

M&A Lowcountry Investments, LLC
110 Marginal Way #154, Portland, ME 04101

September 2, 2016

Re: Neighborhood Meeting Notice

Dear Neighbor,

Please join us for a neighborhood meeting to discuss our plans for the mixed commercial and residential redevelopment of the property at 415 Cumberland Ave, Portland, ME 04101.

Meeting Location: Portland Public Library, Meeting Room 3 (5 Monument Sq, Portland, ME 04101)

Meeting Date: September 15, 2016

Meeting Time: 5:30-6:30pm

This notice is being sent in accordance with the City code, which requires that property owners within 500 feet of the proposed development and residents on an "interested parties list" be invited to participate in a neighborhood meeting. A sign-in sheet will be circulated and minutes of the meeting will be taken. Both the sign-in sheet and minutes will be submitted to the City's Planning Board.

If you have any questions, please call me at 610-888-9929.

Sincerely,



Andrew Kraus, Manager
M&A Lowcountry Investments, LLC

M&A Lowcountry Investments, LLC
110 Marginal Way #154, Portland, ME 04101

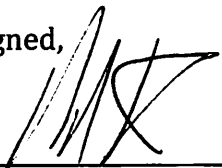
Neighborhood Meeting Certification

I, Andrew Kraus, duly authorized Manager of M&A Lowcountry Investments, LLC, do hereby certify that a neighborhood meeting was held on September 15, 2016 at the Portland Public Library at 5:30pm.

I also certify that on September 2, 2016, invitations were mailed to the following:

1. All address on the mailing list provided by the Planning Division, which includes property owners within 500 feet of the proposed development.
2. Residents on the "interested parties" list
3. A digital copy of the notice was also emailed to the planning division, c/o Jean Fraser at jf@portlandmaine.gov.

Signed,


_____ 9/15/16

Attached hereto are:

1. Copy of the invitation
2. Sign-in sheet
3. Meeting minutes

M&A Lowcountry Investments, LLC
110 Marginal Way #154, Portland, ME 04101

September 15, 2016

Attendance Sheet for Neighborhood Meeting

Welcome to the Neighborhood Meeting, hosted by M&A Lowcountry Investments, LLC, regarding our proposed redevelopment and five-unit subdivision of 415 Cumberland Ave, Portland, ME 04101. Please sign in below. This sign-in sheet will be delivered to the Planning Division at City Hall, along with a copy of the meeting minutes.

Pat O'Donnell

Susan McCluskey

Deborah VanHoewyk

dvhoewyk@umich.edu

Suzanne Williams

25 Paris St 04101

21 Chestnut St. 04101

Box 5263 Portland Me 04101

September 15, 2016

Meeting Minutes

Re: Neighborhood Meeting for 415 Cumberland Ave, Portland, ME 04101

Andrew Kraus, manager of M&A Lowcountry Investments, LLC, welcomed those in attendance and called the meeting to order. Kraus then delivered an overview of the proposed redevelopment of the building and showed boards of interior and exterior plans, and explained the historical significance of the building in its role as Portland's primary post office and then host to the first Women's Professional Club in Maine. Kraus then explained the proposed redevelopment of the building to include creating 4 residential apartments and a commercial office space. The redevelopment will also add an elevator to the commercial side of the building and a rooftop deck.

The meeting was then opened to Q&A. Those in attendance asked the following questions and Kraus provided answers.

Question: What type of commercial businesses will occupy the space?

Answer: It is likely to be a mix of professional service providers and people/businesses looking for a shared workspace environment.

Question: What materials will be used on the exterior of the building? Any changes?

Answer: The brick portion of the building will remain the same. The portion of the building that is currently sided in wood will be altered. The wood siding will be replaced by a muted color Hardi Plank clapboard siding.

Question: What will happen to the cupola?

Answer: That will remain largely the same. There will be a visible addition of an elevator cap next to the cupola.

Question: Will any residential units be affordable housing?

Answer: No. All 4 will go for market rate.

Question: Will residential folks be able to access commercial space and vice-a-versa?

Answer: Only for emergency egress purposes (unless a resident is also a tenant in the commercial space or vice-a-versa).

Question: Will there be rooftop gardens?

Answer: This hasn't been determined but it's a great suggestion.

With the Q&A over, those in attendance expressed excitement for the revitalization of the building. Kraus thanked everyone for their support and for attending the meeting. Kraus then called the meeting to a close.