

# **Exhibit 12**

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## **City Master Plan Consistency**

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The proposed facility is located in the moderate intensity industrial zone (I-M). The site is accessed from Industrial Way which intersects Riverside Street, north of Forest Avenue.

The project meets the current zoning requirements while improving one of Portland's remaining vacant lots. In addition, the project will allow Allagash Brewing Company, the anticipated tenant, to continue growing their business and add additional employees. This is consistent with the Portland's Comprehensive Plan as posted on the City of Portland website.

Specifically, in the Portland Industry and Commerce section of Portland's Goals and Policies for the Future, State Goal C strives "to promote an economic climate which increases job opportunities and overall economic well-being". Additionally, in the Industrial Zones section of the Future Land Use Plan, "no changes to the zone are anticipated".