

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

April 20, 2016

Bernstein, Shur, Sawyer & Nelson
Monument Title Company
Bangor Savings Bank

C/O Bernstein Shur
100 Middle Street
P.O. Box 9729
Portland, ME 04104-5029

Attn: Mare Whedon

Re: 15 Temple Street (92-96 Exchange Street, 190-206 Federal Street & 1-29 Temple Street), Portland, Maine – Map 032, Block H, Lot 004 and Map 032, Block H, Lot 005, Units 001 & 002 (the "Property") – Owner: City of Portland (fee) & 11 Temple MHR, LLC (leaseholder) – B-3 Downtown Business Zone with a Pedestrian Overlay District (PAD), a Downtown Entertainment Overlay Zone and a Historic Overlay Zone over part of the property

To Whom It May Concern:

The property is located in the B-3 Downtown Business Zone with a Pedestrian Overlay District (PAD), a Downtown Entertainment Overlay Zone and a Historic Overlay Zone over part of the property. Our records show a certificate of occupancy was issued on July 20, 1977 for a "Public Parking Garage", and a certificate of occupancy was issued on February 20, 1984 for "6 Cinemas & Parking addition". There have been numerous certificates of occupancy issued from 1977 through 2015 for the first floor tenant spaces along Federal Street and Temple Street from 1977 through 2015.

To the best of my knowledge the entire building is in compliance with all applicable Municipal zoning and land-use codes, or if the zoning ordinance has changed since the original approvals, the Property would be considered legally nonconforming and not in violation of the current zoning ordinance. I am not aware of any pending or threatened violations against the Property.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
207.874.8709