

Central Maine Power Company
Attn: Jamie Cough
162 Canco Road
Portland, Maine 04103

April 22, 2015

Subject: 667 Congress Street Development - Redfern Properties, LLC – Portland
Re: Ability to Serve

Mr. Cough,

On behalf of Redfern Properties, LLC, we are pleased to submit the following request for Central Maine Power's ability to serve the proposed development. 667 Congress Street is a 132-unit vertical urban infill development located near Longfellow Square in Portland. The proposed building is anticipated to be 8 stories tall; the first story will comprise of a retail space and an indoor parking facility; and the second through eighth stories will contain a total of 132 rental units within the building. A basement-level parking lot will also be included in the design.

The proposed redevelopment project is located at 667 Congress Street (Map, Book, Lot 46 C020 and C019) bordered by Congress Street, Vernon Place, and Avon Street in Portland, Maine. There is an existing smoke shop/variety store building and parking lot located within the project location which is to be demolished as part of the proposed project. The smoke shop/variety store will be incorporated into the new building.

The developer plans to serve the proposed building with a 3-phase electric service. At this time we have proposed that the new service be established from the existing line within Congress Street, and into the existing CMP manhole within the Vernon Place corridor. We are assuming that Congress Street has 3-phase power. The service would then be routed overhead to the existing utility poles within Vernon Place. From the utility poles, the service would then be redirected underground into a transformer, located at the western property corner. Pull boxes are anticipated to be placed at corners, and conduit is anticipated to be encased in concrete within the City of Portland ROW. Within the building, the secondary distribution line will run within the basement slab at the ground level, up a support column to the first floor ceiling, and finally into the mechanical closet.

Furthermore, overhead wires crossing the proposed development are anticipated to be removed as part of this project. Electric services currently existing within Vernon Place are anticipated to be redirected from the existing CMP manhole within the Vernon Place corridor, onto the utility poles adjacent to the project, and then reconnecting to each existing Vernon Place service. Please see the Utility Plan (attached).

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping confirming single and three-phase power locations within Vernon Place, Avon Street and Congress Street.

2. Any easements for overhead services currently crossing the proposed development.
3. Alternative connection locations from the development to the existing system.
4. CMP's proposed infrastructure improvements within the project vicinity.
5. CMP's ability to serve the project.
6. Any input on the proposed location of the transformer and offsets. If required, other options such as in-ground mounting within the sidewalk location may be explored.
7. Whether CMP allows for secondary distribution line to be run within the basement of the facility, up support columns, and/or within ceiling conduit.
8. Access requirements to the CMP meters.
9. Metering options to reduce the necessary wall space.

I have attached a preliminary utility plan to facilitate your review. The project is anticipated to be three-phase. Electrical loading computations and final metering will be performed by the electrical engineer, at a later date. Please let me know if you have any further questions or comments.

Sincerely,



Michael A. Guethle

Design Engineer
Acorn Engineering, Inc.

cc: Will Savage – Acorn Engineering, Inc.
Jonathan Cully – Redfern Properties, LLC
Ryan Senatore – Ryan Senatore Architecture



4/27/2015

Michael Guethle, E.I.T.
Engineer

Acorn Engineering, Inc
PO Box 3372
Portland, Maine 04104
Sent via email to: mguethle@acorn-engineering.com

RE: Ability to Serve Letter for 667 Congress Street project, Portland, ME.

Dear Mr. Guethle:

CMP has the ability to serve the proposed project located at 667 Congress Street in Portland, Maine, in accordance with our CMP Handbook (web link below). We can provide you the desired pad or pole mounted transformers per your request and city approval, in accordance with our CMP Standards Handbook. If you have any questions on the process, or need help in completion of the documents, please feel free to contact me.

New Service Milestones

- Call 1-800-565-3181 to establish a new account and an SAP work order.
- Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections if you have them.
- Submit Load information. Please complete this CMP spreadsheet using load information
- Submit the easement information worksheet. Please complete this CMP form and either email or fax back to us.
- Preliminary meetings with CMP to determine the details of job
- Field planner design appointment to cost out job and develop CMP Invoice.
- Submit invoice for payment.
- Easements signed and payment received.
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer delivery, potential substation upgrades, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

162 Canco Road Portland, ME 04103
Tel (800) 750-4000
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

www.cmpco.com



An equal opportunity employer



For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

[CMP Handbook of Standard Requirements](#)

(<http://www.cmpco.com/MediaLibrary/3/6/Content%20Management/YourAccount/PDFs%20and%20Docs/handbook.pdf>)

If you have any questions, please contact me.

Regards,

A handwritten signature in black ink that reads "Jamie Cough". The signature is written in a cursive, flowing style.

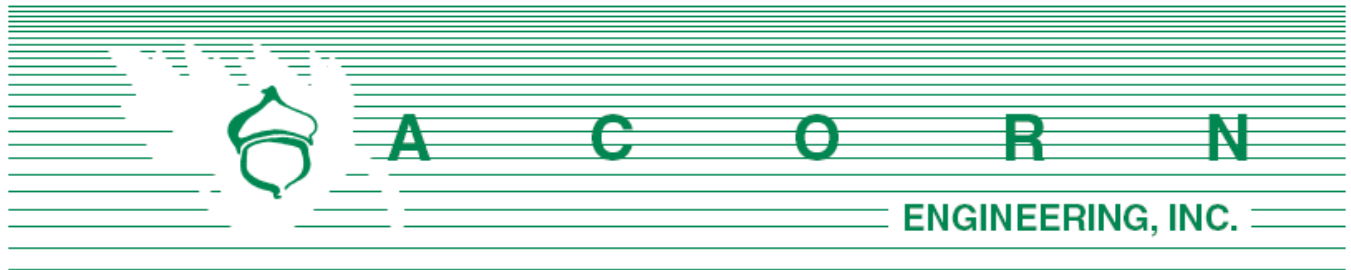
Jamie Cough
Energy Services Advisor
Central Maine Power Company
162 Canco Road
Portland, ME 04103
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

162 Canco Road Portland, ME 04103
Tel (800) 750-4000
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

www.cmpco.com



An equal opportunity employer



Department of Public Services
 Attn: Frank J. Brancely, B.A, M.A.
 55 Portland Street
 Portland, Maine 04101

April 22, 2015

Subject: 667 Congress Street Development - Redfern Properties, LLC – Portland
 Re: Ability to Serve

Dear Mr. Brancely,

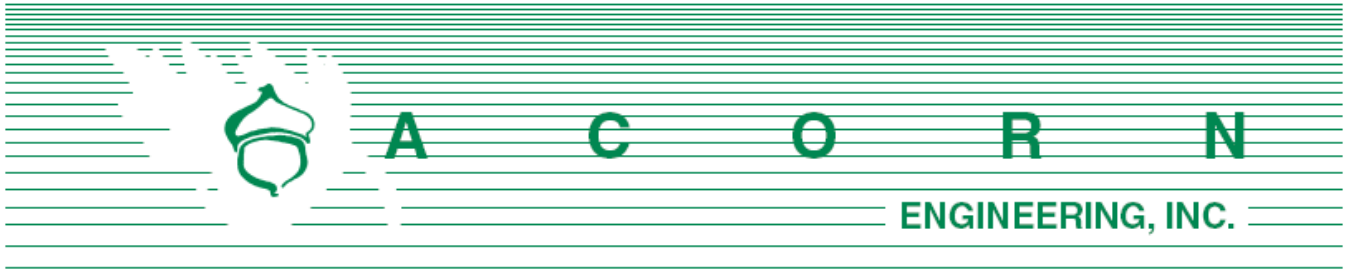
On behalf of Redfern Properties, LLC, we are pleased to submit the following request for the Department of Public Services’ ability to serve the proposed development. 667 Congress Street is a 132-unit vertical urban infill development located near Longfellow Square in Portland. The proposed building is anticipated to be 8 stories tall; the first story will comprise of a retail space and an indoor parking facility; and the second through eighth stories will contain a total of 132 rental units within the building. A basement-level parking lot will also be included in the design.

The proposed redevelopment project is located at 667 Congress Street (Map, Book, Lot 46 C020 and C019) bordered by Congress Street, Vernon Place, and Avon Street in Portland, Maine. There is an existing smoke shop/variety store building and parking lot located within the project location which is to be demolished as part of the proposed project. The smoke shop/variety store will be incorporated into the new building.

Based upon the Section 4 of the Maine Subsurface Water Disposal Rules, the project anticipates the following design flows:

Conservative Estimate of Anticipated Design Flows				
Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
Existing flow to be removed				
Restaurant: With Food Prepared	Per Meal Prep	100	1	100
Restaurant: Employees	Per Employee	12	12	144
Proposed flow				
Restaurant: With Food Prepared	Per Meal Prep	150	1	150
Restaurant: Employees	Per Employee	12	12	144
Residential Units	≤2 – Bedroom	132	180	23,760
Net Change				23,810

*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition



The proposed project is anticipated to add a net water usage from the development of approximately 24,000 gallons per day (GPD). It should be noted that these values were developed using conservative estimates from the State of Maine Subsurface Wastewater Disposal Rules. The anticipated flow assumes a conservative water usage estimate; a higher food preparation value was used as an estimated flow for the restaurant, and many of the proposed apartments are 1-bedroom apartments or studio apartments. For these reasons, the actual water usage for this location may be lower.

Separate services are proposed for the commercial property and the residential units. For the residential units, the developer has proposed a new 8-inch sewer service for the development that would tie into the existing sewer within Avon Street. The developer is also proposing an individual six-inch service for the commercial property, including a 4-inch service for kitchen waste leading from an internal grease interceptor.

Grease Waste Interceptor Sizing						
Number of Meals/Peak Hour		Waste Flow Rate	Retention Time	Storage Factor	Calculated Size	Manufactured Size
Capacity	Meal Factor	Single Service	Single	10 HRS	(gallons)	(gallons)
15	1.33	2	1.5	1.25	74.8125	100

*Based on values from Uniform Plumbing Code Formula

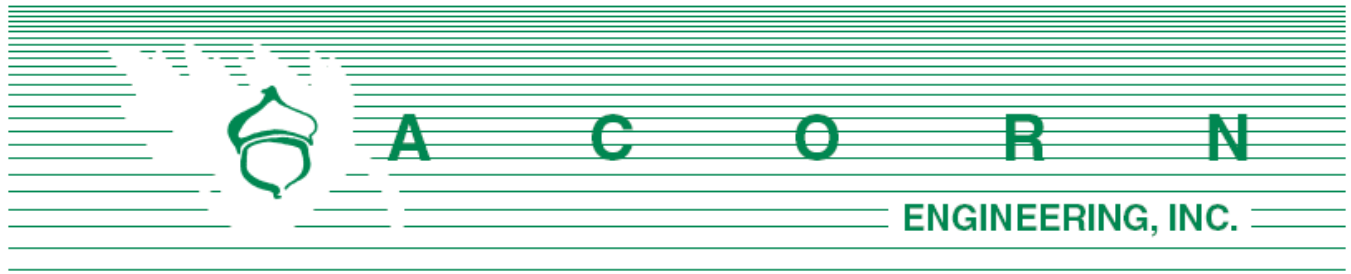
**Extrapolating between storage factors for 11A-9P hours

The grease interceptor calculations are based upon coordination with the future owners of the proposed facility.

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping within the adjacent roadway corridors.
2. Currently, we are proposing a grease interceptor within the kitchen location appurtenant to a sampling manhole within the Congress Street corridor. We are aware that Maine Subsurface Wastewater Disposal Rules does not allow for an industrial external grease interceptor less than 750 gallons. Can DPS please comment on the potential for an internal grease interceptor, as well as the potential to not include a sampling/control manhole?
3. Alternative connection locations from the development to the existing system.
4. DPS's proposed infrastructure improvements including combined sewer separations within the project vicinity.
5. DPS's ability to serve the project.

I have attached a preliminary utility plan to facilitate your review. Please let me know if you have any further questions or comments.



Sincerely,

A handwritten signature in black ink, appearing to read 'Michael A. Guethle', is written below the word 'Sincerely,'.

Michael A. Guethle

Design Engineer
Acorn Engineering, Inc.

cc: Will Savage – Acorn Engineering, Inc.
Jonathan Cully – Redfern Properties, LLC
Ryan Senatore – Ryan Senatore Architecture

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: 4/22/2015

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 667 Congress Street

Chart Block Lot Number: Refer to Letter

Proposed Use: Commercial, Apartments

Previous Use: Commercial/Retail

Existing Sanitary Flows: 244 GPD

Existing Process Flows: 0 GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

Refer to the attached plan

Site Category	Commercial (<i>see part 4 below</i>)	<input checked="" type="checkbox"/>
	Industrial (<i>complete part 5 below</i>)	<input type="checkbox"/>
	Governmental	<input type="checkbox"/>
	Residential	<input checked="" type="checkbox"/>
	Other (<i>specify</i>)	<input type="checkbox"/>

(Clearly, indicate the proposed connections, on the submitted plans)

2. Please, Submit Contact Information.

City Planner's Name: Shukria Wiar Phone: 756-8083

Owner/Developer Name: Jonathan Culley- Redfern Properties, LLC

Owner/Developer Address: P.O. Box 8816, Portland, Maine 04104

Phone: 207-776-9715 Fax: _____ E-mail: jonathan@redfernproperties.com

Engineering Consultant Name: Acorn Engineering, Inc.

Engineering Consultant Address: PO Box 3372, Portland, Maine 04104

Phone: 207-775-2655 Fax: _____ E-mail: wsavage@acorn-engineering.com

(Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review)

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 23,810 GPD

Peaking Factor/ Peak Times: Diurnal Residential Flow Pattern

Specify the source of design guidelines: (*i.e.* "Handbook of Subsurface Wastewater Disposal in Maine,"
"Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify)
STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES

(Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet)

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values:	8
Size of External Grease Interceptor:	100 gallons
Retention Time:	1.5 hours
Peaking Factor/ Peak Times:	1 / 11:00AM-2:00PM, 5:00PM-8:00PM

(Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet)

5. Please, Submit Industrial Process Wastewater Flow Calculations N/A

Estimated Industrial Process Wastewater Flows Generated:	_____	GPD
Do you currently hold Federal or State discharge permits?	Yes _____ No _____	
Is the process wastewater termed categorical under CFR 40?	Yes _____ No _____	
OSHA Standard Industrial Code (SIC):	http://www.osha.gov/oshstats/sicser.html	
Peaking Factor/Peak Process Times:	_____	

(Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps)

(Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided below, or attached, as a separate sheet)

Notes, Comments or Calculation

Please refer to the attached letter with calculations, and plan



A C O R N

ENGINEERING, INC.

Fairpoint Communications
Attn: John Caprio
5 Davis Farm Road
Portland, Maine 04103

April 22, 2015

Subject: 667 Congress Street Development - Redfern Properties, LLC – Portland
Re: Ability to Serve

John Caprio,

On behalf of Redfern Properties, LLC, we are pleased to submit the following request for Fairpoint Communication's ability to serve the proposed development. 667 Congress Street is a 132-unit vertical urban infill development located near Longfellow Square in Portland. The proposed building is anticipated to be 8 stories tall; the first story will comprise of a retail space and an indoor parking facility; and the second through eighth stories will contain a total of 132 rental units within the building. A basement-level parking lot will also be included in the design.

The proposed redevelopment project is located at 667 Congress Street (Map, Book, Lot 46 C020 and C019) bordered by Congress Street, Vernon Place, and Avon Street in Portland, Maine. There is an existing smoke shop/variety store building and parking lot located within the project location which is to be demolished as part of the proposed project. The smoke shop/variety store will be incorporated into the new building.

The developer plans to serve the proposed building with an underground landline telephone service. At this time we have proposed that the new service be established from the existing services overhead within Vernon Place. From the utility poles, the service would then be redirected underground into a transformer, located at the western property corner. Pull boxes are anticipated to be placed at corners, and conduit is anticipated to be encased in concrete within the City of Portland ROW. Within the building, the service will run within the basement slab at the ground level, up a support column to the first floor ceiling, and finally into the mechanical closet.

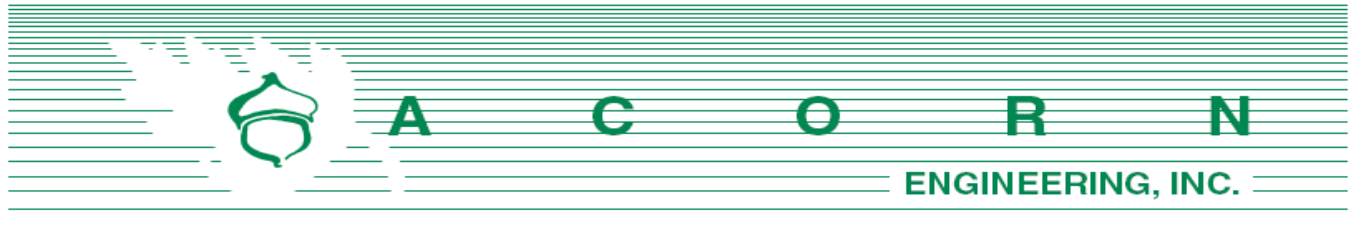
Furthermore, the project anticipates rerouting the existing overhead telephone, electric and communications wires currently crossing the development to the Vernon Place corridor. Communications services currently existing within Vernon Place are anticipated to be redirected from the existing communications line within the Vernon Place corridor, as indicated on the Utility Plan (attached). Overhead wires crossing the proposed development, as well as overhead wires and utility poles within Vernon Place are anticipated to be removed as part of this project.

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping within Vernon Place.
2. Any easements for overhead services currently crossing the proposed development.
3. Alternative connection locations from the development to the existing communication system.
4. Fairpoint's proposed infrastructure improvements within the project vicinity.



A C O R N Engineering, Inc. • PO Box 3372 • Portland • Maine • 04104
Voice: 207-775-2655 • Fax: 207-358-7979 • www.acorn-engineering.com



5. Fairpoint's ability to serve the project.
6. Whether Fairpoint allows for service to be run within the basement of the facility, up support columns, and/or within ceiling conduit.

We have attached a preliminary utility plan to facilitate your review. Please let me know if you have any further questions or comments.

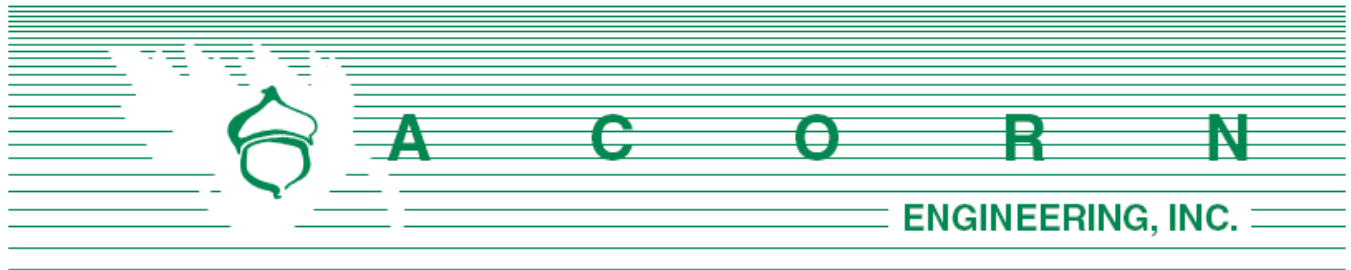
Sincerely,

A handwritten signature in black ink, appearing to read 'Michael A. Guethle', is placed below the word 'Sincerely,'.

Michael A. Guethle

Design Engineer
Acorn Engineering, Inc.

cc: Will Savage – Acorn Engineering, Inc.
Jonathan Cully – Redfern Properties, LLC
Ryan Senatore – Ryan Senatore Architecture



Portland Water District
 Attn: MEANS Department
 225 Douglas Street
 Portland, Maine 04104

April 22, 2015

Subject: 667 Congress Street Development - Redfern Properties, LLC – Portland
 Re: Ability to Serve

To whom it may concern:

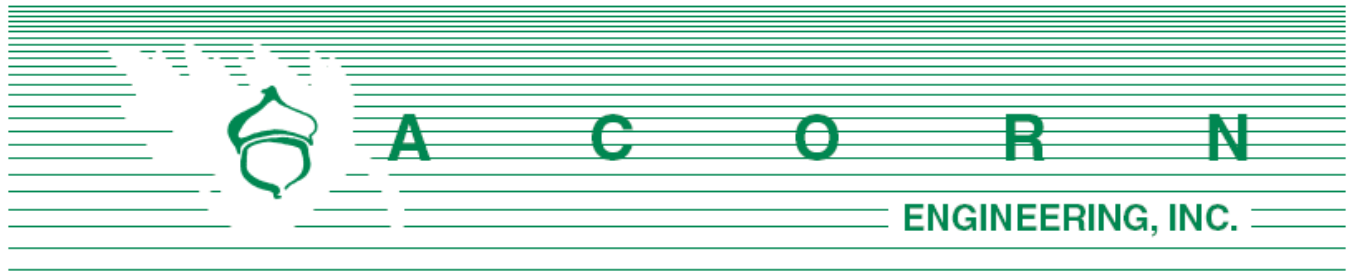
On behalf of Redfern Properties, LLC, we are pleased to submit the following request for Portland Water ability to serve the proposed development. 667 Congress Street is a 132-unit vertical urban infill development located near Longfellow Square in Portland. The proposed building is anticipated to be 8 stories tall; the first story will comprise of a retail space and an indoor parking facility; and the second through eighth stories will contain a total of 132 rental units within the building. A basement-level parking lot will also be included in the design.

The proposed redevelopment project is located at 667 Congress Street (Map, Book, Lot 46 C020 and C019) bordered by Congress Street, Vernon Place, and Avon Street in Portland, Maine. There is an existing smoke shop/variety store building and parking lot located within the project location which is to be demolished as part of the proposed project. The smoke shop/variety store will be incorporated into the new building.

Based upon the Section 4 of the Maine Subsurface Water Disposal Rules, the project anticipates the following design flows:

Development	Unit Size	Number of Units	Gallons per Day per Unit	Total Gallons per Day
Existing flow to be removed				
Restaurant: With Food Prepared	Per Meal Prep	100	1	100
Restaurant: Employees	Per Employee	12	12	144
Proposed flow				
Restaurant: With Food Prepared	Per Meal Prep	150	1	150
Restaurant: Employees	Per Employee	12	12	144
Residential Units	≤2 – Bedroom	132	180	23,760
Net Change				23,810

*Values based on STATE OF MAINE: SUBSURFACE WASTEWATER DISPOSAL RULES, most recent edition



The proposed project is anticipated to add a net water usage from the development of approximately 24,000 gallons per day (GPD). It should be noted that these values were developed using conservative estimates from the State of Maine Subsurface Wastewater Disposal Rules. The anticipated flow assumes a conservative water usage estimate; a higher food preparation value was used as an estimated flow for the restaurant, and many of the proposed apartments are 1-bedroom apartments or studio apartments. For these reasons, the actual water usage for this location may be lower.

Separate services are proposed for the commercial property and the residential units. For the residential units, the developer has proposed a new 8-inch fire line service for the development that would tie into the existing water main in Congress Street with a redundant connection within Avon Street, as well as a four-inch domestic service in Congress Street. The developer is also proposing an individual one-inch service for the commercial property. I have attached a preliminary utility plan to facilitate your review.

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping within Vernon Place.
2. Alternative connection locations from the development to the existing system.
3. PWD's proposed infrastructure improvements within the project vicinity.
4. PWD's ability to serve the project.

Please let me know if you have any further questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael A. Guethle', is placed above the typed name.

Michael A. Guethle

Design Engineer
Acorn Engineering, Inc.

cc: Will Savage – Acorn Engineering, Inc.
Jonathan Cully – Redfern Properties, LLC
Ryan Senatore – Ryan Senatore Architecture



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

June 11, 2015

Acorn Engineering, Inc.
P. O. Box 3372
Portland, ME 04104

Attn: Michael Guethle
Re: 667 Congress Street - Portland
Ability to Serve with PWD Water

Dear Mr. Guethle:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on April 22, 2015. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

Conditions of Service

The following conditions of service apply:

- If the existing service will no longer be used as a result of the development then it must be retired per PWD standards. This includes shutting the corporation valve and cutting the pipe from the water main.
- As the water mains in Congress Street and Avon Street are more than 50 years old, both fire services and the 4" domestic service will require a tapping valve at the main and a second gate valve at street line.
- A redundant fire protection service has been requested. The Utility Plan indicates an 8-inch fire service on both Congress Street and Avon Street. The connection on Avon Street should be revised to a 6" X 6" tapping sleeve with a 6-inch gate valve, a 2-foot section of 6-inch ductile iron pipe and a 6" X 8" increaser. A testable double check valve assembly will be required at the building entrance on each service and each connection shall be treated as an individual fire service with separate billing accounts.
- Water District approval of water infrastructure plans will be required for the project prior to construction. As your project progresses, we advise that you submit any preliminary design plans to MEANS for review of the water main and water service line configuration. We will work with you to ensure that the design meets our current standards.

Existing Site Service

According to District records, the project site does currently have existing water service. A 3/4-inch diameter copper water service line, located as shown on the attached water service card, provides water service to this site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of this service.



Water System Characteristics

According to District records, there is a 16-inch diameter cast iron water main on the north side of Congress Street, a 6" cast iron water main on the east side of Vernon Court, a 6" cast iron water main on the west side of Avon Street and a public fire hydrant located at the site.

The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location: Congress Street at Avon Street
Hydrant Number: POD-HYD00089
Last Tested: 8/8/2014
Static Pressure: 66 psi
Residual Pressure: 64 psi
Flow: 1,162 GPM

Public Fire Protection

You have not indicated whether this project will include the installation of new public hydrants to be accepted into the District water system. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

Private Fire Protection Water Needs

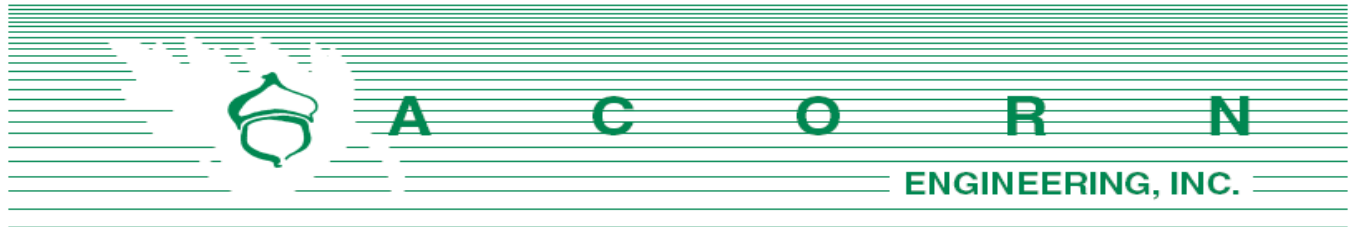
You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Should private fire protection be required, please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact the MEANS Division to request a hydrant flow test and we will work with you to get more complete data.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Glissen Havu, E.I.
Design Engineer



Time Warner Cable
Attn: Mark Pelletier
5 Davis Farm Road
118 Johnson Road
Portland, Maine 04102

April 22, 2015

Subject: 667 Congress Street Development - Redfern Properties, LLC – Portland
Re: Ability to Serve

Mark Pelletier,

On behalf of Redfern Properties, LLC, we are pleased to submit the following request for Time Warner Cable's ability to serve the proposed development. 667 Congress Street is a 132-unit vertical urban infill development located near Longfellow Square in Portland. The proposed building is anticipated to be 8 stories tall; the first story will comprise of a retail space and an indoor parking facility; and the second through eighth stories will contain a total of 132 rental units within the building. A basement-level parking lot will also be included in the design.

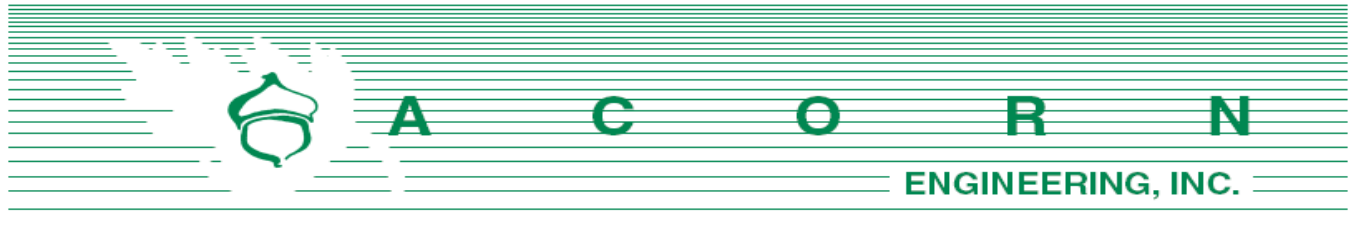
The proposed redevelopment project is located at 667 Congress Street (Map, Book, Lot 46 C020 and C019) bordered by Congress Street, Vernon Place, and Avon Street in Portland, Maine. There is an existing smoke shop/variety store building and parking lot located within the project location which is to be demolished as part of the proposed project. The smoke shop/variety store will be incorporated into the new building.

The developer plans to serve the proposed building with an underground communications service. At this time we have proposed that the new service be established from the existing services overhead within Vernon Place. From the utility poles, the service would then be redirected underground into a transformer, located at the western property corner. Pull boxes are anticipated to be placed at corners, and conduit is anticipated to be encased in concrete within the City of Portland ROW. Within the building, the service will run within the basement slab at the ground level, up a support column to the first floor ceiling, and finally into the mechanical closet.

Furthermore, the project anticipates rerouting the existing overhead telephone, electric and communications wires currently crossing the development to the Vernon Place corridor. Communications services currently existing within Vernon Place are anticipated to be redirected from the existing communications line within the Vernon Place corridor, as indicated on the Utility Plan (attached). Overhead wires crossing the proposed development, as well as overhead wires and utility poles within Vernon Place are anticipated to be removed as part of this project.

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping within Vernon Place.
2. Any easements for overhead services currently crossing the proposed development.
3. Alternative connection locations from the development to the existing communication system.
4. Time Warner Cable's proposed infrastructure improvements within the project vicinity.



5. Time Warner Cable's ability to serve the project.
6. Whether Time Warner allows for service to be run within the basement of the facility, up support columns, and/or within ceiling conduit.

I have attached a preliminary utility plan to facilitate your review. Please let me know if you have any further questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael A. Guethle', is placed below the word 'Sincerely,'.

Michael A. Guethle

Design Engineer
Acorn Engineering, Inc.

cc: Will Savage – Acorn Engineering, Inc.
Jonathan Cully – Redfern Properties, LLC
Ryan Senatore – Ryan Senatore Architecture



A C O R N

ENGINEERING, INC.

Unitil Service Corp.
Attn: Kelly Fowler
P.O. Box 3586
Portland, Maine 04104

April 22, 2015

Subject: 667 Congress Street Development - Redfern Properties, LLC – Portland
Re: Ability to Serve

Kelly Fowler,

On behalf of Redfern Properties, LLC, we are pleased to submit the following request for Unitil's ability to serve the proposed development. 667 Congress Street is a 132-unit vertical urban infill development located near Longfellow Square in Portland. The proposed building is anticipated to be 8 stories tall; the first story will comprise of a retail space and an indoor parking facility; and the second through eighth stories will contain a total of 132 rental units within the building. A basement-level parking lot will also be included in the design.

The proposed redevelopment project is located at 667 Congress Street (Map, Book, Lot 46 C020 and C019) bordered by Congress Street, Vernon Place, and Avon Street in Portland, Maine. There is an existing smoke shop/variety store building and parking lot located within the project location which is to be demolished as part of the proposed project. The smoke shop/variety store will be incorporated into the new building.

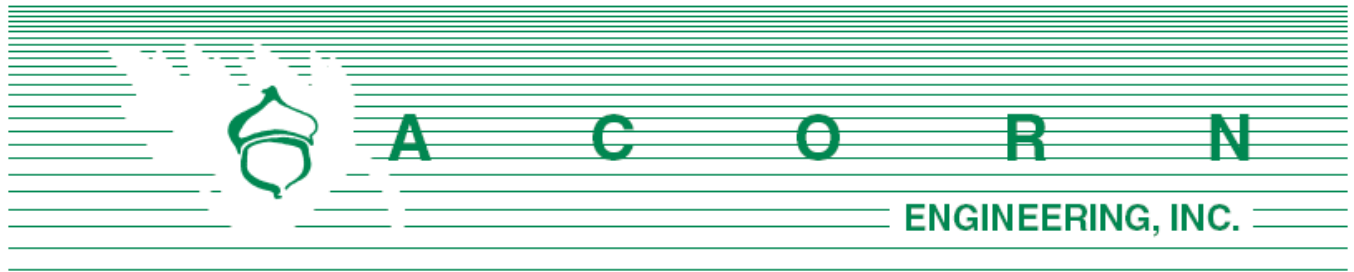
The developer plans to serve the proposed building with a gas service. At this time we have proposed that the new service be established from the existing underground line within Vernon Place, and into the mechanical closet for the development. I have attached a preliminary utility plan to facilitate your review. Gas loading computations, delivery pressure, total number of meters, and other site information will be performed by the contractor's mechanical engineer, at a later date. Please let me know if you have any further questions or comments.

On behalf of the client we are requesting the following information:

1. Any additional information, such as additional utility mapping within Vernon Place.
2. Alternative connection locations from the development to the existing system.
3. Unitil's proposed infrastructure improvements within the project vicinity.
4. Unitil's ability to serve the project.



A C O R N Engineering, Inc. • PO Box 3372 • Portland • Maine • 04104
Voice: 207-775-2655 • Fax: 207-358-7979 • www.acorn-engineering.com



Sincerely,

A handwritten signature in black ink, which appears to read 'Michael A. Guethle', is placed below the salutation.

Michael A. Guethle

Design Engineer
Acorn Engineering, Inc.

cc: Will Savage – Acorn Engineering, Inc.
Jonathan Cully – Redfern Properties, LLC
Ryan Senatore – Ryan Senatore Architecture



April 28, 2015

Michael A. Guethle
PO Box 3372
Portland, ME 04101

Re: Ability to Serve 667 Congress Street Development – Redfern Properties, LLC - Portland

Dear Mr. Guethle:

Thank you for your interest in using natural gas for the above referenced project.

Unitil has natural gas infrastructure in the vicinity of this project to provide gas service. There is a 2" low pressure main on Vernon Place, a 4" low pressure main on Avon Street and an 8" low pressure main on Congress Street. The evaluation to complete the design, determine which main to provide service from, estimate the costs to serve and determine what the customer contribution may be, if any, can be completed once Unitil receives the completed design, gas load information, and other project information. Unitil welcomes the opportunity for further discussions regarding this project.

If you have any further questions or require additional information, please contact me directly at (207) 541-2505 or at fowler@unitil.com.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Fowler".

Kelly Fowler
Sr. Business Development Representative
Unitil Corporation
(o) 207-541-2505 (f) 207-541-2565

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