



Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

September 3, 2014

Bangor Savings Bank
c/o Bernstein Shur
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Attn: Tabatha J. Berube

RE: 59 Washington Avenue- 13-I-43 & 13-J-7-29 (the "Property") – B-4 & R-6 Zones
Cotton Street Holdings LLC

To Whom It May Concern:

I am in receipt of your request for a determination letter concerning the Property. The principal structure is located in a B-4 with access and some parking in the rear located in the R-6 Zone. A small zoning map is being enclosed with this determination letter.

To the best of my knowledge the entire building is in compliance with all Municipal Land Use zoning codes, regulations and ordinances. A check of our files indicates that there are no pending or threatened violations against it. Copies of Planning reviews and permits and certificates of Occupancy are enclosed with this letter.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Sincerely,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", written over a large, stylized flourish.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2002-0230
Application I. D. Number

10/15/2002
Application Date

Nissen Office Compled - Change of Us
Project Name/Description

A & M Partners Lic
Applicant
120 Exchange St, Portland, ME 04101
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 775-2100 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

59 - 59 Washington Ave, Portland, Maine
Address of Proposed Site
013 1043001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addllon Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning **B4**

Check Review Required:

- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> Site Plan
(major/mInor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> HistoricPreservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit
signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

November 20, 2002

Mr. Louis C. Wood
A&M Partners LLC
120 Exchange Street
Portland, ME 04101

RE: Change of Use, Vicinity of 59 Washington Street

CBL: 13-I-43

Dear Mr. Wood:

On November 20, 2002, the Portland Planning Authority granted minor site plan approval for the change of 8,353 square feet to office use at the former Nissen Bakery in the vicinity of 59 Washington Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

If there are any questions, please contact Jonathan Spence at 756-8083.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
/Jonathan Spence, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator

A & M PARTNERS, INC.

REAL ESTATE DEVELOPMENT/MANAGEMENT

120 EXCHANGE STREET PORTLAND, MAINE 04101



(207) 879-1358

10/16/02

Sarah Hopkins
Development Review Program Manager
Planning Department
City Hall
389 Congress Street
Portland, Maine 04101

Dear Sarah:

Please accept the attached plan and application for the change of use from manufacturing to business use (office).

The area of the change of use is 8353 square feet, the balance of the office area was existing.

The plan shows the location of the office buildout which is all on the third floor.

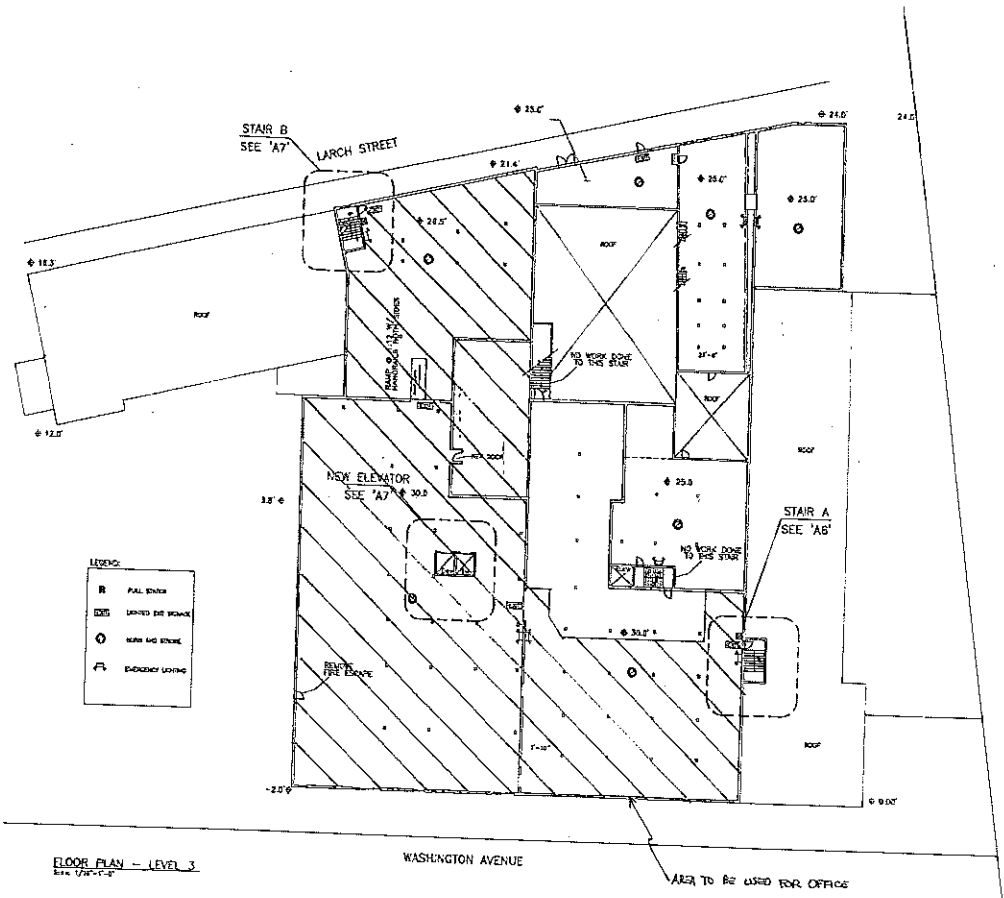
Parking required is one space per 400 square feet of office area or 63 spaces. There currently exists 69 spaces in the lot being reconstructed abutting the building on the north side.

I believe this addresses the items you requested in our meeting last week; if there is anything else please don't hesitate to call.

Your prompt turnaround on the minor site review, as always, would be greatly appreciated.

Sincerely,

Michael Scarks, President



Drawing THIRD FLOOR PLAN	Date: 11/14/2008 Drawn By: [Name] Checked By: [Name] Title: [Name]	Project: Everett Addition, New Alhambra Floor & Railway Reservation to Washington Ave. Station Washington Ave. Station	Owner: CUNY 130 E. 42nd Street New York, NY 10017
	Architect: ARCHETYPE P.A. ARCHITECTS 41 Union Street, 2nd Floor, Suite 201 Portland, ME 04101 (603) 773-8899 Fax: (603) 773-8898	Designer: ARCHETYPE P.A. ARCHITECTS, LLC 130 E. 42nd Street New York, NY 10017 (212) 693-0400	Engineer: [Name] [Firm]

A3



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

August 29, 2007

Greg's Properties WashAve, LLC
C/o Alec Altman
26 Village Brook Road
Yarmouth, ME 04096

Aaron Wilson
Associated Design Partners, Inc.
80 Leighton Road
Falmouth, ME 04105

RE: Change of Use, Site Improvements/ Rehab of Existing Building
CBL: 013 G007001
Application ID: 2007-0054

Dear Mr. Altman,

On August 27, 2007, the Portland Planning Authority approved a minor site plan for the site improvements and rehabilitation of the existing four-story building currently located at 6 Washington Avenue as shown on the approved plan with the following conditions:

1. The applicant shall submit catalogue cuts of the proposed lighting prior to the issuance of a certificate of occupancy; the proposed lighting fixture shall be in compliance with the City's lighting standards.
2. Parking spaces 18 to 22 shall incorporate the wooden guide rails as proposed on the site for the remaining parking spaces. This is to prevent cars from hitting the abutting residential building at 223 Congress Street and should be shown on the revised plan.
3. The revised final site plan shall not include any crosswalks in the driveways in either parking area.

The approval with conditions is based on the submitted site plan. Seven sets of the final plan meeting conditions #2 and 3 must be submitted for review and approval prior to the issuance of a building permit. The first condition must be met prior to the issuance of a certificate of occupancy. If you need to make any modifications to the approved site plan during the construction period, you must submit a revised site plan for staff review and approval.

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

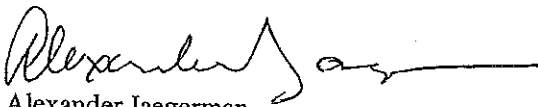
1. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and 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 Shukria Wiar at 756-8083 or shukriaw@portlandmaine.gov

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works



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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

November 30, 2007

Greg's Properties WashAve, LLC
C/o Alec Altman
26 Village Brook Road
Yarmouth, ME 04096

Aaron Wilson
Associated Design Partners, Inc.
80 Leighton Road
Falmouth, ME 04105

Leslie E. Lowry, Esq.
Jensen Baird Gardner & Henry
Ten Free Street
P.O. Box 4510
Portland, Maine 04112-4510

RE: Rehabilitation of Existing Building
CBL: 013 G007001
Application ID: 2007-0054

Dear Mr. Altman,

On August 27, 2007, the Portland Planning Authority approved a minor site plan for the site improvements and rehabilitation of the existing four-story building currently located at 6 Washington Avenue. This approval is still valid with the following conditions:

1. The limit of demolition and the proposed rehabilitation shall be done in accordance with the Leslie Lowry, Esq. email dated November 20, 2007 and accordance with Mr. James Thibodeau, P.E.'s correspondence of November 27, 2007.
2. The demolition permit application, submitted on October 17, 2007 to the Inspection Department, shall be formally withdrawn by the applicant.

This approval is for Portland's site plan review only. Attached is a copy of the stop work order issued by the Inspection Division. You must contact Jennie Bourke, Director of Inspection Division, to satisfy the City's requirements for releasing the stop work order.

If there are any questions regarding the Planning Divisions review, please contact Shukria Wiar at 756-8083 or shukriaw@portlandmaine.gov

Sincerely,

Alexander Jaegerman
Planning Division Director

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2013-02180	Issue Date:	CBL: 013 1043001
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Location of Construction: 59 WASHINGTON AVE	Owner Name: A & M PARTNERS LLC	Owner Address: 380 WARREN AVE PORTLAND, ME 04103	Phone: (207) 653-9495
Business Name: Haley & Aldrich	Contractor Name: Albair Construction /Tim timalbair@gmail.com	Contractor Address: 10 Alexander Drive Cape Elizabeth ME 04107	Phone: (207) 831-9338
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B4 R6
Past Use: retail, offices and light manufacturing	Proposed Use: Same: retail, offices and light manufacturing	Permit Fee: \$800.00	Cost of Work: \$78,000.00
Proposed Project Description: Installation of non-load bearing interior walls, interior doors, carpet & suspended ceilings. Haley & Aldrich expanding their offices - Suite 203, unit 67		INSPECTION: PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
CE0 District: 1			

Permit Taken By: bjs	Date Applied For: 09/26/2013	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 2014-00983	Issue Date:	CBL: 013 1043001
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Location of Construction: 59 WASHINGTON AVE (49)	Owner Name: A & M PARTNERS LLC	Owner Address: 380 WARREN AVE PORTLAND, ME 04103	Phone:
Business Name: Oxbow Brewing Company, LLC	Contractor Name: geoff@oxbowbeer.com	Contractor Address: ME	Phone (207) 315-5545
Lessee/Buyer's Name Geoff Masland	Phone: (207) 315-5962	Permit Type: Change of Use - Commercial	Zone: B4 R6
Past Use: Warehouse	Proposed Use: Brewery and Tasting Room	Permit Fee: \$515.00	Cost of Work: \$42,000.00
		CEO District: 1	
Proposed Project Description: Creating a space to brew, bottle, keg, and store beer. Add tasting room & retail space		INSPECTION:	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

Permit Taken By: dmc	Date Applied For: 05/09/2014	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: _____	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
--	--	--	--

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 59 Washington Ave

CBL 013 I043001

Issued to A & M Partners Llc/Coombs, Ben

Date of Issue 07/30/2002

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. 02-0020, 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

Change of Use to Commercial
Glass blowing business

APPROVED OCCUPANCY

Use Group F-2 Type 3B

Limiting Conditions:

Glassblowing business and small studio
only

This certificate supersedes
certificate issued

Approved:

7/30/02

(Date)

Jon Reel
Inspector

[Signature]
Inspector of Buildings

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.

MC
GM



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 59 Washington Ave

CBL 013 I043001

Issued to A & M Partners Llc/A&M Partners, LLC

Date of Issue 07/08/2003

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. 02-1224 , 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

3rd floor only

APPROVED OCCUPANCY

Office Space

Use Group B
Type 2-C
BOCA '99

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

7/8/03
(Date)

Inspector

Inspector of Buildings

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.

3rd fl
Elec OK
PER M.C.
Fire OK
PER LT M.C.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 59 Washington Ave

CBL 013 I043001

Issued to A & M Partners Llc/n/a

Date of Issue 01/08/2004

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. 03-1213, 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

first floor store front

APPROVED OCCUPANCY

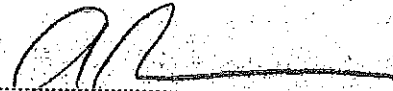
grocery store
use group: B
type: 2C

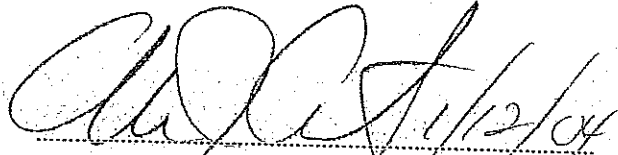
Limiting Conditions:

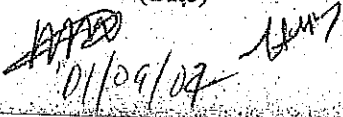
This certificate supersedes
certificate issued

Approved:

1/8/04
(Date)


Inspector


Inspector of Buildings


01/09/04

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, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 59 Washington Ave

CBL 013 I043001

Issued to A & M Partners Llc/Applicant

Date of Issue 03/19/2004

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. ⁰³⁻¹³⁰⁵, 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
4th floor

APPROVED OCCUPANCY
Health/ Fitness Facility with office space
use group:B
type:2C
BOCA 1999

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3/19/04

(Date)

[Signature]
Inspector

[Signature] 3/24/04
Inspector of Buildings

03/24/04
[Signature] [Signature]

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, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 59 Washington Ave

CBL 013 I043001

Issued to A & M Partners Llc/Owner

Date of Issue 11/23/2004

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. 04-1025, 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

Tenant Fit Up-Office Space

APPROVED OCCUPANCY

Use Group B Type 2C
(Boca 1999)

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

11/23/04

(Date)

Jon Reed
Inspector

Dee Kluge 11/30/04
Inspector of Buildings

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.

11/25/04
AAAD

11/11/04



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 59 WASHINGTON AVE CBL 013 I043001

Issued to A & M PARTNERS LLC /A&M Partners, LLC

Date of Issue 12/07/2006

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. 06-1371, 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
1st floor Front

APPROVED OCCUPANCY
Counseling Center
Use Group B
Type 3A
IBC 2003

Limiting Conditions:
none

This certificate supersedes
certificate issued

Approved:

ALK
P.F.O.
12/12/06

12/07/06 Richard A. Colman
(Date) Inspector

Jeanne Bowke 12/20/06
Inspector of Buildings

Notice: This certificate identifies lawful use of building of 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, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 59 Washington Ave

CBL 013 1043001

Issued to A & M Partners Llc/Albair Construction /Tim

Date of Issue 10/04/2010

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. 10-0660, 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

Maine Mead Works
55 Washington Ave

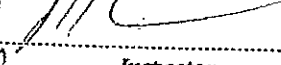
APPROVED OCCUPANCY

Commercial Warehouse/Retail/Light Manufacturing
Use Group S-2/F-2/M
Type 2B
IBC-2003

Limiting Conditions: None

This certificate supersedes
certificate issued

Approved:

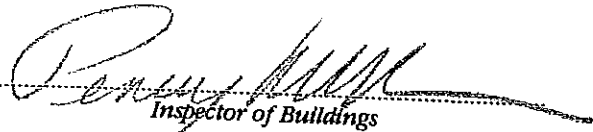
10/4/10 

(Date)

Inspector

CAPT R. Santora

10/6/10


Inspector of Buildings

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.

BERNSTEIN SHUR

COUNSELORS AT LAW

207-774-1200 main
207-774-1127 facsimile
bernsteinshur.com

100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Tabatha J. Berube
Paralegal
207 228-7377 direct
tberube@bernsteinshur.com

August 27, 2013

Marge Schmuckal
Assistant Chief of Inspection Services
Zoning Administrator
Planning & Urban Development
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

RECEIVED

AUG 27 2014

Dept. of Building Inspections
City of Portland Maine

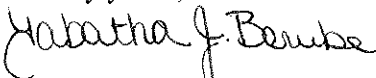
Re: Cotton Street Holdings LLC
59 Washington Avenue, Portland, Maine
~~13-1-43~~ & 13-J-7-29

13
Dear Marge:

Please issue a letter to Bangor Savings Bank c/o Bernstein Shur confirming what zone the building and improvements located at the above property are located in and that the entire building is in compliance with all applicable Municipal zoning and land-use codes, regulations and ordinances, that there currently are no pending or threatened violations against it and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Enclosed please find our check in the amount of \$150 to cover the fee related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Sincerely yours,


Tabatha J. Berube

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2020	Applicant: COTTON STREET HOLDINGS LL
Project Name: 59 WASHINGTON AVE	Location: 59 WASHINGTON AVE
CBL: 013 I04301A	Application Type: Determination Letter
Invoice Date: 08/28/2014	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance **\$0.00**

<u>Fee Description</u>	<u>Qty</u>	<u>Fee/Deposit Charge</u>		
Zoning Determinations	1	\$150.00		
		<u>\$150.00</u>		
		Total Current Fees:	+	\$150.00
		Total Current Payments:	-	\$150.00
		Amount Due Now:		\$0.00

CBL 013 I04301A
Bill To: COTTON STREET HOLDINGS LLC
 80 EXCHANGE ST STE 30
 PORTLAND, ME 04101

Application No: 0000-2020
Invoice Date: 08/28/2014
Invoice No: 46304
Total Amt Due: \$0.00
Payment Amount:

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/792/Permit-Status>

[Click Here to Pay On Line](#)

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

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Best viewed at 800x600, with Internet Explorer

CBL	013 I04301A
Land Use Type	COMMERCIAL CONDOS
Verify legal use with Inspections Division	
Property Location	59 WASHINGTON AVE CONDO 01A
Owner Information	COTTON STREET HOLDINGS LLC 80 EXCHANGE ST STE 30 PORTLAND ME 04101
Book and Page	31430/212
Legal Description	13-I-43 13-J-29 WASHINGTON AVE 45-81 ROMASCO LN 24-54 27-49 (TOTAL 20 UNIT) NISSEN BD#1ABCDEFG2ABCDEFGH13CDE 4A
Acres	0

Current Assessed Valuation:

TAX ACCT NO.	51842	OWNER OF RECORD AS OF APRIL 2014
LAND VALUE	\$1,098,100.00	A & M PARTNERS LLC
BUILDING VALUE	\$4,392,200.00	380 WARREN AVE
NET TAXABLE - REAL ESTATE	\$5,490,300.00	PORTLAND ME 04103
TAX AMOUNT	\$109,806.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
4/7/2014	LAND + BUILDING	\$7,255,000.00	31430/212
3/1/1999	LAND + BUILDING	\$0.00	14581/99
8/1/1997	LAND	\$300,000.00	13250/200

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