



PORTLAND MAINE

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

November 30, 2009

Bernstein Shur
Monument Title Company
Andoroscoggin Bank
Bangor Savings Bank
TD Bank, N.A.
Norway Savings Bank

C/O Bernstein Shur
100 Middle Street
PO Box 9729
Portland, Maine 04104-5029

Attn: Susan Osborne

RE: 55 Union Street and Spring Street Art.- 32-I7 (the "Property") – B-3 Zone
With a PAD Overlay

Dear Ms. Osborne,

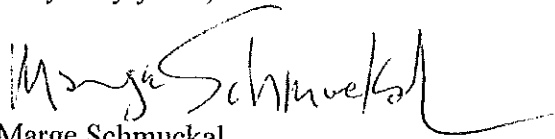
I am in receipt of your request for a determination letter concerning the Property.

The Property is located within the B-3 Downtown Business Zone with a Pedestrian Activities District (PAD) Overlay Zone along Spring Street Arterial and Middle Street which limits first floor uses in the Ordinance. To the best of my knowledge, the Property is in compliance with applicable zoning codes, regulations and related ordinances. The Property is currently vacant and has no building permits or certificates of occupancy on file.

Please note that this letter is not intended to address any issues related to subdivision reviews. The Assessor's office usually attaches separate chart-block-lot (C-B-L) numbers to lots that are described separately. The individual C-B-Ls do not indicate approved property subdivisions. The Assessor's offices are guided by State and City assessment regulations.

If you have any questions regarding this issue, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator

Enclosures

Cc: file