



THE OLYMPIA
COMPANIES

August 9, 2007

City of Portland
City Council
389 Congress St.
Portland, ME 04101

Re: Maine State Pier Redevelopment

Dear City Council Members:

Thank you again for the opportunity to provide you with requested project review timeline so as to facilitate your efforts in choosing a developer to redevelop the Maine State Pier. Per your request, attached is a chronology clarifying data that we have offered since our February 22, 2007 proposal submission. To date, with our team of engineers and legal counsel, we have met numerous times with the MaineDEP and other regulatory agencies to evaluate the permissibility of our proposal, however we have received no written correspondence from regulatory agencies regarding any of the permitting aspects of our redevelopment plan.

Should you have any further questions, please do not hesitate to contact me at your convenience.

Sincere Regards,

Kevin P. Mahaney
President & CEO

The Olympia Companies Maine State Pier Chronology

| <i>Date</i> | <i>Document</i> | <i>Clarification or Revision</i> | <i>Requesting Party</i> | <i>Aspect</i> | <i>Description</i> |
|-------------|--|----------------------------------|-------------------------|--|---|
| 22-Feb-07 | Proposal | | City of Portland | | Submittal of Proposal for Lease & Redevelopment of MSP |
| | | | | Marine Use and Operation; Pier Operations; Pier Rehabilitation; Traffic Circulation; Parking; Security; Public Access Areas; Zoning and Permitting | |
| 19-Apr-07 | Response to CDC Questions | Clarification | CDC | | See Response |
| 9-May-07 | Letter from Kevin Mahaney to CDC | Clarification | CDC | Environmental Permitting | TOC Understanding of Submerged Lands and Shoreland Zoning/NRPA |
| 22-May-07 | Letter from Winton Scott to Bill Needelman; with accompanying drawings | Clarification | Bill Needelman | Architectural | Relocated Buildings 6, 7, 8 & 9 to meet 36' required setback |
| 23-May-07 | Letter from Kevin Mahaney to Councilor Duson | Clarification | CDC | Architectural and Marine Engineering | Provides basis of programming for upland project components and location of hotel; Office Building characteristics; Intent of Pier Repairs |
| 22-Jun-07 | Letter from Kevin Mahaney to CDC; with accompanying drawings | Revision | CDC | Architectural | Swapped some building uses from east side of Pier to west side to comply with shoreland zoning requirements (50% Marine Use) |
| | | Revision | CDC | Architectural and Environmental Permitting | Provided alternative location for upper levels of hotel to demonstrate that TOC Plan could be modified should the State determine that NRPA would prohibit a hotel being situated on the reconstructed pier as proposed per Councilor Cloutier & Duson's request |
| | | Revision | CDC | Architectural | Offered alternative parking for CBITD Queue |
| 22-Jun-07 | Letter from Kevin Mahaney to Ellen Sanborn | Revision | City of Portland | Financial | Revised offer to City per the City's request |
| 11-Jul-07 | Memorandum from Verrill Dana to CDC | Clarification | CDC | Environmental Permitting | Summary of Environmental Permitting "Hot Spots" and Issues per Councilor Cloutier's request |
| 23-Jul-07 | Letter from Kevin Mahaney to Council | Clarification | N/A | Architectural; Marine Operations; Public Access; Permitting | Highlights of the project |
| 3-Aug-07 | Letter from Kevin Mahaney to Council; with accompanying drawings | Revision | City Council | Architectural | Revised June 22 alternate hotel from 95 feet to 65 feet |
| | | Clarification | | Marine/Security | Offered additional alternative for security fencing with addition of 20' wide concrete float. Lessens need for deployable fencing and leaves 40 foot zone for free passage for public access while creating a 20 foot wide secure float for tugs, small cruise ships, and industrial or military lay berthing. Illustrated in Drawing titled "layout plan for east face" dated 8/3/07 |
| | | Clarification | | Parking | Further clarification of parking demand and solution, plan to deal with traffic, and if the market can support alternative transportation |
| | | Clarification | | Marine Engineering | Engineering description of proposed Pier improvements |
| | | Clarification | | Ocean Gateway Integration | Queue, Security, Passenger Handling, etc. |
| | | Clarification | | Open Space | Description of process for incorporating open space, public access, and pedestrian circulation |