



The Planning & Zoning Resource Corporation

100 NE 5th Street · Oklahoma City, Oklahoma 73104

Telephone (405) 840-4344 · Fax (405) 840-2608

Toll Free (800) 344-2944 · Toll Free Fax Available on Request

Please fax to my direct fax number 405-563-7883

To: Marge Schmuckal

Ref # 81382-1

We have been engaged to prepare a zoning report with regard to property within the jurisdiction of City of Portland. As a part of this report, it is our standard practice to include answers to the following questions so that we may accurately determine the status of occupancy on site.

1. How does the City Issue Certificates of Occupancy for:
(please circle all that apply)

Single Tenant Building:	Shells	Tenants	<u>Both</u>
Multiple Tenant Commerical Building:	Shells	Tenants	<u>Both</u>
Apartment Complexes:	Shells	Tenants	<u>Both</u>
Shopping Centers:	Shells	Tenants	<u>Both</u>
Moblie Home Parks:	Shells	Tenants	<u>Both</u>

2. When is a New Certificate of Occupancy required for:
(please circle all that apply)

	Single Tenant:	Multi-Tenant Commerical	Apartments Complexes	Shopping Center	Mobile Home Park
New Construction	<u>Yes</u> Nn	<u>Yes</u> Nn	<u>Yes</u> Nn	<u>Yes</u> Nn	<u>Yes</u> Nn
Change of Use	<u>Yes</u> Nn	<u>Yes</u> Nn	<u>Yes</u> Nn	<u>Yes</u> Nn	<u>Yes</u> Nn
Change of Owner	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>
New Tenant	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>
Tenant Improvements	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>
Renovations/Remodels	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>	<u>Yes</u> <u>Nn</u>

3. If a Property does not have a Certificate of Occupancy on file, would that put the Property in violation?

(please circle)

Yes

No

3a. If yes, What would need to be done to take care of the violation?

4. How long has the City been Issuing Certificates of Occupancy

5. How far back do your records go for:

Certificates of occupancy 1910 to present.
Building Permits 1910 to present

6. Are your records kept on:

(please circle all that apply and how far records go back)

Computer:

2000

Paper:

Microfilm:

1910

7. Does the Building Department perform annual Building Inspections?

(please circle)

Yes

No

7a. If not, does the Fire Department perform annual inspections?

(please circle)

Yes

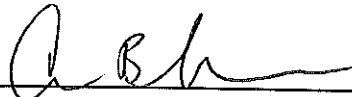
No

Thank you in advance for your time and consideration on the above matter. If you have any questions or concerns, please do not hesitate to telephone at the toll free number above, extension 3281. You may also reach me by email at: Kelly.Humphrey@pzd.com

Sincerely, Kelly Humphrey

Date: 01/10/2015

Signature:



Name:

Ann B. Michael

Title:

Acting Zoning Administrator
(Title of Government Official)

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

The Planning & Zoning Resource Corporation
100 NE 5th Street
Oklahoma City, OK 73104

01/10/2015

ATTN: Kelly Humphrey

Ref. No. 81382-1

RE: 100 Middle Street, 100 Middle Street, Portland, Maine

Add'l Info. Parcel 029E06001

The current zoning classification for the subject property is:

B-3 Downtown Business Zone

Adjacent property zoning designations:

North: B-3

South: B-3

East: B-3

West: B-3

Is the subject property part of a Planned Unit Development?

Yes, part of a PUD (See comment)

No, not part of a PUD

Comment: _____

Is the subject property part of an Overlay District?

Yes, within an Overlay District

No, not within an Overlay District

Comment: Downtown Entertainment Overlay Zone

The subject property is currently regulated by:

^{Division} Section 12 of the Zoning Ordinance - Chapter 14 City Code

Planned Unit Development Ordinance No. _____ (copy attached)

Site Plan Approval Case No. _____ (copy of plan and case attached)

Comment: _____

According to the zoning ordinances and regulations for this district, the use of the subject property is a:

- Permitted Use by Right
- Permitted Use by Special/Specific Use Permit
- Copy Attached
- Copy Not Available (see comment)
- Legal Non-Conforming Use (no longer permitted by right due to amendments, re-zoning, variance granted or other changes. See comments)
- Non-Permitted Use

Comment: _____

The subject structure(s) was developed:

- In accordance with Current Zoning Code Requirements and is
- Legal Conforming
- Non-Conforming (see comments)
- In accordance with Previous Zoning Code Requirements (amendments, rezoning, variance granted) and is Legal Non-Conforming to current zoning requirements
- Prior to the adoption of the Zoning Code and is
- Grandfathered/Legal Non-conforming to current zoning requirements.
- In accordance with Approved Site Plan and is Legal Conforming to approved site plan. If any nonconforming issues exist with respect to current zoning requirement; the subject property would be considered legal non-conforming.

Comment: _____

Information regarding variances, special permits/exceptions, ordinances or conditions:

- There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the subject property.
- The following apply to the subject property (see comments):
 - Variance - Documentation attached or is otherwise, no longer available (see comment)
 - Special Permit/Exception Documentation attached or is otherwise, no longer available (see comment)
 - Ordinance Documentation attached or is otherwise, no longer available (see comment)
 - Conditions Documentation attached or is otherwise, no longer available (see comment)

Comment: _____

Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- May be rebuilt in the current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable.
- May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations, or requirements. Please see section _____ of the current zoning code/ordinance for details.

Comment: _____

To the best of your knowledge, do your records show any unresolved zoning code violations?

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

To the best of your knowledge, do your records show any unresolved building code violations and/or complaints?

- Yes, there are open violations on file in our records. (See attached list and/or copies/cases)
- No, there are no open violations on file in our records.

*Please note, this request is for open violations of which you are aware. PZR is not requesting an inspection be made.

Site Plan Information:

- The subject property was not subject to a site plan approval process.
- The subject property was subject to site plan approval: a copy of the approved site plan is attached.
- The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (was lost or destroyed). All other existing documents applicable to site plan approval for the site are attached if available.
- An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached if available.
- Other, (as noted here): _____

Were Certificates of Occupancy issued? If so, please provide all available copies. If copies are unavailable, please fill out our attached form letter.

Please call the undersigned at 207-874-8709, extension _____ if you have questions or concerns.

Sincerely:

Name: Ann B. Machado
Title: Acting Zoning Administrator

Department: Planning and Urban Development
Email: amachado@portlandmaine.gov

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant: Archtellic

Date: Nov. 8, 1985

Mailing Address: 8 Preble St. 772-6022

Address of Proposed Site: 100-104-112 Middle Street

Proposed Use of Site: Office & Retail

Site Identifier(s) from Assessors Maps: 27-A-6411

Area of Site / Ground Floor Coverage: 66,650 sq. ft. / 192,151 sq. ft.

Zoning of Proposed Site: B-3 Business

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors: _____

Board of Appeals Action Required: () Yes () No

Total Floor Area: 192,151 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
- Requires Board of Appeals Action
- Requires Planning Board/City Council Action

Explanation: _____

- Use complies with Zoning Ordinance - Staff Review Below

Zoning: SPACE & BULK, as applicable

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

DATE	ZONE LOCATION	INTER. JR. OR CORNER LOT	CURT. SETBACK AREA (SEC. 24)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	SQ. FT. PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED
REASONS SPECIFIED BELOW

REASONS: _____

Debra M. Turner 2/14/86

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant _____ Date _____

Mailing Address _____ Address of Proposed Site _____

Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____

Acres of Site / Ground Floor Coverage _____ Zoning of Proposed Site B-3

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____

Board of Appeals Action Required: () Yes () No Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: 11-26-05

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
APPROVED CONDITIONALLY					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>			CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: SEE ATTACHED SHEET FOR CONDITIONS

(Attach Separate Sheet if Necessary)

Philip L. Meyer 12-16-05
SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C. TYPE OF CONSTRUCTION 00171

FEB 21 1986

ZONING LOCATION R-3 PORTLAND, MAINE NOV. 8, 1985

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION Middle Street 100-104-112 Fire District #1 □, #2 □

1. Owner's name and address Liberty Group, Inc., 38 Preble St. Telephone 772-0508

2. Leaseholder's address Archtellic, 38 Preble St. Telephone 772-6022

3. Contractor's name and address Allied Construction, 92 Darling Ave., Portland Telephone 772-2888

Proposed use of building offices & retail No. of sheets

Last use No. families

Material No. families Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 500,000 Appeal Fees \$

FIELD INSPECTOR @ 775-5451 Base Fee 350.00

Foundation 2,525.00

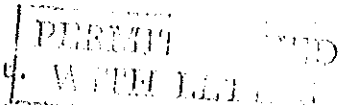
TOTAL \$

major site plan review

To construct foundation, 56,000 sq ft. for 2 8 story office buildings. this is for foundation only, building will be applied for on separate permit.

Call Allied when ready, will pick up permit.

Stamp of Special Conditions



NOTE TO APPLICANT Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? No Is any electrical work involved in this work? No
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and party partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION PLAN EXAMINER

Will work require disturbing of any tree on a public street? No

ZONING:

BUILDING CODE:

Will there be in charge of the above work a person competent

Fire Dept.:

to see that the State and City requirements pertaining thereto

Health Dept.:

are observed? Yes

Others:

Signature of Applicant Cynthia S. Johnson Phone # same



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 18, 1986

RE: 100-112 Middle Street (Twin Towers) Foundation Only

Dear Sir or Madam:

Your application to construct an office and retail complex at 100-104-112 Middle Street has been reviewed and a building permit for the foundation

Inspection Services Approved Mr. W. J. Turner 2/14/86

Fire Department Approved P. S. Hoffses 11/19/86

Public Works Approved with following conditions:
All public improvements within the Middle Street, Fore Street and Franklin Arterial right-of-way shall be done in accordance with City standards under Public Works supervision. Mr. R. J. Roy 2/3/86

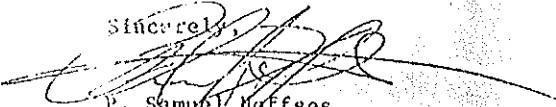
Planning Division Approved with following condition:
See attached copy for conditions Mr. P. J. Meyer 12/16/85

Building Code Requirements

1. All lot lines shall be clearly marked before calling for a foundation inspection;
2. All concrete and the earth below the foundation shall be protected from freezing; and,
3. The foundation will meet the requirements set forth in 1984 Boca Basic National Building Code, and the drawing will bear the signature of a registered structural engineer.

If you have any questions on these requirements, please call this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

SH/el

Enclosure:

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP *B-3*
 B.O.C.A. TYPE OF CONSTRUCTION *1-B* *00911* **JUN 10 1986**
 ZONING LOCATION *B-3* PORTLAND, MAINE **JUNE 20 1986** CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move, or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

- LOCATION *100 Middle Street Plaza* Fire District #1 □, #2 □
 1. Owner's name and address *100 Middle St., Investment Associates, Inc.* Telephone *772-0500*
 2. Lessee's name and address *38 Preble St.* Telephone *772-2886*
 3. Contractor's name and address *Arted Construct Co., Inc., Box 1396, Portland, ME 04104* Telephone
 No. of sheets

Proposed use of building *office & retail* No. families

Last use same No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot Appeal Fees \$

Estimated contractual cost \$ *9,000,000* Base Fee *45,000*

FIELD INSPECTOR—Mr. @ 775-5451 Late Fee

TOTAL \$

To construct 2.8 story office building
 200,000 sq ft in size as per plans.
 total of both of buildings

Stamp of Special Conditions

CALL WHEN READY WILL PICK UP PERMIT

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? *YES* Is any electrical work involved in this work? *YES*
 Is connection to be made to public sewer? *YES* If not, what is proposed for sewerage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate *104'* Height average grade to highest point of roof *122'*

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) *2x4-16" O. C.* Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

MISCELLANEOUS

APPROVALS BY: BUILDING INSPECTION PLAN EXAMINER DATE *June 30 1986*
 ZONING: *[Signature]* Will work require disturbing of any tree on a public street? *NO*
 BUILDING CODE: *[Signature]* Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? *YES*
 Fire Dept.: *[Signature]*
 Health Dept.:
 Others:

Signature of Applicant *[Signature]* Phone # same
 Name of Above *Larry Greenwood for* 1 □ 2 □ 3 □ 4 □
Inc.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 16, 1986

Allied Construction Co., Inc.
Box 1396
Portland, Maine 04101

Re: 100 Middle Street, Portland, Maine

Dear Sir:

Your application to construct two office buildings 200,000 sq. ft. (8 stories) has been reviewed and a building permit is herewith issued subject to the following requirements:

Site Plan Requirements

Inspection Service	Approved	Mr. W. J. Turner	2/14/86
Fire Department	Approved	Mr. P.S. Hoffses	11/19/85
Public Works	Approved with conditions:		
All public improvements within the Middle, Fore, and Franklin Streets and Arterial right-of-way shall be done in accordance with City standards under Public Works supervision.			
Planning Division	Approved with following conditions:	Mr. R. J. Roy	2/3/86
See attached copy of conditions.		Mr. P. J. Meyers	12/16/85

Building and Fire Department Requirements

- *1. All stairs will be of type "A" construction.
2. Building "B" stair #3 discharge restricted by parking gate. This gate must be moveable so not to restrict egress.
3. Retail space #121 requires an additional exit.
4. All ramp and building access shall comply with State of Maine handicapped regulations.
5. Pressurized stairwells are required.
6. Standpip shall comply with N.F.P.A. #14 required Class 1I, garage included.
7. Sprinkler system shall be installed as per N.F.P.A. 13 - Required zoned per floor, garage included.
8. This building shall comply with the regulations set forth under section 618 (High-Rise Building) of the 1984 edition of the BOCA Basic National Building Code.
9. Separate permits and approvals are required for the fire alarm and sprinkler system. Fire alarm system shall include automatic detection, voice communications, and firefighter telephone.

If you have any questions on these requirements please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: Lt. Jim Collins



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

100 Middle St. INVESTIGATION
200 Middle Street Plans
November 2, 1907

Issued to
Date of Issue

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. _____ 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.

PERMITS OF BUILDING OR REPAIRS
COOKS AREA & PLUMBING WORK

APPROVED OCCUPANCY

Limiting Conditions:

This certificate supersedes certificate issued

Approved by Alone

Date Nov 2, 1907

James P. Collins, Sr.
Inspector of Buildings

Notice: This certificate is valid only if the building or premises is, and ought to be, transformed from owner to owner when property changes hands. Copy will be forwarded to owner of house for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to: 100 Middle Street Investment Assoc. LOCATION: 100 Middle Street Date of Issue: November 10, 1987

Whereas the building, premises, or part thereof, at the above location, built—altered—changed, or to use under Building Permit No. 36/911, 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
5th FLOOR TOWER A PORTION APPROVED OCCUPANCY
OFFICES

Limiting Conditions:

This certificate supersedes certificate issued

Approved: 11/9/87 *ALC*
(Date) Inspector

James P. [Signature]
Inspector of Building

D. [Signature]
City



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

100 FRANK STREET HOSEWORK ASSOC. 100 MADOLE STREET
November 10, 1937

Issued to:

Date of Issue

This is to certify that the building, premises or part thereof at the above local. No. built—altered—changed as to use under Building Permit No. 3579311, 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 on its limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

5th, 6th and 7th floor tower 3

APPROVED OCCUPANCY

office space

Limiting Conditions:

This certificate supersedes certificate issued

Approved 1/9/37

A. Stone

James P. Colburn, Chief
Inspector of Buildings

Inspector

ORDER TO OBTAIN VARIOUS PERMITS AND INSPECTIONS. CHARGES WILL BE PAID BY THE APPLICANT FOR SUCH SERVICE.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to:

Peat Marwick, Maine, Inc.

LOCATION:

130 Middle Street

Date of Issue:

November 15, 1967

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. 36/511, 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

Tower B 3rd Floor Entire & 2nd Floor partial

Limiting Conditions:

This certificate supersedes certificate issued

Approved: 11/15/67

A. Love

[Signature]

[Signature]

Notice: This certificate identifies lawful use of building or premises, and certifies to be unaltered 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 100 Middle Street

Issued to BETTY, Dawn, MacNeil

Date of Issue November 20, 1987

This is in certifying that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 86/911, 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

5th Floor Tower A

offices

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Date: 11/23/87 Inspector: A. Lane

James P. Collins, City Inspector of Buildings

D. P. Ross
CS-1000

Note: This certificate is valid only for the use of building or premises, and order, to be constructed from contract or other valid property change made. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Samstein, Sam, Secretary, Nelson LOCATION 100 WELLS STREET Date of Issue NOVEMBER 20, 1917

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. 36/911 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
6th FLOOR, 7th FLOOR, Partial 5th Floor OFFICES
Limiting Conditions: TOWER B

This certificate supersedes
certificate issued

Approved:

11130 Inspector
D. J. [Signature]

James F. [Signature]
Inspector of Buildings

Note: 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 leasee for each office.

D. J. [Signature]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION: One Portland Street Station

Issued to Allied Construction Co., Inc. Date of Issue February 21, 1949

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. 87/1085, 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

East Tower 8 1/2" Building - 1st Floor
East Tower 8 1/2" Bldg. - 2nd, 3rd, 4th Floors
Limiting Conditions:

Office spaces
Office spaces

This certificate supersedes
certificate issued

Approved:

2-5-49

(Date)

Inspector

Inspector of Buildings

Notes: This certificate identifies lawful use of building or premises and ought to be transferred to 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: 100 NEEDLE STREET

Issued to Liberty Group

Date of issue January 20, 1939

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. 88/1318, 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
OFFICES

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

W. W. ...

W. W. ...

Note: This certificate indicates that the use of building or premises and right to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or owner for one dollar.

W. W. ...



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

200 Middle Street

Issued to Liberty Group

Date of Issue April 13, 1989

This is in certifying that the building, premises, or part thereof, at the above location, built—altered
— as to use under Building Permit No. 88/1692, 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

5th Floor Tower A

APPROVED OCCUPANCY

Offices

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notes: 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 100 Middle Street

Issued to Office Tower A, Associates

Date of Issue July 7, 1989

This is in certifying that the building premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 89/2037, 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
7th Floor, Tower A

APPROVED OCCUPANCY
Offices

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

7-7-89 *William* *2008*

(Date)

Inspector

William *Shank* *LL*
Inspector of Buildings

Note: This certificate identifies to all users of building or premises and is to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or holder for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Middle Street

Issued to Liberty Management

Date of Issue 4/28/98

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. 970952, 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

5th floor, east tower

office to office space

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

4/28/98
(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.

mailed
9-13-89



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Middle Street

Issued to Middle Street Investment Associates

Date of Issue September 12, 1989

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. 89/2479, 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

Entire 5th Floor

Offices

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

9-13-89
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Middle Street

Issued to Liberty Management

Date of Issue 4/28/98

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. 980253, 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

1st floor, tower B

office to office space

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

4/28/98 *A. Rowe*

(Date) Inspector

G. Samuel Hoff

Inspector of Buildings

MM
MM

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 100 Middle St (029-E-006)

Issued to Middle St Office Towers

Date of Issue 23 October 1998

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. 980434, 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

1st Floor

Office
"Dean Witter"

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

10/23/98 *A. Rowe*

(Date) Inspector

G. Samuel Hoff

Inspector of Buildings

MM
MM

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 100 Middle St.; 6th floor, Tower A

Issued to Liberty Group
25 Pearl St; Pt 1d

Date of Issue 3/23/90

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. 90/1325, 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

Sixth floor, Tower A

Offices

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

8-28-90 *William Collette*
(Date) Inspector

Samuel J. Goff
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.

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Middle Street, 6th Floor, Tower A

Issued to Liberty Group, 25 Pearl St., Portland

Date of Issue August 17, 1990

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. Pending, 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

6th Floor, Tower A

Temporary C of O

Limiting Conditions:

Temporary C of O pending completion of Fire Department inspection.

This certificate supersedes certificate issued

Approved:

8-17-90 *William Collette*
(Date) Inspector

Samuel J. Goff
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.

B
G



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Middle St.

Issued to Liberty Group

Date of Issue 3/29/94

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. 94/0122, 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

Tower A - seventh floor

office space

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

4.6.94 *Timmy Munson*
(Date) (Inspector)

[Signature]
Inspector of Buildings

[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 100 Middle St 029-E-006

Issued to Middle Street Office Tower Associates

Date of Issue 02 January 1998

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. 961113, 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

6th & 7th floors

Office Space

U.S. Attorney's Office

Limiting Conditions: TEMPORARY:

1. Signage of electric room door.
2. Install GFCI outlets in men's room kitchen counter. Within 10 days.

This certificate supersedes certificate issued

Approved:

1/2/97 *[Signature]*
(Date) (Inspector)

[Signature]
Inspector of Buildings

[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 100 Middle St.

Issued to Middle Street Office Tower B Assoc. Date of Issue 12/12/99

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. 30/2023, 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

Tower 3 - second floor

Offices

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

12-12-99 *Arthur A. G. G. G.*
(Date) 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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Middle St

Issued to Middle St Office Towers Assoc. Date of Issue 22 January 1996

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. 951343, 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

1st floor
right/front

Office
(Campaign Headquarters)

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

1/22/96 *Thomas M. G. G.*
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Middle Street CBL: 029-E-006

Issued to Solomon Smith Barney

Date of Issue March 9, 2001

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.001434, 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

East tower, Third floor right side

APPROVED OCCUPANCY

Commercial Offices
Use Group B
Type 1B
Boca 1999

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

3/12/01
(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.

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 100 Middle Street

Issued to 100 Middle Street Associates

Date of Issue March 29, 1990

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.900129, 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 West

APPROVED OCCUPANCY

Offices

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

3-29-90
(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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Middle St., Tower A
Date of Issue 4/17/98

Issued to Florida Power & Light

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. 980303, 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

2nd floor (partial)

APPROVED OCCUPANCY

office space

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

4/17/98

(Date)

A. Rowe
Inspector

Samuel J. Hill
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.

4/17/98



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Middle St - Tower A 029-E-006

Issued to Middle Street Tower A Associates

Date of Issue 26 March 1999

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. 990073, 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

Third Floor

APPROVED OCCUPANCY

Office
(Solomon Smith Barney Space)
Use Group: B Type: 1A
BOCA 1996

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

3/24/99

(Date)

A. Rowe
Inspector

Samuel J. Hill
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.

10/27/98