

### Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director Marge Schmuckal, Zoning Administrator

May 8, 2014

Jacquelyn M. Kurz Pierce Atwood, LLP Merrill's Wharf 254 Commercial Street Portland, Maine 04101

RE: East Bayside Studios, LLC – 170 Anderson Street.-Map 10, Block E, lot 2, (the "Property")

Dear Ms. Kurz,

I am in receipt of your request for a determination letter concerning the Property. The Property is located in the I-Lb Industrial Zone. In this zone, warehouses (limited to 10,000 square feet in total building area) and back office uses are listed permitted uses.

To the best of my knowledge the Property, as developed, appears to conform with all land use and development restrictions contained in these ordinances, including all applicable building, land use and subdivision regulations. To the best of my knowledge all appropriate and required City permits, licenses, and approvals have been provided for the current use and development of the Property. I am unaware of any pending or contemplated land use or zoning actions with respect to the Property, nor am I aware of any notices of violation having been issued by our office in connection with the Property.

If you have any questions regarding this matter please do not hesitate to contact me at (207) 874-8695. I will fax over a copy of this letter to (207) 791-1350 and put the original letter in the mail.

Very truly yours,

Marge Schmuckal
Zoning Administrator
City of Portland, Main

City of Portland, Maine

## PIERCE ATWOODS

#### JACQUELYN M. KURZ

Merrill's Wharf 254 Commercial Street Portland, ME 04101

P 207.791.1366 F 207.791.1350 jkurz@pierceatwood.com pierceatwood.com

Admitted in: ME

April 23, 2014

### **VIA HAND DELIVERY**

Ms. Marge Schmuckal Zoning Administrator/City of Portland Portland City Hall 389 Congress Street Portland, Maine 04101

Re: <u>East Bayside Studios, LLC - 170 Anderson St., Map 10, Block E, Lot 2</u>

Dear Ms. Schmuckal:

East Bayside Studios, LLC is planning to acquire property located at 170 Anderson St. in the City of Portland, more particularly identified on Map 10, Block E, as Lot 2 (the "Property"). The Property is located in the I-Lb Industrial Zone. In this zone, warehouses and back office uses are permitted uses.

Based on our recent review of the City's ordinances, the Property, as developed, appears to conform with all land use and development restrictions contained in these ordinances, including all applicable building, land use and subdivision regulations. We would appreciate your confirmation that all appropriate and required City permits, licenses, and approvals have been provided for the current use and development of the Property. We are unaware of any pending or contemplated land use or zoning actions with respect to the Property, nor are we aware of any notices of violation having been issued by your office in connection with the Property.

We ask that you confirm our understanding by signing at the bottom of this letter and returning it to us via facsimile at (207) 791-1350. Please send us the original by regular mail. Of course, if you have any questions, or require additional information, please do not hesitate to call me. Thank you in advance for your time and assistance.

Sincerely,

Seen and agreed to:		
Zoning Administrator For The City Of Portland	Date	

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### CITY OF PORTLAND, MAINE Department of Building Inspection

# Certificate of Occupancy

LOCATION

170 Anderson St.

Issued to Southern Maine Distributors

Date of Issue

12/3/93

This is to certify that the building, premises, or part thereof, at the above location, built - altered - changed as to use under Building Permit No.93/0298, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

change of use - from wholesale to

**Limiting Conditions:** 

wholesale/retail

Inspector of Building

This certificate supersedes certificate issued

Approved:

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar,



CITY OF PORTLAND, MAIN! Department of Building Juspection

## Certificate of Occupancy

LOCATION 170 Andarson St

Issued to Southern Maine Distributors

Date of Issue

With in its cartify that the building premises, or part thereof, at the above location, built in altered → changed as to use under Building Permit No.93/0298; has had final inspection, has been found to conform/
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES.

APPROVED OCCUPANCE

change of use \* from wholesale to

wholesale/retail

Limiting Conditions:

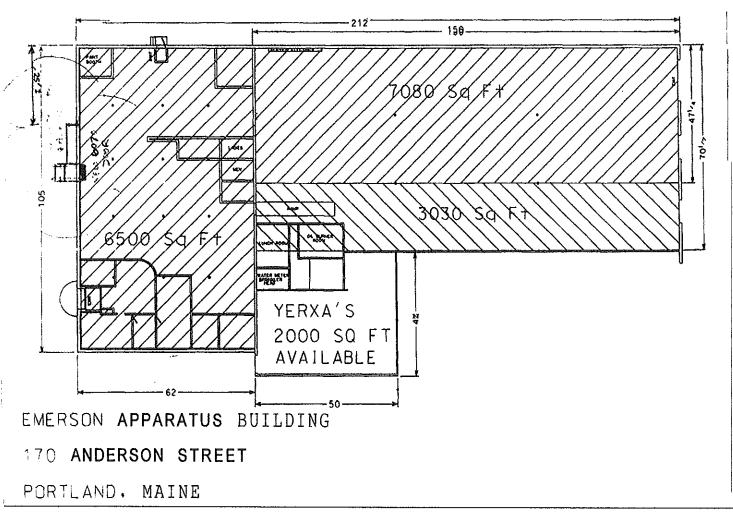
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Approvedi

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意味では

ILb Zone. No Setbacks Fegured NOS Z ZQNG INDEPENDENT ELECTRIC SUPPLY
170 ANDERSON STREET PORTLAND, MAINE Proposed Apant Ramp PROPOSED ENTRANCE SCALE : 1" = 50'0" CONE TBBATS



\M50009 factory floorplan.dgn 11/1912002 11:23:18 AM

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

Home

Departments City Council E-Services

This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

### Current Owner Information:

CBL Land Use Type

Verify legal use with

010 E002001 **WAREHOUSE & STORAGE** 

Inspections Division

**Property Location Owner Information**  170 ANDERSON ST BAY COVE LLC

80 EXCHANGE ST # 30 PORTLAND ME 04101

**Book and Page** 

**Legal Description** 

10-E-2 ANDERSON ST 160-182

COVE ST 51-85 63193SF

28658/280

Acres

1,4507

Current Assessed Valuation: browse city services a-z

TAX ACCT NO.

**OWNER OF RECORD AS OF APRIL 2013 BAY COVE LLC** 

**LAND VALUE** 

\$221,100.00

**BUILDING VALUE** \$1,120,400.00

72 COMMERCIAL ST STE 1 PORTLAND ME 04101

NET TAXABLE - REAL ESTATE \$1,341,500.00

TAX AMOUNT

\$26,038.52



Best viewed at

800x600, with Internet Explorer

browse facts and links a-z

Services

Applications

Haps

Tax Relief

Tax Roll

Q & A

Doing Business

Treasury office at 874-8490 or e-mailed.

### **Building Information:**

Building 1

Year Bullt

1950

Style/Structure

Type

WAREHOUSE

Any information concerning tax payments should be directed to the

# Units

1

Bullding Num/Name 1 - EMRSN APPRTS/GE SPLY

**Square Feet** 

34164

View Sketch

View Map

View <u>Picture</u>

### Exterior/Interior Information:

**Building 1** 

Levels Size

01/01 6448

Use

WAREHOUSE

Height

14

Walls Heating BRICK/STONE

A/C

**UNIT HEAT** NONE

**Building 1** 

Levels

01/01 27716

Size Use

WAREHOUSE

Helght

16

## CITY OF PORTLAND DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street Portland, Maine 04101

## RECEIPT OF FEES

**Application No:** 

0000-1895

Applicant: BAY COVE LLC

**Project Name:** 

170 ANDERSON ST

Location: 170 ANDERSON ST

CBL:

010 E002001

**Application Type:** Determination Letter

**Invoice Date:** 

04/24/2014

\$0.00

Balance

Previous

**Payment** Received

\$0.00

Current Fees

\$150.00

Current

**Payment** \$150.00

1

Total Due

\$0.00

Payment **Due Date** 

On Receipt

**Previous Balance** 

\$0.00

Fee Description **Zoning Determinations**  Qty Fee/Deposit Charge

\$150.00

\$150.00

**Total Current Fees:** 

\$150.00

**Total Current Payments:** 

\$150.00

**Amount Due Now:** 

\$0.00

**CBL** 

010 E002001

Bill to: BAY COVE LLC

80 EXCHANGE ST # 30 PORTLAND, ME 04101 Application No: 0000-1895

Invoice Date: 04/24/2014

Invoice No: 44818

Total Amt Due: \$0.00

Payment Amount: \$150.00

Make checks payable to the City of Portland, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101. Check the status of your permit or schedule an inspection on-line at http://www.portlandmaine.gov/planning/permitstatus.asp