

CF Developers, Inc.
35 Primrose Lane
Freeport, ME 04032
207-865-4323

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DEC 27 2016

Dept. of Building Inspections
City of Portland Maine

December 20, 2016

Pl. Ct. # 1055

City of Portland
Permitting and Inspections Department
389 Congress Street, Room 315
Portland, ME 04101

Re: Zoning Determination Letter
280 Fore Street, Portland, Maine (Tax Map 029, Block K, Lot 05)

In anticipation of a closing scheduled for January 31, 2017, I am requesting a zoning and code enforcement determination letter for the following property:

Property Address: 280 Fore Street
CBL: 29-K-5
Owner Name: Olympia Equity Investors VIII, LLC

This request is being made in connection with the potential acquisition of 280 Fore Street (the "Property"), which is currently being utilized as a 5-story office building with a recently closed branch bank and drive thru (the "Current Use"). If acquired, the buyer plans to continue the Current Use except Bangor Savings Bank is looking to convert the former retail bank space to office space and discontinue the drive thru use.

Please independently review the files that you have at your disposal, and verify whether the Current Use and future use are permitted. Additionally, please include in your zoning determination letter confirmation that the Property, as developed, conforms with all requirements of the City of Portland's Land Use Ordinance, including applicable building, land use and subdivision regulations, and that, to the best of your knowledge, all required City permits, licenses and approvals have been issued for the Current Use. I would also request that you confirm that there are no current violations or enforcement actions involving the Property. The property received site plan approval on November 3, 2003 (CBL: 029K003001).

The \$250.00 zoning determination fee has been paid on-line. Should you have any questions or need any additional information, please do not hesitate to contact me at ddlatalippe@aol.com or (207) 865-4323

Sincerely,



David Latulippe
President