



December 17, 2013

Mascoma Savings Bank  
80 South Main Street  
Hanover, NH 03755

Stonehenge Community Development LXII, LLC  
236 Third Street  
Baton Rouge, LA 70801

Coastal Enterprises, Inc.  
P. O. Box 268  
Wiscasset, ME 04578

U. S. Bancorp Community Development Corporation  
1307 Washington Ave. Suite 300  
St. Louis, MO 63103

Re: Former Portland Press Herald building, 119 Exchange Street, Portland, Maine, Tax Map 32, Block C, Lots 1& 2 (the "Property")

Ladies and Gentlemen:

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

1. The Property is located in the B-3 Zone. Hotels and restaurants (excluding drive-through or drive-in restaurants) are permitted as of right in the B-3 Zone.
2. The redevelopment of the Property as a 110 room boutique hotel and restaurant received Site Plan approval from the City of Portland Planning Board on February 12, 2013, as extended by letter dated August 12, 2013 and as modified by letter dated December 3, 2013 (collectively the "Site Plan Approval Letter"). All conditions set forth in the Site Plan Approval Letter that must be satisfied for issuance of a building permit have been satisfied except as follows: Delivery of the required performance guarantee (cash escrow). The provisions set forth in paragraphs 4, 5, 7, 8, 11 and 12 are expected to be satisfied



## Planning &amp; Urban Development Department

during construction or thereafter, but are not conditions to issuance of a building permit.

3. The Property meets all required setbacks, density, size and bulk, parking and environmental requirements applicable in the B-3 zone; to the extent there are provisions applicable to new construction in the B-3 Zone with which the Property does not strictly comply, the Property due to its age is grandfathered and therefore in compliance.
4. There are no variances, conditional use permits or special use permits required for the Property or its use as a hotel and restaurant.
5. The site plan approval has been granted and the conditions of approval to be completed prior to the issuance of a building permit have been met. The project has also received Historic Preservation Board approval for the renovation. All required city permits and licenses are ready to be issued for the intended use of the Property upon receipt of permit fees, performance guarantee, inspection fee and the scheduling of a pre-construction meeting. The building permit has been applied for.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexander Jaegerman", followed by a long horizontal line.

Alexander Jaegerman, FAICP  
Planning Division Director

cc: Jeff Levine, Director, Department of Planning and Urban Development  
Tammy Munson, Inspection Division Director  
Barbara Barhydt, Development Review Services Manager  
Phil DiPierro, Development Review Coordinator