

# BERNSTEIN SHUR

COUNSELORS AT LAW

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

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

Kathryn Pariseau, Paralegal  
207 228-7372 direct  
kpariseau@bernsteinshur.com

February 10, 2015

*Via Hand Delivery*

*Copy via email: amachado@portlandmaine.gov*

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

RECEIVED

FEB 18 2015

Dept. of Building Inspection  
City of Portland

Re: 145 Commercial Street, City of Portland, Maine  
Owned by Fleming Portland, LLC & Peter, LLC  
Tax Map 29, Block S, Lot 1

Dear Ann:

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

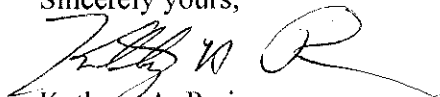
Please address the letter to all of the following:

Bernstein Shur; Monument Title Company; and American Bankers Insurance Company of Florida

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

Please let me know by e-mail [kpariseau@bernsteinshur.com](mailto:kpariseau@bernsteinshur.com) when this is ready so that I may pick it up to save mailing time.

Sincerely yours,



Kathryn A. Pariseau  
Paralegal

# BERNSTEIN SHUR

COUNSELORS AT LAW

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

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

Kathryn Pariseau, Paralegal  
207 228-7372 direct  
kpariseau@bernsteinshur.com

February 10, 2015

Via Hand Delivery

Copy via email: amachado@portlandmaine.gov

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

Re: 145 Commercial Street, City of Portland, Maine  
Owned by Fleming Portland, LLC & Peter, LLC  
Tax Map 29, Block S, Lot 1

Dear Ann:

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

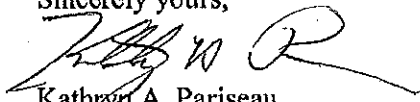
Please address the letter to all of the following:

Bernstein Shur; Monument Title Company; and American Bankers Insurance Company of Florida

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

Please let me know by e-mail [kpariseau@bernsteinshur.com](mailto:kpariseau@bernsteinshur.com) when this is ready so that I may pick it up to save mailing time.

Sincerely yours,

  
Kathryn A. Pariseau  
Paralegal

## Ann Machado - Zoning Determination Letter - 145 Commercial Street

---

**From:** Kathryn Pariseau <kpariseau@bernsteinshur.com>  
**To:** "amachado@portlandmaine.gov" <amachado@portlandmaine.gov>  
**Date:** 2/10/2015 3:18 PM  
**Subject:** Zoning Determination Letter - 145 Commercial Street  
**Attachments:** DOC021015-02102015151418.pdf

---

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

Please address the letter to all of the following: Bernstein Shur; Monument Title Company; and American Bankers Insurance Company of Florida

Our request will be hand delivered to you tomorrow along with our check in the amount of \$150 to cover the fees related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Please let me know by e-mail [kpariseau@bernsteinshur.com](mailto:kpariseau@bernsteinshur.com) when this is ready so that I may pick it up to save mailing time.

Thank you

Kathryn

**Kathryn A. Pariseau**

**Paralegal**

[kpariseau@bernsteinshur.com](mailto:kpariseau@bernsteinshur.com)

207 228-7372 direct

207 774-1200 main

207 770-2516 fax

**BERNSTEIN SHUR** | Click for Address: [Portland, ME](#) | [Augusta, ME](#) | [Manchester, NH](#) | [bernsteinshur.com](http://bernsteinshur.com)

*Member, Lex Mundi, the world's leading association of independent law firms.*

**Confidentiality notice:** This message is intended only for the person to whom addressed in the text above and may contain privileged or confidential information. If you are not that person, any use of this message is prohibited. We request that you notify us by reply to this message, and then delete all copies of this message including any contained in your reply. Thank you.

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**INVOICE OF FEES**

|  |   |
|--|---|
| <b>Application No:</b> 0000-2135       | <b>Applicant:</b> FLEMING CREEK LLC ETALS     |
| <b>Project Name:</b> 145 COMMERCIAL ST | <b>Location:</b> 145 COMMERCIAL ST            |
| <b>CBL:</b> 029 S001001                | <b>Application Type:</b> Determination Letter |
| <b>Invoice Date:</b> 02/18/2015        |   |

|                         |   |                         |   |                     |   |                        |   |                  |                         |
|-------------------------|---|-------------------------|---|---------------------|---|------------------------|---|------------------|-------------------------|
| <b>Previous Balance</b> | - | <b>Payment Received</b> | + | <b>Current Fees</b> | - | <b>Current Payment</b> | = | <b>Total Due</b> | <b>Payment Due Date</b> |
| \$0.00                  |   | \$0.00                  |   | \$150.00            |   | \$150.00               |   | \$0.00           | On Receipt              |

**Previous Balance** \$0.00

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

**CBL** 029 S001001  
**Bill To:** FLEMING CREEK LLC ETALS  
 150 METRO PARK  
 ROCHESTER , NY 14623

**Application No:** 0000-2135  
**Invoice Date:** 02/18/2015  
**Invoice No:** 48061  
**Total Amt Due:** \$0.00  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>

[Click Here to Pay On Line](#)