 48" West 77.02 feet, thence along the northerly edge of Tandberg Trail Route 35 South 88°11' 40" West 232.50 feet to the point of beginning. Containing 1,084,649 square feet or 24.900 acres.

Together with the benefit of the following additional easement rights:

Easement Parcel I: Intentionally deleted.

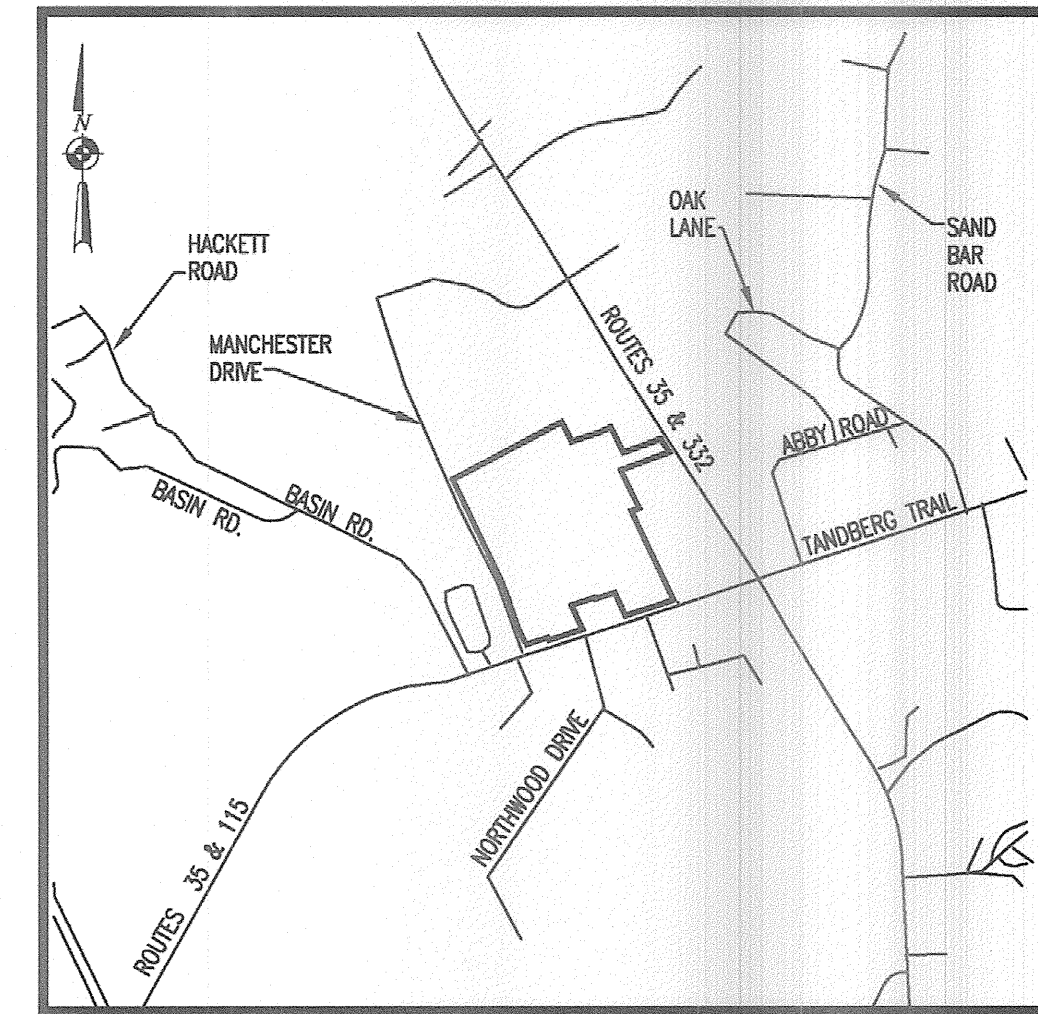
Easement Parcel II: Together with certain easement rights for ingress and egress for pedestrian and vehicle traffic over a parcel of land situated in the Town of Windham, County of Cumberland and State of Maine now or formerly owned by Maine Bank & Trust Company, and described in a deed from McDonald's Corporation dated August 9, 1995 and recorded in the Cumberland County Registry of Deeds in Book 12055, Page 224. Said easement rights are as set forth in a Cross Easement Agreement by and between Shaw's Realty Co. and McDonald's Corporation dated May 5, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7623, Page 206, and in an Amendment to Cross Easement Agreement by and between Shaw's Realty Co. and Maine Bank & Trust Company dated July 20, 1995 and recorded in said Registry of Deeds in Book 12055, Page 227.

Easement Parcel III: Together with certain easement rights for ingress and egress for pedestrian and vehicle traffic over a parcel of land situated in the Town of Windham, County of Cumberland and State of Maine now or formerly owned by W/S North Windham Properties Limited Partnership, as described in a Deed from Manchester Properties, Inc. dated April 15, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11394, Page 292. Said easement rights are as set forth in a Mutual Grant of Easements for Vehicular and Pedestrian Access by and between W/S North Windham Properties Limited Partnership and Shaw's Realty Co. dated August 18, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11696, Page 141.

Easement Parcel IV: Together with certain rights and easements set forth in Agreement and Deed of Easement by and between Shaw's Realty Co. and the Inhabitants of the Town of Windham dated March 11, 1987 and recorded in Book 8137, Page 273.

Easement Parcel V: Together with certain rights and easements set forth in Agreement and Deed of Easement by and between Shaw's Realty Co. and the Inhabitants of the Town of Windham dated June 27, 1985 and recorded in Book 8595, Page 30.

The property hereon described is the same as the pertinent property described in First American National Title Insurance Company Commitment No. 3020-805376ME8, effective date August 5, 2016 at 7:30 A.M.



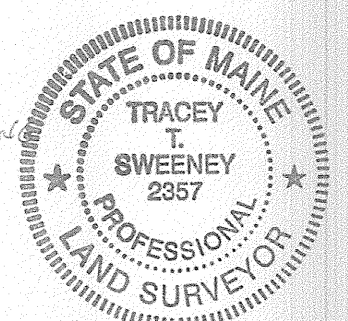
LOCATION MAP
NOT TO SCALE

CERTIFICATION:

To: SP Windham Owner LLC, WP Windham Associates, LLC, a Delaware limited liability company, People's United Bank, as Lender, its successors and assigns and First American Title Insurance Company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,6(A),6(b),7(a), 7(b)(1),7(c), 8, 9,13,14,16,17 of Table A thereof. The fieldwork was completed on August 2, 2016.

Tracy T. Sweeney
Tracy T. Sweeney
PLS# 2357



IN THE STATE OF MAINE

ALTA / NSPS LAND TITLE
SURVEY PREPARED FOR:
ACADIA REALTY TRUST

MAP 70 - LOT 1A

CITY OF WINDHAM, CUMBERLAND COUNTY, MAINE
OCTOBER 18, 2017

| Revision Date | Revision Description |
|---------------|---------------------------|
| 10/24/17 | ADD NAME TO CERTIFICATION |
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| | |

Scale: 1" = 50'
Dr. By: REL
Ck. By: DSJ
H.E.S. Job No. 1720528
Field Book No.
Field Book Page No.
Sheet No. 1 of 4

HOLDEN ENGINEERING & SURVEYING, inc.

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