

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

April 14, 2015

Bernstein, Shur, Sawyer & Nelson
Monument Title Company
TD Bank, N.A.

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

Attn: Kathryn Pariseau

Re: 1 Canal Plaza/47-53 Union Street – 032-I-036 (the "Property") - B-3 Downtown Business Zone with a Downtown Entertainment Overlay Zone

To Whom It May Concern:

The Property is located within the B-3 Downtown Business Zone with a Downtown Entertainment Overlay Zone. To the best of my knowledge, the Property is in compliance with applicable zoning codes, regulations and ordinances. I am not aware of any pending or threatened violations against the Property. I have enclosed recent certificates of occupancy related to the Property.

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

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

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado
Acting Zoning Administrator
City of Portland, Maine
amachado@portlandmaine.gov
207.874.8709

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION **one Canal Plaza**

Issued to **Pisangalli Construction Co.**

Date of Issue **Aug. 21, 1974**

This is to certify that the building, premises, or part thereof, at the above location, built--altered
--changed as to use under Building Permit No **72,910**, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Bank & offices

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION One Canal Plaza

Issued to Key Bank of Maine

Date of Issue 12/10/91

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 91/2738 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

seventh floor

office space

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION One Canal Plaza

Issued to Key Bank

Date of Issue 1/15/91

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 90/2186, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Tenth floor renovation

Conference room

Limiting Conditions:

Occupant load - under 49

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION One Canal Plaza

Issued to Key Bank of Maine

Date of Issue 12/21/93

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 93/0658 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

first floor

office space

Limiting Conditions:

Following rooms only: reception (153); waiting room (151); office (150); office (147)

This certificate supersedes certificate issued

Approved:

12-21-93
(Date)

Tammy Munson
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

HMS



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION One Canal Plaza

Issued to Key Bank of Maine

Date of Issue 14 April 1994

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 930658, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Plaza Level

Office Space

Limiting Conditions:

This certificate supersedes certificate issued

Approved:
4-14-94
(Date)

Tammy Munson
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

HMS *TB*



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1 Canal Plaza

CBE 032 I036001

Issued to October Corporation /Benchmark

Date of Issue 10/10/2001

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 01-0578, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Office

Office

Use Group: B

Type: 1-B

Boca: 1999

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

10/10/01

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

AP

10/01

10/10/01