

Hopkinson & Abbondanza

A T T O R N E Y S

- James A. Hopkinson
- Richard J. Abbondanza
- Caitlin Fullerton DiMillo
- Gerald B. Schofield, Jr.

May 9, 2012

Ms. Marge Schmuckal
Planning and Inspection Services
Portland City Hall
389 Congress Street
Portland, Maine 04101

Re: **Middle Street Office Tower A Associates Limited Partnership**
Middle Street Office Tower B Associates Limited Partnership
100 Middle Street, Portland, Maine

Dear Marge:

I have enclosed two Zoning Certificates relevant to the current zoning status of 100 Middle Street, Portland, Maine, owned by Middle Street Office Tower A Associates Limited Partnership and Middle Street Office Tower B Associates Limited Partnership. Also enclosed is our check in the amount of \$150.00.

Please edit as necessary, transfer onto your official letterhead, sign each and return to this office as soon as possible. I will be happy to e-mail the Certificates to you if necessary. Thank you very much.

Sincerely,



Mamie J. Martin
Commercial Real Estate Paralegal

/mjm

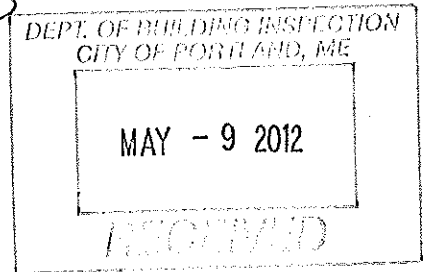
Enclosures

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provided PZR - 6/10/02

Please respond to our Portland office

No overlay zone
B-3 tower A
29-E-6 - 33,533# - office
29-E-26 - 35,638#
tower B



X115

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant Archifellio
 Mailing Address 38 Prable St. 772-6022
 Proposed Use of Site Business Detail
 Acres of Site 66,650 sq. ft. Ground Floor Coverage 192,151 sq. ft.
 Site Location Review (DEP) Required Yes No
 Board of Appeals Action Required Yes No
 Planning Board Action Required Yes No
 Other Comments _____
 Date Dep. Review Due _____

Date Nov. 8, 1985
 Address of Proposed Site 100-104-112 Middle Street
 Site Identifier(s) from Assessors Maps 29-15-6-11
 Zoning of Proposed Site B-3 Business
 Proposed Number of Floors _____
 Total Floor Area 192,151 sq. ft.

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

ZONE LOCATION	INTERIOR OR COURSE LOT	ACRES, SQ. FT. AREA, FEET	USE	SEWER DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	DEPT. FRONTAGE	DEPT. STREET FRONTAGE	LOADING BAYS

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS

O.K. M.J. Turner 2/14/86
 SIGNATURE OF REVIEWING STAFF/DATE



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 only is herewith issued subject to the following requirements:

Site Plan Requirements

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
 FEB 21 1986
 City Of Portland

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION 00171
 ZONING LOCATION 3 PORTLAND, MAINE, NOV. 8, 1985

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 Probler St., Portland, Maine Telephone 772-0508
 2. Architect's address Archtellic, 30 Probler St., Portland, Maine Telephone 772-2888
 3. Contractor's name and address Allied Construction, Box 1396, Portland, Maine Telephone 772-6022 **44**
 Proposed use of building offices & retail No. of sheets
 Last use No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$ 500,000
 FIELD INSPECTOR—Mr. [Name] @ 775-5451
 Appeal Fees \$
 Base Fee \$ 350.00
 Foundation \$ 2,525.00
 TOTAL \$

Major site plan reveal
 To construct foundation, 56,000 sq ft.
~~foundation~~ 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

PERMIT ISSUED
WITH LETTER
of heating, plumbing, electrical

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
 Has 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 Kind of heat fuel
 No. of chimneys Material of chimneys of lining Sills
 Framing Lumber—Kind Dressed or full size? Corner posts Max. on centers
 Size Girder Columns under girders Size roof
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet:
 Jolsts and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof height?
 If one story building with masonry walls, thickness of walls?

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

Will work require disturbing of any tree on a public street? ... no
 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
 APPROVALS BY: _____ DATE _____
 BUILDING INSPECTION—PLAN EXAMINER
 BUILDING CODE:
 Fire Dept.:
 Health Dept.:
 Others:
 Signature of Applicant Cynthia S. [Name] Phone # same
 Sabin for 1 2 3 4

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP *B-3*
 B.O.C.A. TYPE OF CONSTRUCTION *1-B* *00911* *000 10 1986*
 ZONING LOCATION *B-3* PORTLAND, MAINE ... June 20 **CITY OF PORTLAND**

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

The undersigned hereby applies for 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 Telephone 772-0508
 2. Lessee's name and address 38 Preble St. Telephone 772-2886
 3. Contractor's name and address Allied Construct. Co., Inc. - Box 1396 - Port. 04104 Telephone 772-2886

Proposed use of building office & retail No. of sheets
 Last use same No. families
 Material No. stories Heat Style of roof Roofing

Estimated contractual cost \$..... 9,000,000

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$
 Base Fee 45,000
 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 sewage?
 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
 ZONING: Will work require disturbing of any tree on a public street? ...no
 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 *Larry Greenwood* Phone # same....
 Name of above *Larry Greenwood for* 1 2 3 4



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

July 10, 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:		
Arterial right-of-way shall be done in accordance with the Middle, Fore, and Franklin Streets and 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 Landicapped regulations.
5. Pressurized stairwells are required.
6. Standpip shall comply with N.F.P.A. #14 required Class II, 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 setforth 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 Street Plaza
November 2, 1987

Issued to: 100 Middle St. Investment Assoc.
LOCATION: Above

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. 807921, 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.

APPROVED OCCUPANCY

PORTION OF BUILDING OR PREMISES
OVER AREA & PARKING GARAGE

Limiting Conditions:

This certificate supersedes
certificate issued

Approved: 11/2/87 Above
(Date) Inspector

James P. Collins, Sr.
Inspector of Buildings

OR: [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

Issued to **Feat Marwick, Maine, Inc.**

18 100 Middle Street
Date of Issue **November 16, 1987**

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. **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

Tower 3 3rd Floor Entire & 2nd Floor partial

APPROVED OCCUPANCY

Limiting Conditions:

This certificate supersedes certificate issued

Approved

(Date)

D. P. [Signature]
11/16/87

Inspector

A. Lowe

[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 Street

Date of Issue November 20, 1987

Issued to Barry, Dunn, MacNeil

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. 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 of use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

5th Floor Tower A
Limiting Conditional

offices

This certificate supersedes
certificate issued

Approved

11/20/87

(Date)

Inspector

James P. Collins, Sec'y
[Signature]
100 City of Building

D. P. [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

100 Middle Street ^{LOCATION} 100 Middle Street
Investment Assoc. Date of Issue November 10, 1987

Issued to 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. 067911, 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, 6th and 7th floor Tower B office space

Limiting Conditions:

This certificate supersedes certificate issued

Approved 1/9/87 A Rowe
(Date) Inspector

James P. Collins, Sr.
[Signature]
Inspector of Buildings

[Signature]
E. J. Jones

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

Date of Issue

November 20, 1987

Issued to Bernstein, Chur, Sawyer, Nelson

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. 06/011, 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

Limiting Conditions: 6th Floor, 7th Floor, Partial 5th floor Offices
Tower B

This certificate supersedes
certificate issued

Approved:

11/20
(Date)

A. Anne
Inspector

James F. Collins, Sr.
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.

D. R. ...
S. A. Jones



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION One Hundred Middle Street Plaza

Issued to Allied Construction Co., Inc.

Date of Issue February 3, 1988

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. 87/1066, 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 "A" Building - 1st Floor
East Tower "A" Bldg. - 2nd, 3rd, 4th Floors
Limiting Conditions:

Office space
Office spaces

This certificate supersedes
certificate issued

Approved:

2-5-88
(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 Liberty Group

Date of Issue January 20, 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. 88/2318, 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

Entire 4th floor

APPROVED OCCUPANCY

Offices

Limiting Conditions:
None

This certificate supersedes
certificate issued

Approved:

1/23/89
(Date)

Kim Klauell
Inspector

Mary Schmidt
Inspector of Buildings

PROCESSED
1/23/89
D. P. ...
A. Jordan

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

Date of Issue April 13, 1989

Issued to Liberty Group

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. 89/1692, 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
6th Floor Tower A

APPROVED OCCUPANCY
Officer

Limiting Conditions:
None

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Building

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

Date of Issue July 7, 1989

Issued to Office Tower A. Associates

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. 89/2037, 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:

[Signature]
(Date) Inspector

[Signature]
Inspector of Buildings

Notes: This certificate identifies lawful use of building or premises, and ought to be transferred from one owner to another 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 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

Entire 5th Floor

APPROVED OCCUPANCY

Offices

Limiting Conditions:
None

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Richard J. [Signature]
Inspector of Buildings

Note: This certificate is the legal 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 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)

A. P. P. P.
Inspector

P. Samuel Hoffse
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)

P. Samuel Hoffse
Inspector

P. Samuel Hoffse
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 St.; 6th floor, Tower A

Issued to Liberty Group

Date of Issue 3/23/90

^{25 Pearl St; Ptld}
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 *[Signature]*
(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 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 *[Signature]*
(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.

22
38

B
G



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 100 Middle Street

Date of Issue March 29, 1990

Issued to 100 Middle Street Associates

This is to certify that the building, premises, or part thereof, at the above location, built or altered or 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 of use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

4th Floor West

Offices

Limiting Conditions

This certificate supersedes certificate issued

Approved:

3/29/90
(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to lessee 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 12/12/90

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. 561/2023, 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 B - second floor

Offices

Limiting Conditions

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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 of books for one dollar.



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 Tammy Munson
(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.

[Handwritten initials]



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

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 12/12/90

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. 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 B - second floor

Offices

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

12-12-90 *Arthur White*

(Date) Inspector

G. Samuel Hoffes

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 *Tommy Morrison*

(Date) Inspector

G. Samuel Hoffes

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 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:

1/2/98
(Date)

Inspector

Inspector of Buildings

Notice: This certificate certifies 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 of record 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. 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:

(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 (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:

(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

Issued to Florida Power & Light

Date of Issue 4/17/98

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. 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

APPROVED OCCUPANCY

2nd floor (partial)

office space

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

4/17/98

(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.

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

APPROVED OCCUPANCY

Third Floor

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

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

3/26/99

(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 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 *Thomas M. Mulcahy*
(Date) Inspector

Samuel Hoff
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.

03/12/01
AM



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 *Arthur Collet*
(Date) Inspector

Samuel Hoff
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.

SB
22

ZONING CERTIFICATE

East Boston Savings Bank, its successors and assigns

Re: Zoning certificate for the property located at 100 Middle Street, Portland, Maine
Owned by Middle Street Office Tower A Associates Limited Partnership

Gentlemen:

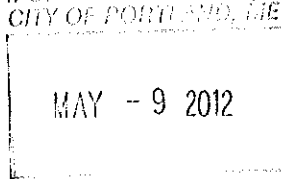
We are the authority responsible for the enforcement of zoning matters and the issuance of certificates of occupancy in the geographic area in which the Project is located. Please be advised as follows:

- (i) Certificates of occupancy have been issued without condition or variance and are in effect for all buildings and, if required, all units at the Project. We are not aware of any circumstances that would render such certificates of occupancy invalid or cause them to be revoked.
- (ii) The Project is zoned _____ under the applicable zoning laws and ordinances. **(Please check (a) or (b), as applicable, and complete all blanks)**

_____ (a) This zoning classification allows the existing use of the Project, which constitutes a conforming use.

_____ (b) Although this zoning classification does not permit the current use/density/height/parking/lot coverage/setbacks/yard requirements/_____, (circle applicable non-conformity), the Project is a legal non-conforming use. Restoration of the Project as it currently exists is permitted [following a casualty not exceeding ___ % of the Project's _____] [provided that such restoration is completed within ___ months after a casualty].

- (iii) Attached hereto are true copies of the applicable ordinances, resolutions or regulations relating to the zoning and use of the Project.
- (vi) As far as we are aware, the Project is in compliance with all applicable building codes, fire codes, other health and safety rules and regulations, parking, density and height requirements and other building and zoning laws.



Sincerely,

Dated:

Name:

Title:

ZONING CERTIFICATE

East Boston Savings Bank, its successors and assigns

Re: Zoning certificate for the property located at 100 Middle Street, Portland, Maine
Owned by Middle Street Office Tower B Associates Limited Partnership

Gentlemen:

We are the authority responsible for the enforcement of zoning matters and the issuance of certificates of occupancy in the geographic area in which the Project is located. Please be advised as follows:

- (i) Certificates of occupancy have been issued without condition or variance and are in effect for all buildings and, if required, all units at the Project. We are not aware of any circumstances that would render such certificates of occupancy invalid or cause them to be revoked.
- (ii) The Project is zoned _____ under the applicable zoning laws and ordinances. **(Please check (a) or (b), as applicable, and complete all blanks)**

_____ (a) This zoning classification allows the existing use of the Project, which constitutes a conforming use.

_____ (b) Although this zoning classification does not permit the current use/density/height/parking/lot coverage/setbacks/yard requirements/ _____ (circle applicable non-conformity), the Project is a legal non-conforming use. Restoration of the Project as it currently exists is permitted [following a casualty not exceeding ____ % of the Project's _____] [provided that such restoration is completed within ____ months after a casualty].

- (iii) Attached hereto are true copies of the applicable ordinances, resolutions or regulations relating to the zoning and use of the Project.
- (vi) As far as we are aware, the Project is in compliance with all applicable building codes, fire codes, other health and safety rules and regulations, parking, density and height requirements and other building and zoning laws.

Dated:

Sincerely,

Name:
Title:

DEPT. OF BUILDING & SAFETY
CITY OF PORTLAND
MAY - 9 2012



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: H&A Hopkinson & Abbondanza, Check Number: 15276

Tender Amount: 150.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 5/9/2012

Receipt Number: 43789

Receipt Details:

Referance ID:	396	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 100 Middle st.			

Thank You for your Payment!

FAX



To: Mamie J. Martin

Fax Number: 874-2330

From: Marge Schmuckel

Fax Number: 874-8716

Date: 5/8/12

Regarding: Determination Request for 100 Middle St

Total Number Of Pages Including Cover: 2

Phone Number For Follow-Up: 874-8695

Hi Mamie,

Comments:

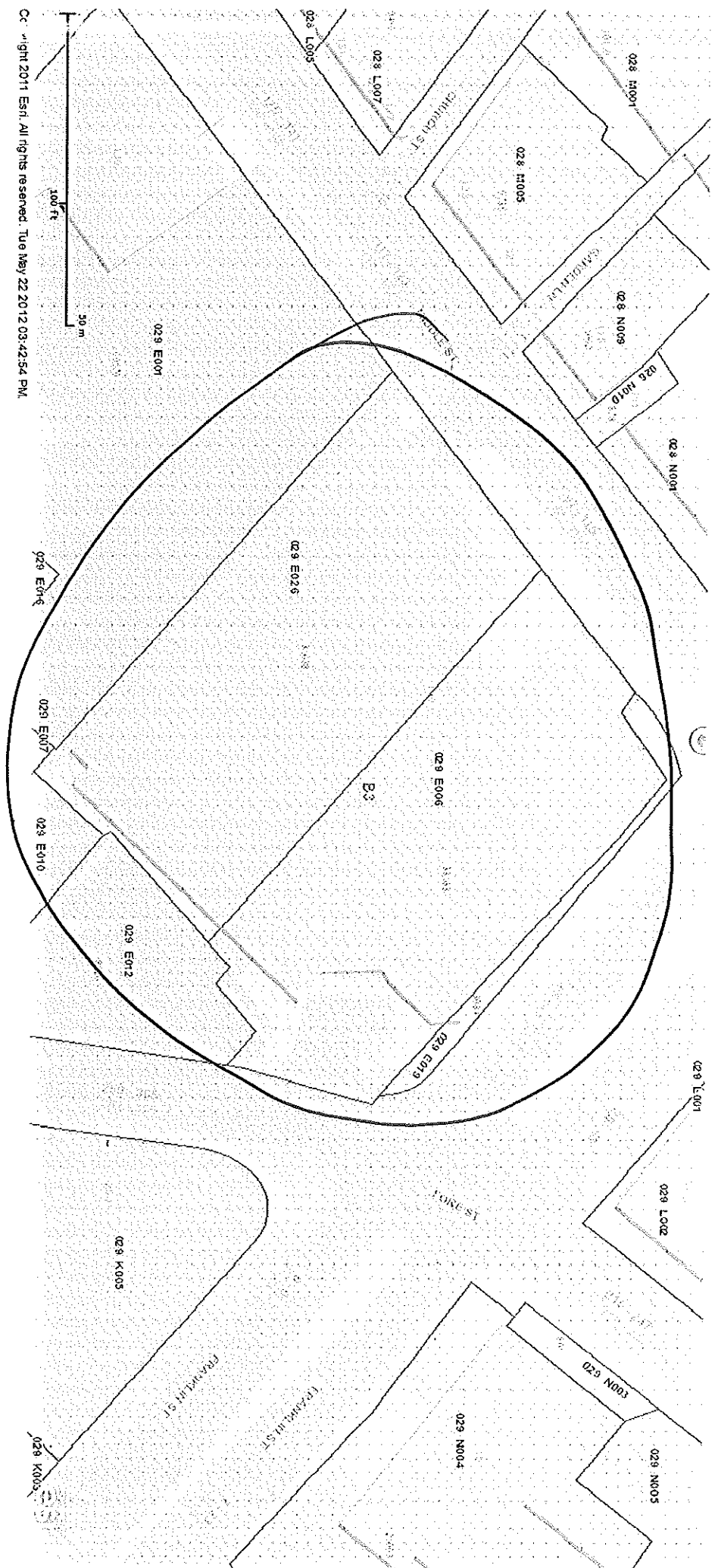
I just received your request that you faxed to me. There is a charge for such requests - please see attached sheet. - No work begins until a full application (i.e. fee) is received.

I'm sorry to respond over a week from your fax to me. I just got back from vacation today. The front staff takes in all such fees,
Marge

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

100 Middle St

B-3



Copyright 2011 Esri. All rights reserved. Tue May 22 2012 03:42:54 PM

Assessor's Office: 100 Congress Street, Portland, Maine 04101, Phone: (207) 771-3100

For more information on the Assessor's Office, please visit our website at: <http://www.portlandassessors.com>

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:

<p>Assessor's Office</p> <p>Assessor's Office</p> <p>Doing Business</p> <p>Maps</p> <p>Pay Method</p> <p>Tax Roll</p> <p>O & A</p>	<p>Parcel ID: 029 E006001</p> <p>Land Use Type: OFFICE & BUSINESS SERVICE</p> <p>Property Location: 100 MIDDLE ST</p> <p>Owner Information: MIDDLE STREET OFFICE TOWER A ASSOCIATES 100 MIDDLE ST PORTLAND ME 04101</p> <p>Book and Page: 8115/5</p> <p>Legal Description: 29-E-6 MIDDLE ST 102-108 FRANKLIN ST ART 33533 SF</p> <p>Acres: 0.11</p>
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Current Assessed Valuation:

<p>Assessor's Office</p> <p>Assessor's Office</p> <p>Doing Business</p> <p>Maps</p> <p>Pay Method</p> <p>Tax Roll</p> <p>O & A</p>	<p>TAX ACCT NO.: 4090</p> <p>LAND VALUE: \$1,241,200.00</p> <p>BUILDING VALUE: \$15,888,800.00</p> <p>NET TAXABLE - REAL ESTATE: \$17,130,000.00</p> <p>TAX AMOUNT: \$313,136.40</p>	<p>OWNER OF RECORD AS OF APRIL 2011: MIDDLE STREET OFFICE TOWER A ASSOCIATES 100 MIDDLE ST PORTLAND ME 04101</p>
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Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Print version of this page available at www.portlandassessors.com

Building Information:

Building 1

Year Built	1987
Style/Structure Type	OFFICE BUILDGIN - HIGH-RISE
# Units	1
Building Num/Name	1 - MIDDLE ST OFFICE
Square Feet	49369

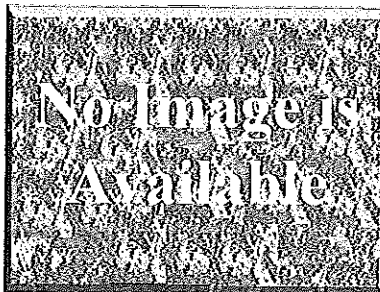
[View Sketch](#) [View Map](#) [View Picture](#)



Building 2

Year Built	1987
Style/Structure Type	OFFICE BUILDGIN - HIGH-RISE
# Units	1
Building Num/Name	2 - MIDDLE ST TOWER
Square Feet	107870

[View Sketch](#) [View Map](#) [View Picture](#)



Exterior/Interior Information:

Building 1

Levels	B1/B1
Size	28992
Use	PARKING GARAGE
Height	11
Walls	CONC LD BEAR
Heating	NONE
A/C	NONE

Building 1

Levels	01/01
Size	9618
Use	PARKING GARAGE
Height	11
Walls	CONC LD BEAR
Heating	NONE
A/C	NONE