

EXHIBIT 24

LEED INFORMATION

The buildings at midtown if designed and constructed to comply and registered with USGBC are capable of achieving LEED certification.

The attached checklists show the prerequisites and credits that can be accomplished within the proposed designs.

LEED does not have a separate program for structured parking garages, so this building is treated as a core and shell project to provide space for the ground floor retail tenant and the parking is assumed to serve all four buildings. The retail space at the base of the three residential buildings is assumed to be an incidental core and shell use within the residential mixed-use buildings.

The checklists show that each building is capable of achieving LEED certification.

Prepared by CBT Architects

November 14, 2014



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name: midtownOne, Somerset St., Portland Maine
Date: 14-Nov-14

Y	?	N	Credit	Integrative Process	1
13 11 9 Location and Transportation 16					
	10	6	Credit	LEED for Neighborhood Development Location	16
	2		Credit	Sensitive Land Protection	1
	2		Credit	High Priority Site	2
	5		Credit	Surrounding Density and Diverse Uses	5
	1	1	Credit	Access to Quality Transit	5
	1		Credit	Bicycle Facilities	1
	1		Credit	Reduced Parking Footprint	1
	1		Credit	Green Vehicles	1
5 3 2 Sustainable Sites 10					
Y			Prereq	Construction Activity Pollution Prevention	Required
	1		Credit	Site Assessment	1
	2		Credit	Site Development - Protect or Restore Habitat	2
	1		Credit	Open Space	1
	2	1	Credit	Rainwater Management	3
		2	Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1
2 2 7 Water Efficiency 11					
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
	1	1	Credit	Outdoor Water Use Reduction	2
	1	1	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
	1		Credit	Water Metering	1
8 11 15 Energy and Atmosphere 33					
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
	6		Credit	Enhanced Commissioning	6
	8	2	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
	1	2	Credit	Renewable Energy Production	3
	1	1	Credit	Enhanced Refrigerant Management	1
	1	1	Credit	Green Power and Carbon Offsets	2
5 3 5 Materials and Resources 13					
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	5		Credit	Building Life-Cycle Impact Reduction	5
	1	1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1	1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1	1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
	2		Credit	Construction and Demolition Waste Management	2
10 3 3 Indoor Environmental Quality 16					
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
	2		Credit	Enhanced Indoor Air Quality Strategies	2
	3		Credit	Low-Emitting Materials	3
	1	1	Credit	Construction Indoor Air Quality Management Plan	1
	1	1	Credit	Indoor Air Quality Assessment	2
	1		Credit	Thermal Comfort	1
	1	1	Credit	Interior Lighting	2
	1	2	Credit	Daylight	3
	1		Credit	Quality Views	1
	1		Credit	Acoustic Performance	1
1 0 0 Innovation 6					
			Credit	Innovation	5
	1		Credit	LEED Accredited Professional	1
0 0 0 Regional Priority 4					
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
45 33 41 TOTALS Possible Points: 110					

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



LEED 2009 for Core and Shell Development

Project Checklist

midtownTwo retail
14 Nov 2014

24		4		Sustainable Sites		Possible Points: 28	
Y	?	N	Y	?	N	Y	?
Y						Prereq 1	Construction Activity Pollution Prevention
1						Credit 1	Site Selection
5						Credit 2	Development Density and Community Connectivity
1						Credit 3	Brownfield Redevelopment
6						Credit 4.1	Alternative Transportation—Public Transportation Access
2						Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms
3						Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles
2						Credit 4.4	Alternative Transportation—Parking Capacity
						Credit 5.1	Site Development—Protect or Restore Habitat
						Credit 5.2	Site Development—Maximize Open Space
1						Credit 6.1	Stormwater Design—Quantity Control
1						Credit 6.2	Stormwater Design—Quality Control
1						Credit 7.1	Heat Island Effect—Non-roof
1						Credit 7.2	Heat Island Effect—Roof
1						Credit 8	Light Pollution Reduction
1						Credit 9	Tenant Design and Construction Guidelines

2		2		6		Water Efficiency		Possible Points: 10	
Y						Prereq 1	Water Use Reduction—20% Reduction	2	to 4
2						Credit 1	Water Efficient Landscaping	2	
						Credit 2	Innovative Wastewater Technologies	2	
						Credit 3	Water Use Reduction	2	to 4

9		11		17		Energy and Atmosphere		Possible Points: 37	
Y						Prereq 1	Fundamental Commissioning of Building Energy Systems		
Y						Prereq 2	Minimum Energy Performance		
Y						Prereq 3	Fundamental Refrigerant Management		
5						Credit 1	Optimize Energy Performance	3	to 21
						Credit 2	On-Site Renewable Energy	4	
						Credit 3	Enhanced Commissioning	2	
						Credit 4	Enhanced Refrigerant Management	2	
1						Credit 5.1	Measurement and Verification—Base Building	3	
3						Credit 5.2	Measurement and Verification—Tenant Submetering	3	
						Credit 6	Green Power	2	

4		3		6		Materials and Resources		Possible Points: 13	
Y	?	N	Y	?	N	Y	?	N	Y
Y						Prereq 1	Storage and Collection of Recyclables		
						Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1	to 5
2						Credit 2	Construction Waste Management	1	to 2
						Credit 3	Materials Reuse	1	
1						Credit 4	Recycled Content	1	to 2
1						Credit 5	Regional Materials	1	to 2
						Credit 6	Certified Wood	1	

6		4		2		Indoor Environmental Quality		Possible Points: 12	
Y						Prereq 1	Minimum Indoor Air Quality Performance		
Y						Prereq 2	Environmental Tobacco Smoke (ETS) Control		
						Credit 1	Outdoor Air Delivery Monitoring	1	
						Credit 2	Increased Ventilation	1	
						Credit 3	Construction IAQ Management Plan—During Construction	1	
						Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1	
						Credit 4.2	Low-Emitting Materials—Paints and Coatings	1	
						Credit 4.3	Low-Emitting Materials—Flooring Systems	1	
						Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1	
						Credit 5	Indoor Chemical and Pollutant Source Control	1	
						Credit 6	Controllability of Systems—Thermal Comfort	1	
						Credit 7	Thermal Comfort—Design	1	
						Credit 8.1	Daylight and Views—Daylight	1	
						Credit 8.2	Daylight and Views—Views	1	

9		11		17		Innovation and Design Process		Possible Points: 6	
Y						Credit 1.1	Innovation in Design: Specific Title	1	
Y						Credit 1.2	Innovation in Design: Specific Title	1	
Y						Credit 1.3	Innovation in Design: Specific Title	1	
5						Credit 1.4	Innovation in Design: Specific Title	1	
						Credit 1.5	Innovation in Design: Specific Title	1	
						Credit 2	LEED Accredited Professional	1	

45		20		35		Regional Priority Credits		Possible Points: 4	
						Credit 1.1	Regional Priority: Specific Credit	1	
						Credit 1.2	Regional Priority: Specific Credit	1	
						Credit 1.3	Regional Priority: Specific Credit	1	
						Credit 1.4	Regional Priority: Specific Credit	1	

45		20		35		Total		Possible Points: 110	
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LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: midtownThree, Somerset St., Portland Maine
 Date: 14-Nov-14

Y	?	N	Credit	Integrative Process	1
13 11 9 Location and Transportation 16					
	10	6	Credit	LEED for Neighborhood Development Location	16
	2		Credit	Sensitive Land Protection	1
	2		Credit	High Priority Site	2
	5		Credit	Surrounding Density and Diverse Uses	5
	1	1	Credit	Access to Quality Transit	5
	1		Credit	Bicycle Facilities	1
	1		Credit	Reduced Parking Footprint	1
	1		Credit	Green Vehicles	1
5 3 2 Sustainable Sites 10					
	Y		Prereq	Construction Activity Pollution Prevention	Required
	1		Credit	Site Assessment	1
	2		Credit	Site Development - Protect or Restore Habitat	2
	1		Credit	Open Space	1
	2	1	Credit	Rainwater Management	3
		2	Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1
2 2 7 Water Efficiency 11					
	Y		Prereq	Outdoor Water Use Reduction	Required
	Y		Prereq	Indoor Water Use Reduction	Required
	Y		Prereq	Building-Level Water Metering	Required
	1	1	Credit	Outdoor Water Use Reduction	2
	1	1	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
	1		Credit	Water Metering	1
8 11 15 Energy and Atmosphere 33					
	Y		Prereq	Fundamental Commissioning and Verification	Required
	Y		Prereq	Minimum Energy Performance	Required
	Y		Prereq	Building-Level Energy Metering	Required
	Y		Prereq	Fundamental Refrigerant Management	Required
	6		Credit	Enhanced Commissioning	6
	8	2	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
	1	2	Credit	Renewable Energy Production	3
	1	1	Credit	Enhanced Refrigerant Management	1
	1	1	Credit	Green Power and Carbon Offsets	2
5 3 5 Materials and Resources 13					
	Y		Prereq	Storage and Collection of Recyclables	Required
	Y		Prereq	Construction and Demolition Waste Management Planning	Required
		5	Credit	Building Life-Cycle Impact Reduction	5
	1	1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1	1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1	1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
	2		Credit	Construction and Demolition Waste Management	2
10 3 3 Indoor Environmental Quality 16					
	Y		Prereq	Minimum Indoor Air Quality Performance	Required
	Y		Prereq	Environmental Tobacco Smoke Control	Required
	2		Credit	Enhanced Indoor Air Quality Strategies	2
	3		Credit	Low-Emitting Materials	3
		1	Credit	Construction Indoor Air Quality Management Plan	1
	1	1	Credit	Indoor Air Quality Assessment	2
	1		Credit	Thermal Comfort	1
	1	1	Credit	Interior Lighting	2
	1	2	Credit	Daylight	3
	1		Credit	Quality Views	1
	1		Credit	Acoustic Performance	1
1 0 0 Innovation 6					
			Credit	Innovation	5
	1		Credit	LEED Accredited Professional	1
0 0 0 Regional Priority 4					
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
45	33	41	TOTALS		Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: midtownFour, Somerset St., Portland Maine
 Date: 14-Nov-14

Y	?	N	Credit	Integrative Process	1
13 11 9 Location and Transportation 16					
	10	6	Credit	LEED for Neighborhood Development Location	16
	2		Credit	Sensitive Land Protection	1
	2		Credit	High Priority Site	2
	5		Credit	Surrounding Density and Diverse Uses	5
	1	1	Credit	Access to Quality Transit	5
	1		Credit	Bicycle Facilities	1
	1		Credit	Reduced Parking Footprint	1
	1		Credit	Green Vehicles	1
5 3 2 Sustainable Sites 10					
	Y		Prereq	Construction Activity Pollution Prevention	Required
	1		Credit	Site Assessment	1
	2		Credit	Site Development - Protect or Restore Habitat	2
	1		Credit	Open Space	1
	2	1	Credit	Rainwater Management	3
		2	Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1
2 2 7 Water Efficiency 11					
	Y		Prereq	Outdoor Water Use Reduction	Required
	Y		Prereq	Indoor Water Use Reduction	Required
	Y		Prereq	Building-Level Water Metering	Required
	1	1	Credit	Outdoor Water Use Reduction	2
	1	1	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
	1		Credit	Water Metering	1
8 11 15 Energy and Atmosphere 33					
	Y		Prereq	Fundamental Commissioning and Verification	Required
	Y		Prereq	Minimum Energy Performance	Required
	Y		Prereq	Building-Level Energy Metering	Required
	Y		Prereq	Fundamental Refrigerant Management	Required
	6		Credit	Enhanced Commissioning	6
	8	2	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
	1	2	Credit	Renewable Energy Production	3
	1	1	Credit	Enhanced Refrigerant Management	1
	1	1	Credit	Green Power and Carbon Offsets	2
5 3 5 Materials and Resources 13					
	Y		Prereq	Storage and Collection of Recyclables	Required
	Y		Prereq	Construction and Demolition Waste Management Planning	Required
		5	Credit	Building Life-Cycle Impact Reduction	5
	1	1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
	1	1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	1	1	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
	2		Credit	Construction and Demolition Waste Management	2
10 3 3 Indoor Environmental Quality 16					
	Y		Prereq	Minimum Indoor Air Quality Performance	Required
	Y		Prereq	Environmental Tobacco Smoke Control	Required
	2		Credit	Enhanced Indoor Air Quality Strategies	2
	3		Credit	Low-Emitting Materials	3
		1	Credit	Construction Indoor Air Quality Management Plan	1
	1	1	Credit	Indoor Air Quality Assessment	2
	1		Credit	Thermal Comfort	1
	1	1	Credit	Interior Lighting	2
	1	2	Credit	Daylight	3
	1		Credit	Quality Views	1
	1		Credit	Acoustic Performance	1
1 0 0 Innovation 6					
			Credit	Innovation	5
	1		Credit	LEED Accredited Professional	1
0 0 0 Regional Priority 4					
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
45 33 41 TOTALS Possible Points: 110					

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110