



PORTLAND MAINE

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*Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

CITY OF PORTLAND ZONING DETERMINATION

January 27, 2011

TD Bank, N.A.		Granite State Economic Development
One Portland Square	and	Corporation
Portland, ME 04101		1 Cate Street, Eldredge Park, Unit 5
Attn: Catherine E. Williams,		P.O. Box 1491
Vice President		Portsmouth, NH 03802

RE: 211 Fore Street, Portland, Maine (the restaurant unit of The Hotel, Restaurant, and Portside Condominium, identified a portion of Lot 1 on the Approved Subdivision Plan (a portion of Tax Map 29, Block L, Lot 002) (the "Premises"))

Dear Sir or Madam:

The undersigned hereby certifies with respect to the Premises as follows:

1. The zoning code affection the Premises is: the City of Portland Code of Ordinances, most recently amended as of December 23, 2010 (the "Code of Ordinances").
2. The Premises are located in the following zone under the Code of Ordinances: B-3 Downtown Business Zone with a Downtown Entertainment Overlay Zone.
3. All appropriate and required City permits have been granted for the construction of an approximate 7,034 square foot restaurant at the Premises.

YES (complies) YES (grandfathered) NO (does not comply)

Comments: The project is still in construction. A final certificate of occupancy is required prior to occupation.

4. As of the date of this letter, there are no existing violations of any applicable zoning codes in connection with the Premises.

NONE RESOLVED UNRESOLVED

If there are resolved or unresolved violations, please specify the same and their nature (and, if resolved, the nature of the resolution): I am unaware of any past or present zoning violations concerning the Premises.

Signature of Authorized Person: _____

Typed or Printed Name of Signatory: Marge Schmuckal

Title of Signatory: Zoning Administrator for the City of Portland, Maine

Date: January 27, 2011

City of Other Governmental Agency: City of Portland, Maine