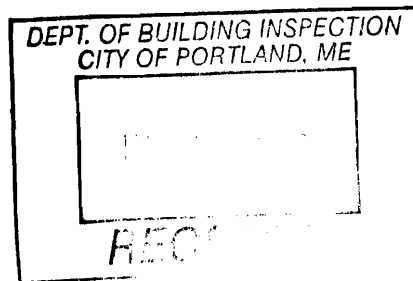


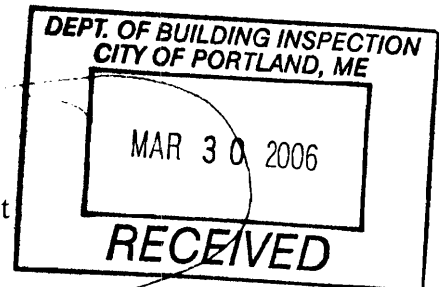
CITY OF PORTLAND, MAINE
PLANNING BOARD

Kevin Beal, Chair
Michael Patterson, Vice Chair
John Anton
Lee Lowry III
Shalom Odokara
David Silk
Janice E. Tevanian



January 3, 2005

Northport Realty Trust
c/o Altid Properties
17 Monsignor O'Brien Highway
Cambridge, MA 02141



RE: Northport Realty Trust Subdivision Amendment
CBL: 401 A044001

To Whom it May Concern:

On December 13, 2005, the Portland Planning Board voted 6-0 (Beal abstained) to approve the subdivision amendment subject to the following conditions of approval:

- i. That prior to recording of the amended subdivision plat, the applicant execute the Release Deed for the drainage easements, Fall Brook Regulation, and Fall Brook CSO Right of Way as included in Attachment H of Planning Report # 67-05.
- ii. That prior to the recording of the amended subdivision plat, the applicant shall submit for Corporation Counsel's review and approval the reciprocal ingress, egress and utility easements to Washington Avenue benefiting lots 3 and 4.

The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #67-05, which is attached.

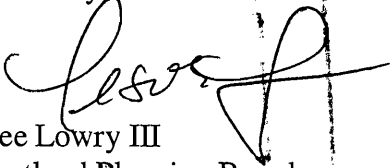
Please note the following provisions and requirements for all site plan and subdivision approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. If work will occur within the public right-of-way such as driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Lee Lowry III
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

Janet McCaa, Esq.
One City Center
Portland, ME 04101

