



Permitting and Inspections Department
Michael A. Russell, MS, Director

Ann Machado, Zoning Administrator

November 21, 2016

Bernstein Shur, First American Title Insurance Company and Katahdin Trust Company

Bernstein, Shur, Sawyer & Nelson
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

RE: 433 Fore Street, Portland, Maine CBL: 032-I-042 (the "Property")

To Whom It May Concern:

Regarding the property at 433 Fore Street in Portland Maine, I am providing the following information:

1. The Property is located in the B-3 Downtown Business Zone, the Downtown Entertainment Overlay Zone and a PAD (Pedestrian Activities District) Overlay Zone.
2. Based on building permits and a certificate of occupancy, I understand that the Property's current use is as a 130 room hotel with a restaurant on the first floor. Under section 14-217 of the City of Portland Code of Ordinances, these uses are permitted uses in its current zone. To the extent that the Property's use changes or does not meet the requirements for the use described, this determination is not valid.
3. To the best of my knowledge, there are no outstanding notices of violation or enforcement actions by the Permitting and Inspections Department regarding this property. However, I cannot certify that the Property meets all applicable laws, codes, rules, and standards at this time.
4. The Property does have a certificate of occupancy, and a copy is attached.
5. The Property does have a letter from the Planning and Urban Development Department dated April 25, 2013, approving amendments to the original site plan approval, and a copy is attached.

I trust the information provided is sufficient. Please contact me at (207) 874-8709 with questions or concerns. This interpretation is based on the information provided and available at the time, and the current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions.

Sincerely,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
207. 874.8709, amachado@portlandmaine.gov