

Portland, Maine



Yes. Life's good here.

Jeff Levine, AICP
Director, Planning & Urban Development Department

John Anton
Schlotterbeck Block, LLC
104 Grant Street
Portland, Maine 04101

Maurice A. Selinger, III, Esq.
Curtis Thaxter LLC
P.O. Box 7320
Portland, ME 04112

**RE: Construction of a 55-unit housing and commercial space project
located at 117 Preble Street, Portland, Maine (the "Project")**

Dear Mr. Anton and Mr. Selinger:

The Project received site plan and subdivision approval from the Planning Board on December 15, 2015 (the "Approval"). Other than the adoption of the pedestrian easement by the City Council which is expected to take place in February and is required to be adopted prior to the issuance of the Certificate of Occupancy for the Project, the Project has complied with all of the conditions of approval set forth in the Approval that can be satisfied prior to the start of the construction of the Project. There remain some minor field issues to resolve but nothing that will interfere with the issuance of the Demolition Permit (as defined below), the building permit, or the timely completion of the Project.

Upon the receipt of the following: (i) \$1,829 which is the fee for the interior non-structural demolition permit (the "Demolition Permit"), (ii) \$8,214.86 which is the fee for the site inspection, (iii) \$7,000 which is the tree waiver fee, and (iv) the performance guaranty in the amount of \$410,743, the City of Portland will issue the Demolition Permit for the Project and release the mylar of the approved subdivision plan for recording. This letter confirms that there are no other conditions to the issuance of the Demolition Permit or the release of that mylar for the Project. An application for a building permit has been filed and is under review.

Sincerely,

Jeff Levine
Director, Planning & Urban Development