

RE: 24 Preble Street – Sprinkler System update

August 10, 2017

Dear Jonathan Rioux and Jason Grant:

Thank you for your time yesterday, and for sharing your concerns with us regarding the installation of the sprinkler system at 24 Preble Street. This letter outlines our plans regarding the installation of the sprinkler system.

Our primary concern is to provide a safe space to our tenants, and to improve the safety of our building. To that end, we have invested significant time and financial resources in life safety upgrades to the building, such as a new exit stairway, and now the installation of a sprinkler system.

We have brought new water service to the building, and hope to commence a phased approach to installing the sprinkler system in 100% of the building and bringing it on line as quickly as possible.

We are installing isolation valves which will allow us to keep the sprinkler system active while we are renovating individual floors and installing the sprinkler system.

The 1st floor unit occupied by Arcadia National Bar will remain as is until after the building sprinkler system is live. Renovations will not begin until after the sprinkler system is live, we understand that this is a critical piece of the life safety system of the building and program of this space.

Our timeline is as follows:

- Permit: Eastern Fire Group will be submitting a permit to the City of Portland with 5 business days of this letter, hopefully sooner.
- Installation and Charging System for Operation: We expect the remaining work which primarily includes the completion of the sprinkler system and connection to our existing fire alarm to be completed in 30 business days of this letter.

Thank you again, I welcome any opportunity to clarify these points and answer other questions you may have.

Sincerely,

Peter Eiermann, Co-Owner

24 Preble Street Properties LLC