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February 12, 2014

City of Portland  
Planning Department  
Attn: Jean Fraser  
389 Congress Street  
Portland, ME 04101

Re: Application of Redfern Munjoy, LLC regarding Munjoy Heights

Dear Sirs and Madams:

Our office has been working on the title work presented by the Munjoy Heights development. We have submitted the title insurance commitment that has been provided by our office to the Lender.

Admittedly, the legal description attached to that title commitment is somewhat unwieldy, as it is the compilation of all of the lots purchased as part of this project. This letter is intended to supplement and summarize that title commitment.

The legal description attached as Exhibit A to the title commitment encompasses the entire area comprising the Munjoy Heights Condominium project. The title insurance includes affirmative coverage against claims that might be made for interests in the portions of Sheridan Street and East Cove Street that are within the bounds of the project. The commitment does call for the owner, Redfern Munjoy, LLC, to undertake an action to eliminate all claims of private rights of way over Sheridan and East Cove. That action is just getting started now that Redfern Munjoy has closed on all abutting land.

We have made a couple of minor changes to the title commitment per the suggestion of Corporation Counsel. Please let me know if you need anything further.

Yours truly,



Thomas F. Jewell, Esq.

TFJ/t