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July 31, 2015

Shukria Wiar  
Planning Division, City of Portland  
389 Congress Street, 4<sup>th</sup> Floor  
Portland, ME 04101

Re: 667 Congress Street, Level III Site Plan Application

Dear Shukria:

Please find attached the Preliminary Level III Site Plan Application related to our proposed mixed-use development at 667 Congress Street. The proposed project contemplates 139 market rate rental apartments on Floors 2-8, with Joe's Super Variety occupying a ground floor retail suite. Two levels of parking will provide 82 parking spaces. The project is designed to incorporate 'smart growth' principles and a high standard for energy efficiency.

Attached to this application, please find the following documents:

1. Completed Application Form (7 pages)
2. Evidence of Right, Title, & Interest – MSD Properties LLC Deed (3 pages)
3. Zoning Analysis (2 pages)
4. Written Requests for Waivers (2 pages)
5. Traffic Analysis (1 page)
6. Boundary Survey (1 page)
7. Civil Engineer Cover Letter (3 pages)
8. Site Plan/Civil Engineering Drawings (14 pages)
9. Preliminary Stormwater Management Plan (61 pages)
10. Preliminary Erosion Control Plan (12 pages)
11. Capacity to Serve Letters (20 pages)
12. Architectural Drawings & Renderings, including elevation (8 pages)

We have made a separate application to the Historic Preservation Board for a Certificate of Appropriateness related to our Architectural Design.

We do not believe that any federal or state permits are required for this project

With respect to Financial and Technical Capacity, we believe that Redfern Properties LLC track record of developing successful projects in Portland constitutes ample evidence. If the City requires a letter from one of our prospective lenders, we would be happy to provide one.

We look forward to working with the City of Portland to achieve a successful project. Please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jonathan Culley', with a stylized flourish at the end.

Jonathan Culley  
Redfern Properties LLC