

Ben Austin
12 East Cove St.
Portland, ME 04101
December 16, 2013

Jean Fraser
Planner
Planning Department, City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

Dear Jean:

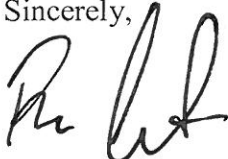
On behalf of myself and William Buss (co-owners of 12 East Cove St.), I am writing you today to express our full support for the Munjoy Heights Development project currently going through the Planning Board approval process. As you are aware, William and I have previously discussed with you some concerns regarding the proximity of this development to our property which directly abuts the proposed development site.

We wanted to inform you that we've been in discussions with Jonathan Culley over the past several months and we are pleased to find that he has been receptive to our questions and concerns in addition to being very proactive in addressing our needs. Jonathan has gone above and beyond what is required of him as a neighbor, and has been more than willing to accommodate our needs. We feel that the retaining wall being built immediately behind our property will be done so with the least amount of impact as possible, and Jonathan has shown commitment to us to restoring the natural beauty of the area.

We view Munjoy Heights as benefit to our neighborhood, and appreciate the concern that Jonathan has put forth to maintaining good relations with us and our neighbors. We fully support this project and feel fortunate that it is being developed by Jonathan Culley and Redfern Properties.

Please share our sentiments with the Planning Board, as we hope it is beneficial to Mr. Culley's efforts.

Sincerely,



Ben Austin
Property Owner - 12 East Cove St. Portland, ME 04101