



# 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  
Androscoggin 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: 47-53 Union Street/1 Canal Plaza- 32-I-36 (the "Property") – B-3 Zone

Dear Ms. Osborne,

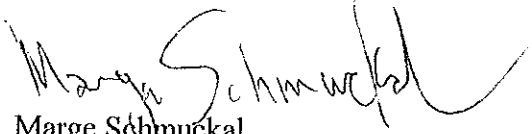
I am in receipt of your request for a determination letter concerning the Property.

The Property is located within the B-3 Downtown Business Zone. To the best of my knowledge, the Property is in compliance with applicable zoning codes, regulations and related ordinances. I have enclosed several recent certificates of occupancy related to the Property.

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, sweeping underline that extends to the right.

Marge Schmuckal  
Zoning Administrator

Enclosures

Cc: file

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION **one Canal Plaza**

Issued to **Pisuagalli 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

.....  
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.



# 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:

12/10/91  
(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.



# 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. 90/2185, 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:

1/15/91  
(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.



# 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.

*U.S.M.S.*



# 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:

4-13-94

(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.

*U.S.M.S.*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1 Canal Plaza

CBL 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

Limiting Conditions:

Type: 1-B

Boca: 1999

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.

10/10/01

10/01

EMM