



January 27, 2017

Ms. Barbara Barhydt
Mr. Tuck O'Brien
City of Portland Planning Division
389 Congress Street, 4th Floor
Portland, ME 04101

Re: Portland Gateway Project – Subdivision Plan
Fore/Thames/India Streets

Dear Barbara & Tuck,

On behalf of Portland Norwich Group LLC and Portland Norwich Acquisition LLC, I am submitting a Level III – Final Site Plan Application for the subdivision of the remainder lot adjacent to the AC Hotel Portland project. A Recording Plat has been prepared by Owen Haskell and is dated January 12, 2017.

The subject property is shown as Lot 2 on the Recording Plat dated March 11, 2016 and recorded in Plan Book 216, Page 185. The property is 32,102 SF of vacant land. Lot 1 on this Plat is the AC Hotel Portland lot. Portland Norwich Group LLC conveyed Lot 2 to Portland Norwich Acquisition LLC on July 6, 2016, and this deed is recorded in Book 32730, Page 337. This conveyance was necessary to create a single purpose entity for construction financing for the AC Hotel Portland project.

The new subdivision plan creates three new lots, Lots #2, #3 and #4, within the previous Lot 2, for future residential and commercial buildings. The previous Lot 2 and the three new lots will have the benefit of the Access, Drainage and Utility Easement Agreement recorded in Book 55979, Page 82 on October 20, 2016. I have included a copy of this easement with this application.

Please let me know if you have any questions or require additional information. Thank you.

Sincerely,

Ara Aftandilian

Ara Aftandilian