



Planning &amp; Urban Development Department

*Jeff Levine, AICP, Director*  
*Marge Schmuckal, Zoning Administrator*

December 31, 2013

Shelby Templin  
c/o Zoning Info, Inc.  
3555 N.W. 58<sup>th</sup> Street - Suite 400  
Oklahoma City, OK 73112

RE: One City Center – 032-L-002 (the "Property") – B-3 Zone with a Downtown Overlay Zone

I am in receipt of your request for a determination letter concerning the Property. The current zone of the Property is a B-3 Downtown Business Zone with a Downtown Overlay Zone. The understood uses of the property, retail, food service, health club, parking garage and offices are listed permitted uses in the B-3 Zone. The abutting zone to the Property on all four sides is also the B-3 Downtown Business Zone.

There is no evidence in our files showing that the Property received a site plan approval through the Planning Division.

Prior to construction, there was a zoning variance granted on April 28, 1983 for the height of the structure allowing a 138.5' height instead of the 125' maximum height listed under section 602.10.C.6 of the zoning ordinance in effect at that time. A copy of such the appeal is enclosed.

A research of our files indicates that there is no outstanding building or zoning violation(s) on file.

Certificates of Occupancy have regularly been issued for this property. Copies of the Certificates of Occupancy are enclosed.

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

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT  
Chairman

EUGENE S. MARTIN  
Secretary

JACQUELINE COHEN  
TIMOTHY E. FLAHERTY  
THOMAS J. MURPHY  
MERRILL S. BELTZER  
GAIL D. ZAYAO

April 15, 1983

Mainway Parcel #1  
(Assessor's No. 32-L-1)  
14 to 32 Temple Street - 214 to 232 Federal Street

City of Portland  
389 Congress Street  
Portland, Maine 04101

cc: Mr. Burton Fisher  
D/B/A The Fisher Group  
4 Tyler Street  
Troy, New York 12100  
(Agent for City of Portland)

Dear Sir:

cc: Mr. Kermit Lipez, Atty.

Building Permit and Certificate of Occupancy to construct an office tower, at the above named location, are not issuable under the Zoning Ordinance because the height will be approximately 138 ft. 6 in., as measured from the mid-point of the footprint of the building on the site, rather than the 125 ft. maximum allowed under Section 602.10.C.6 of the ordinance applying to the B-3 Business Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$50.00 for a Space & Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality, Section 602.24.C.3.b.1.

Very truly yours,

*Malcolm G. Ward*  
Malcolm G. Ward  
Zoning Enforcement Officer

MGW/jmr

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT  
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Secretary

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TIMOTHY E. FLAHERTY  
THOMAS J. MURPHY  
MERRILL S. BELTZER  
GAIL D. ZAYAC

May 4, 1983

City of Portland, Maine  
389 Congress Street  
Portland, Maine 04101

cc to: Burton Fisher  
D/B/A The Fisher Group  
4 Tyler Street  
Troy, New York 12100

cc to: Kermit Lipetz  
1 Canal Plaza  
Portland, Maine 04101

RE: Appeal at 14-32 Temple Street -  
214 to 232 Federal Str

Dear Sir:

Attached is the decision of the Board of Appeals regarding your petition to construct a office tower at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Make all checks payable to City of Portland,

Appeal granted with condition of 2 year time limit for construction to start.

Very truly yours,

Malcolm G Ward  
Zoning Enforcement Officer

MGW/t

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



MICHAEL E. WESTORT  
Chairman

EUGENE S. MARTIN  
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TIMOTHY E. FLAHERTY  
THOMAS J. MURPHY  
MERRILL S. SELTZER  
GAIL D. ZAYAC

APPEAL AGENDA

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, April 28, 1983 at 3:30 p.m. to hear the following appeals:

1. Unfinished Business:

264-266 Stevens Ave. - Angela Profenno Hutchins - (Dwelling Unit Conversion Appeal) - To permit change of use of the 2-fam. dwell. to a 3-fam. apart. house with new apart. on the 3rd. floor not issuable under Zoning Ordinance for following: (1.) Such a use is not permitted under Sec. 602.6A of the Ordinance applying to the R-5 Residential Zone in which property is located. Section 602.24.C.3.b.2.

2. Nonconforming Uses - none

3. Conditional Uses:

253-259 Deering Ave. Cor. 109-119 Falmouth St. - Mr. Ellsworth T. Rundlett, III - To permit change of use of the dwelling above to attorney's offices not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-5 Residential Zone in which property is located unless authorized by the Board of Appeals under provisions of Sec. 604.6.5.d. (See attached remand order from Superior Court).

213-231 Park Ave. - City of Portland - To permit construction of a 34,500 sq. ft., 2-story build. for public ice arena not issuable under Zoning Ordinance because: (1) Proposed use, public ice arena, is not allowable in the recreation and open space zone in which property is located unless authorized by the Board of Appeals under the provisions of Sec. 602.7.B.3.c. (Conditional Use Appeal, Sec. 602.7.B.4. & Sec. 602.24.D.3) (2) Distance between proposed build. and existing storage build. will be about 18 ft. rather than the 20 ft. min. required by Sec. 602.7.B.5.c (Space & Bulk Appeal - Sec. 602.24.C.-3.b.1.). *AMEND TO 50'*

4. Appeals - none

5. Variances:

a. Space & Bulk Variances:

757-777 Stevens Ave. Cor. of 1-43 Poland St. Cor. of 1082-1092 Forest Ave. - Park-Danforth Corp. - To permit construction of a 108 congregate elderly housing facility not issuable under the Zoning Ordinance because 50 off-street parking spaces will be provided rather than 108 required by Sec. 602.14.B.1 of the ordinance applying to the R-6 Residential Zone in which this property is located. *COND. 1 YR. TIME LIMIT FOR CONST. TO START*

85-87 Farnham St. - Your Home Inc. - To permit increase in size of the approved 14ft.x 60ft mobile home to 14 ft.x 66 ft. not issuable under Zoning Ordinance because this home will have a 20 ft. front yard set back rather than the 25 ft. min. required by Sec. 602.4.B.4 of the ordinance applying to the R-3 Residential Zone in which property is located. *DENIED*

Mainway Parcel #1 (Assessor's N. 32-L-1) 14 to 32 Temple St. - 214 to 232 Federal St. - City of Portland - To permit construction of an office tower not issuable under the Zoning Ordinance because the height will be approximately 138 ft. 6 in. as measured from the mid-point of the footprint of the building on the site rather than the 125 ft. max. allowed under Sec. 602.10.C.6 of the ordinance applying to the B-3 Business Zone in which this property is located. *COND. 2 YRS. TIME LIMIT FOR CONST TO START.*

b. Dwelling Unit Conversion - none

Use Variance - none

21-41 Free Vt.  
**APPLICATION FOR PERMIT**

**PERMIT ISSUED**

JUN 22 1984

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 713 .....

ZONING LOCATION .... P-3 ..... PORTLAND, MAINE April 15, 1983

**CITY of PORTLAND**

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .. (Mainway Parcel #1 (14-32 Temple St., (214-232 Federal St., District #1 , #2

1. Owner's name and address City of Portland 7389 Congress St. Telephone 775-5451
2. Option Holders
3. Contractor's name and address (Not Selected yet) Troy, N. Y. 12180-Agent for City of Portland

Proposed use of building Office and Retail ..... No. of sheets .....  
 Last use Vacant Lot (Surface Parking) ..... No. families .....  
 Material ..... No. stories 13 ..... Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot none .....  
 Estimated contractual cost \$ 12,925,896.00

Appeal Fees \$ 50.00  
 Base Fee 64,639.45  
 Late Fee .....  
 TOTAL \$ .....

FIELD INSPECTOR—Mr.

MIKE CHAIK 871-8040 ARCH. REP. 11-7-83

\*Refers to memorandum of Intent between City and Burton Fisher dated March 22, 1983

Construct an office retail building at Mainway Parcel # 1 14-32 Temple St. 214-232 Federal St. and a parking garage

Stamp of Special Conditions

appeal sustained 100% on the former Benoit lot on Fort St.

**NOTE TO APPLICANT:** Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

**PERMIT ISSUED WITH LETTER**

**DETAILS OF NEW WORK**

Is any plumbing involved in this work? .. yes ..... If any electrical work involved in this work? .. yes .....  
 Is connection to be made to public sewer? .. yes ..... If not, what is proposed for sewage? .....  
 Has septic tank notice been sent? .. N/A ..... Form notice sent? .....  
 Height average grade to top of plate ..... Height average grade to highest point of roof 138' 6" .....  
 Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....  
 Material of foundation ..... Thickness, top ..... bottom ..... cellar .....  
 Kind of roof ..... Rise per foot ..... Roof covering .....  
 No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....  
 Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
 Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 If one story building with masonry walls, thickness of walls? ..... height? .....

**IF A GARAGE**

No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....  
 Will automobile repairing be done other than minor repairs to ..... temporarily stored in the proposed building? .....

APPROVALS BY: BUILDING INSPECTION PLAN EXAMINER

DATE

**MISCELLANEOUS**

Will work require disturbing of any tree on a public street? .....

ZONING



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION a.k.a. Mainway Parcel #1 (14-32 Temple St.,  
21-41 Free Street 214-232 Federal St.)  
Date of Issue April 23, 1987

Issued to The Fisher Group

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use Building Permit No. 86-713 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of this City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

### APPROVED OCCUPANCY

#### PORTION OF BUILDING OR PREMISES

Limiting Conditions: Entire

7 level parking garage

This certificate supersedes certificate issued

Approved:

4/27/87  
(Date)

*[Signature]*  
Inspector

*[Signature]*  
James J. Collins, Sr.  
Inspector of Buildings  
JPCW

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 1 City Center

Issued to **The Fisher Group,**

Date of Issue **January 23, 1986**

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. **83-713**, 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

parking garage

Limiting Conditions:

This certificate supersedes  
certificate issued **11/8/85**

Approved:

*W. J. ...*  
(Date)

*Inspector*  
Not to be used for any other purpose. This certificate identifies the actual 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.

*James P. Collins, Sr.*  
*Inspector of Buildings*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1 City Center

Issued to City Center News

Date of Issue July 29, 1986

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. 157338, 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

Grade Level

New Stand

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

7/24/86 A. Rowe  
(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

1 City Center

Date of Issue August 18, 1986

Issued to Churchill's Grill

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. 86-617, 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

Restaurant

Limiting Conditions:  
Ground level CP - 3

This certificate supersedes  
certificate issued

Approved:

(Date)

*[Signature]*  
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 City Center

Issued to One City Center Assoc.

Date of Issue 27 July 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. 94/0347, 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

1st & 2nd floors

Offices

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

8-1-94

(Date)

*Tammy Munson*  
Inspector

*Samuel Hoff*  
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 1 City Ctr

CBL 032 L002001

Issued to One City Center Associates Llc /TBS Inc./ Bruce Thompson Date of Issue 10/13/2005

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. 05-0897, 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

first floor partial

APPROVED OCCUPANCY

Food Service Establishment- Dunkin Donuts  
use group: A2  
type: 2B  
IBC 2003

Limiting Conditions:

none

This certificate supersedes  
certificate issued

Approved:

10/13/05

(Date)

Inspector

Inspector of Buildings

10/14/05

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.

HK  
10/14/05  
10/13/05



# Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division



Location: 1 City Ctr

CBL: 032 L002001

Issued To: One City Center Associates Llc

Issued Date: 07/23/2013

**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. 201301000 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

FIRST FLOOR CENTER

APPROVED OCCUPANCY

USE GROUP: A-2 - WINE BAR

BUILDING TYPE: 1-A

IBC 2009 (MUBEC)

LIMITING CONDITIONS: NONE

Approved:

*Inspector*

*Inspection Division Director*

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 1 City Center  
Date of Issue August 17, 1966

Issued to The Fisher Group

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. 86-479, 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

Limiting Conditions:  
1st floor PC 1

Salad Bar

This certificate supersedes  
certificate issued

Approved:

8/17/66  
(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 1 City Center

Issued to Emack & Bolio's

Date of Issue January 23, 1987

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. 86-1698, 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

1st Floor

Ice Cream Shop

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

1/23/87

(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 City Center 1st Floor

Issued to The Fisher Group

Date of Issue December 11, 1986

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. \_\_\_\_\_, 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

Sandwich Shop

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

12/11/86  
(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 City Center (032-L-002)

Date of Issue 17 September 1997

Issued to One City Center Assoc.

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. 970773, 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

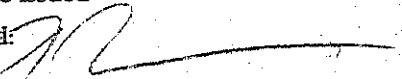
2nd floor

Office

Limiting Conditions:

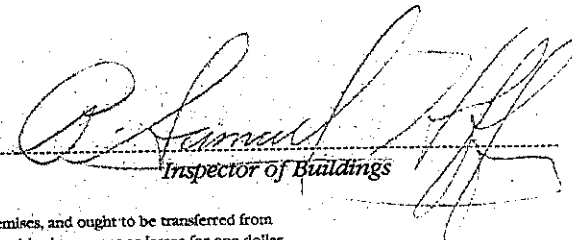
This certificate supersedes  
certificate issued

Approved:

9/17/97 

(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 1 City Center  
Date of Issue April 9, 1986

Issued to Fisher Group

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. 85-25, 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

Limiting Conditions:  
2nd floor

Retail card store

This certificate supersedes certificate issued

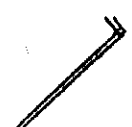
Approved:  
4/9/86  
(Date)

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.

EXCEPTION





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1 City Center

Date of Issue August 26, 1986

Issued to Parrot's

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. 36-321, 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

2nd Floor

Retail

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date)

8/24/86

Arthur Stowe  
Inspector

James P. Collins  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when properly 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 1: City Center

Issued to 24 City Center Assoc.

Date of Issue: 12/22, 1990

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 002941 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

2nd floor

Beauty Salon

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Note: This certificate should be used only for the building or premises. The right 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 City Center, second floor - Fleet Bank

Issued to One City Center Assoc. - The Fisher Group Date of Issue 1/26/90

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. 002195, 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

offices, second floor

Limiting Conditions:

APPROVED OCCUPANCY

second floor  
change of use from jewelry store  
to offices

This certificate supersedes  
certificate issued

Approved:

*[Signature]*  
(Date) Inspector

*[Signature]*  
Inspector of Buildings

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

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CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION One City Center

Issued to The Fisher Group

Date of Issue August 25, 1987

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. 87/945, 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

2nd Floor

Clothing Store

Limiting Conditions:

This certificate supersedes certificate issued

Approved

8/25/87  
(Date)

Inspector

James P. Collins, Sr.  
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 City Center (032-L-002)

Issued to One City Center Assoc.

Date of Issue 17 September 1997

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. 970773, 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

2nd floor

Office

Limiting Conditions:

This certificate supersedes certificate issued

Approved: *[Signature]*

(Date) 9/17/97

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 City Center

Issued to Nelson Rarittas

Date of Issue March 3, 1988

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. 88/178, 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 mixed or otherwise as indicated below.

APPROVED OCCUPANCY

Retail/Wholesale business

Date issued

Approved:

3/3/88  
(Date)

*A. Lowe*  
Inspector

*James P. Collins, Sr.*  
Inspector of Buildings

Notes: 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.

*D. Russ*  
*P. A. Jordan*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1 City Center

Issued to Perfect Touch

Date of Issue August 14, 1988

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. 86-734, 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.

PORION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

3rd Floor - Space C-11

Beauty Salon

Limiting Conditions

The undersigned hereby certifies that the above information is true and correct.

Approved:

12/15/88

Inspector

Inspector of Buildings

Electrical CR D.C.C.  
EJH

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 City Center, 3rd floor CBL: 032-L-002

Issued to Citadel Broadcasting

Date of Issue May 2, 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. 000777, 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

Office Space- Citadel Broadcasting

APPROVED OCCUPANCY

Use Group B  
Type 1B  
Boca 1999

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

5/2/01

(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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1 City Center

Date of Issue May 8, 1987

Issued to Post Office

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. 87-339, 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

Limiting Conditions: 3rd Floor

Post Office

This certificate supersedes certificate issued

Approved:

6/17/87 *[Signature]*  
(Date) Inspector

*[Signature]*  
D. P. Rice

*[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 City Center

Date of Issue January 8, 1987

Issued to Floor

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. 86-169, 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

Limiting Conditions: 3rd floor - right

Offices

This certificate supersedes certificate issued 1/7/87

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 City Center, 3rd floor

Issued to One City Center Associates

Date of Issue August 3, 1989

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. 89/1986, 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

Partial  
3rd floor

APPROVED OCCUPANCY

Health Club

Limiting Conditions:

None

This certificate supersedes all certificates issued

Approved:

*[Signature]*  
(Date) Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate is voided should any of building or premises and is 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 City Center

Issued to One City Center Associates

Date of Issue 1/19/94

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. 93/1111, 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

third floor

office space

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

1-19-94 Tammy Munson  
(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.

*[Handwritten initials]*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1 City Center

Issued to WELM

Date of Issue 11 May 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. 940121, 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

3rd Floor

Office

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

5-9-94

(Date)

*Tommy Munson*  
Inspector

*[Signature]*  
Inspector of Buildings

*[Handwritten initials]*

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: 1 City Center

Issued to Alcohol, Tobacco, Fire Arms

Date of Issue 11 May 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. 940121, 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

4th Floor

Office

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

5-9-94

*Terrence M. Moran*

*Richard J. Hoff*

(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.

*Ed Sam*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION One City Center - fourth floor

Issued to N.C.T. Telecommunications

Date of Issue 1/24/91

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. 90/2152 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 as indicated below.

PORTION OF

PREMISES

APPROVED OCCUPANCY

Fourth floor renovation

office space

### Limiting Conditions:

This certificate expires on 1/24/92

Approved

(Date)

*[Signature]*  
Inspector

*[Signature]*  
Inspector of Buildings

Note: This certificate is valid for the 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 City Center - fourth floor

Issued to 40 L Telecommunications

Date of Issue 1/24/91

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. 90/2152 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

Fourth floor renovation

office space

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

1/24/91

(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.

MARK EPB 2/1/91



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

1 City Center

Date of Issue

Issued to Fisher Group

March 14, 1986

This is to certify that the building, premises, or part thereof, at the above location, built or altered—changed as to use under Building Permit No. 86-39, 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

Limiting Conditions: 4th floor Space left side

Management Office for Building

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

Issued to **Fisher Group** LOCATION **One City Center**  
Date of Issue **February 17, 1987**

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. 87-4E, 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

Limiting Conditions: **4th Floor Atrium Area**

**Office**

This certificate supersedes certificate issued

Approved:

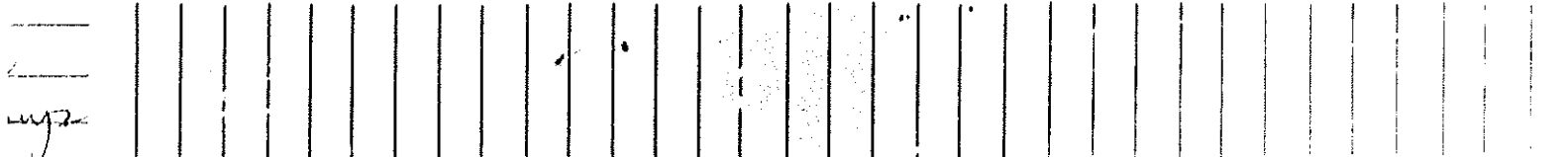
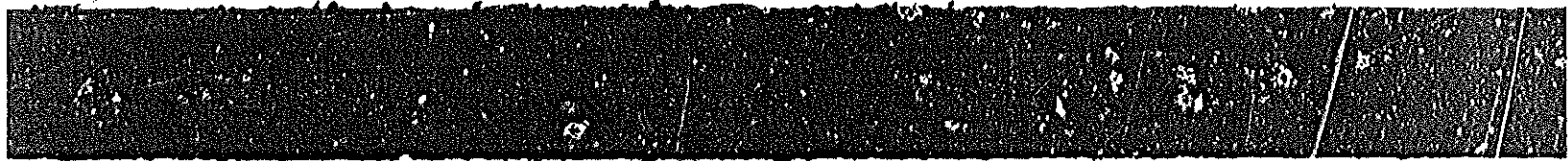
3/17/87  
(Date)

Alwe  
Inspector

James P. Collins, Sr.  
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.

Derrick Russo Electrical Corp.





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

One City Center

Date of Issue

February 29, 1997

Issued to Maine Mortgage

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. 97-013, 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

Limiting Conditions: 4th floor Space 4-9

Offices

This certificate supersedes certificate issued

Approved:

(Date)

2/29/97 [Signature]

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

Issued to **Communication Design**

**One City Center**

Date of Issue **February 29, 1987**

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. **066-336**, 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

Limiting Conditions: **4th Floor**

**Offices**

This certificate supersedes  
certificate issued

Approved:

**2/24/87**  
(Date)

*[Signature]*  
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 properly changes hands. Copy will be furnished to owner or lessee for one dollar.

1/6/87  
City Center  
dry stand  
18 Feb 87  
19 Feb 87  
dry stand



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

1 City Center

Issued to

U.C.I. Telecommunications

Date of Issue

September 10, 1986

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. 86-775, 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

Limiting Conditions:

4th Floor - Upper Left Hand Side

Telecommunications Office

This certificate supersedes certificate issued

Approved:

(Date)

*[Signature]*  
Inspector

*[Signature]*  
James P. Collins  
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 City Center (032-L-002)

Issued to One CityCenter Assoc.

Date of Issue 17 September 1997

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. 961057, 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

4th Floor

Office

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

9/17/97

(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 1 City Center

Issued to 1 City Center Associates

Date of Issue October 15, 1998

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. 981046, 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

4th floor only

Office

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 1 City Center

Issued to One City Center Assoc.

Date of Issue 19 March 1998

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. 980084, 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

2nd & Fifth Floors  
Lincoln Life Spaces

Office

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

3/19/98

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 1 City Center

Issued to Union

Date of Issue May 20, 1987

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. 86/1728, 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

5th and 6th floors entire

office space

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

5/20/87  
(Date)

A. Rowe  
Inspector

James V. Colburn, Sr.  
Inspector of Buildings

D. Russo

Notice: This certificate identifies lawful use of building or premises, and might 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 City Center

Issued to Fleet Bank

Date of Issue 1/10/92

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. 91/3227 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:

1/10-92 *[Signature]*  
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 1 City Center

Issued to Tyler Construction

Date of Issue June 10, 1966

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. 86-438, 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

7th Floor - Left of Stair

Law 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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION One City Center

Issued to Fleet Bank

Date of Issue 1/10/92

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. 91/3227 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:

[Signature]  
(Date) Inspector

[Signature]  
Inspector of Buildings

Notice: This certificate certifies legal 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 City Center, 8th Floor

One City Center Assoc.

Issued to Nelson, Forest and Company

Date of Issue August 14, 1996

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. 960450, 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

8th Floor

Entire

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

8/14/96

(Date)

*Tammy Munson*  
Inspector

*Megan Schuch*  
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 City Center, 8th Floor

Issued to: The City Center Assoc.  
Nelson, Forest and Company

Date of Issue: August 14, 1996

This is to certify that the building, remnant or part thereof, at the above location, built — altered — changed in use under Building Permit No. 36943, 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, in whole or otherwise, as indicated below:

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

8th Floor

Entire

Approved:

(10/5)

Inspector

Inspector of Buildings

This Certificate is void if the building is not used for the purpose for which it was issued. It is not valid if the building is used for any other purpose than that for which it was issued.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

## LOCATION

Issued to *Waino Webber / Taylor Construction Co.*

*1 City Center* Date of Issue *June 30, 1986*

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. *86-426*, 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

Limiting Conditions: *5th floor space # 1*

*brokerage firm*

This certificate supersedes certificate issued

Approved:

*6-30-86*  
(Date)

*[Signature]*  
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

Issued to Great Northern Paper Co. Date of Issue August 23, 1986

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. 86-152, 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

Limiting Conditions: Whole 9th Floor

Offices

This certificate supersedes  
certificate issued

Approved:

8/23/86  
(Date)

[Signature]  
Inspector

[Signature]  
Asst. 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.

Permit No. 87/043

Location City of Portland - 4th Floor



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1 City Center 032-L-002

Issued to One City Center Assoc.

Date of Issue 19 March 1998

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. 980156, 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

10th floor

Office

New York Life Space

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

3/19/98

(Date)

*A. Rowe*  
Inspector

*P. Samuel*  
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

1 City Center

Issued to Norstar Bank

Date of Issue March 14, 1986

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. 85-1261, 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

2nd & 10th floors

bank

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and right to be transferred from owner to owner when properly 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 City Center, 11th floor

Date of Issue 1/26/90

Issued to Guy Gannett, Inc.

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. 002126, 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

11th floor

offices

Limiting Conditions

This certificate supersedes certificate issued by

Approved

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and shall be transferred from owner to other 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 City Center ; 11th floor

Issued to Guy Gannett, Inc.

Date of Issue 1/26/90

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. 002126, 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

11th floor

offices

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

1-26-90  
(Date) *[Signature]*  
Inspector

*[Signature]*  
Asst 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 1 City Center

Issued to Guy Gannett Co.

Date of Issue 11 May 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. 940143, 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

11th Floor

Office

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

5-9-94

(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.

*11 NMS*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1 City Center

Issued to Union Mutual Life Ins. Co.

Date of Issue March 14, 1966

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. 86-1223 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

11th, 12th, 13th floors

Insurance Offices

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

3/14/66

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 City Center (032-L-002)

Issued to One City Center Associates Date of Issue 17 September 1997

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. 970389, 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

12th Floor

Office Space

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

9/19/97

(Date)

Inspector

Inspector of Buildings

MJM

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 1 City Center 032-L-002

Issued to One City Center Assoc.

Date of Issue 24 June 1998

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. 980176, 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

Penthouse  
12th & 6th floors  
(as per plans)

E-Business  
BOCA 1996

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

24 June 1998  
(Date)

*[Signature]*  
Inspector

*[Signature]*  
Inspector of Buildings

*[Handwritten marks]*

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 City Center

Issued to UNUM Life Ins.

Date of Issue February 20, 1987

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. 86-1712, 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

Limiting Conditions: 14th Floor  
Right hand East Side

Storage of carpet  
& tile

This certificate supersedes  
certificate issued

Approved:

2/21/87 *A. Love*  
(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

1 City Center

Issued to COMMUNICATIONS

Date of Issue

February 25, 1987

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. 86-031, 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

Tower & Penthouse  
Limiting Conditions:

Radio & Tower

This certificate supersedes  
certificate issued

Approved:

2/24/87  
(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 City Center

Issued to Norstar Bank

Date of Issue December 30, 1987

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. 87/1396, 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

Business

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

12/30/87  
(Date)

A. Lowe  
Inspector

James P. Collins  
Inspector of Buildings

DR  
50 Jones

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.



December 12, 2013

Site 28783

Ms. Marge Schmuckal  
City of Portland  
389 Congress St. RM 315, Portland, ME  
04101

RE:

One City Center  
Office & Parking Garage (607 Parking Spaces) 032 L002001

*B-3 - Not in the Stone  
Downtown overlay  
Zae*

Ms. Marge Schmuckal

Please find this to be a formal request for zoning verification on the above stated property. We are researching these matters for a zoning compliance report. Please incorporate the answers to the following questions in a letter on letterhead.

- What is the current zone of the property?
- Are there any overlay districts?
- Is this property a permitted use in this district?
- Did the property receive site plan approval, and if so, can you provide a copy?
- What are the abutting zoning districts?
- Are there any outstanding building or zoning violations on file?
- Were any variances or special permits issued?
- Was a certificate of occupancy issued and if so, may we obtain a copy of it?

**If you can not Fax or E-mail  
Please return the letter to:**

Zoning Info, Inc.  
3555 N.W. 58th Street  
Suite 505  
Oklahoma City, OK 73112  
Phone: 405-525-2998  
Fax: 405-528-4878

Thank you,

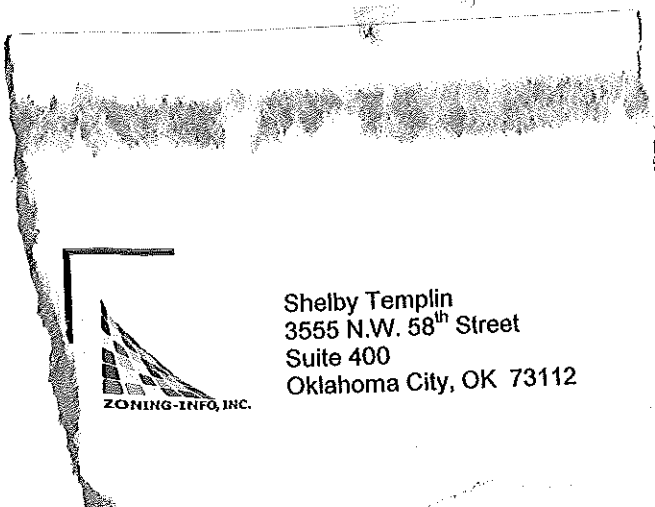
Shelby Templin  
Research Specialist  
Extension: 119  
stemplin@zoning-info.com

**Our clients deadline for this information is 12/22/2013.**

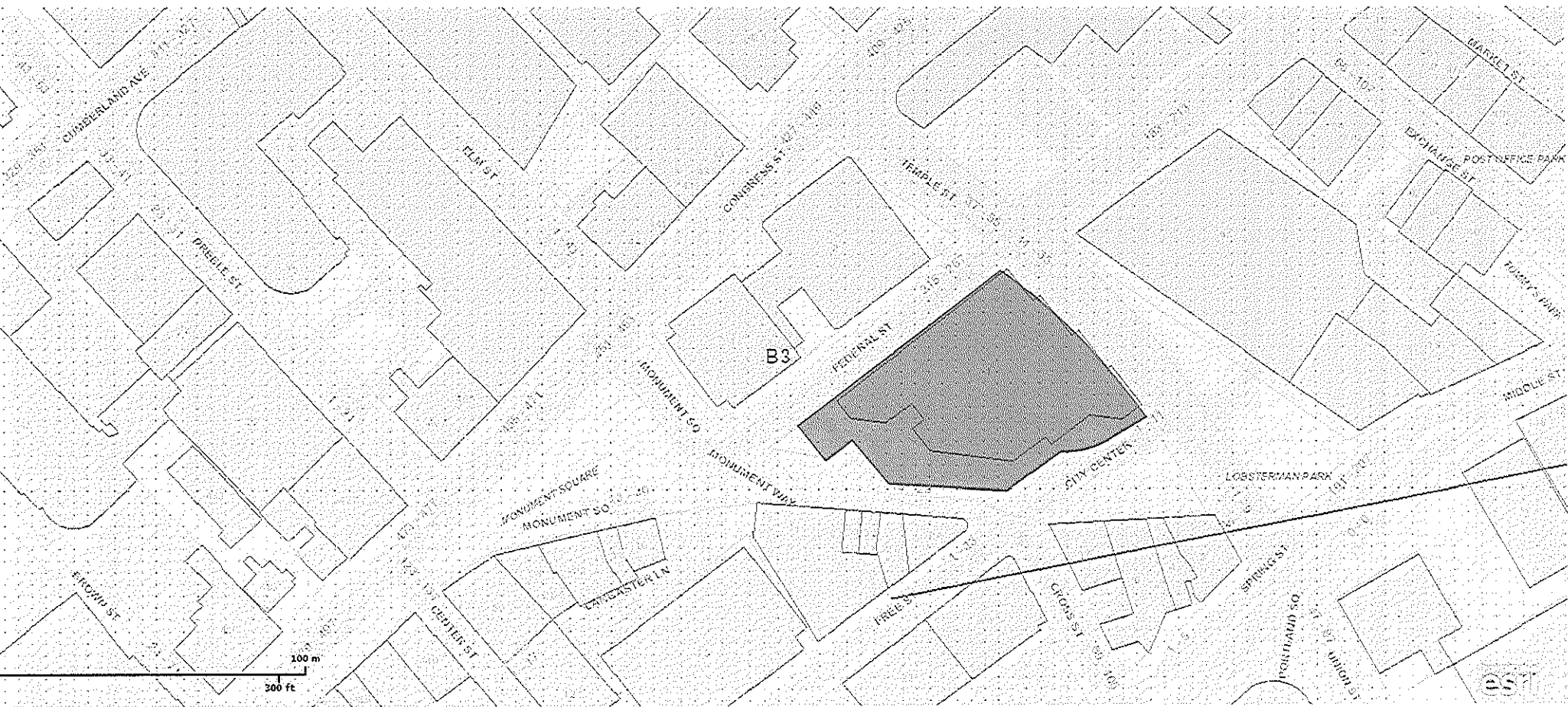
RECEIVED

DEC 23 2013

Dept. of Building Inspections  
City of Portland Maine



Shelby Templin  
3555 N.W. 58<sup>th</sup> Street  
Suite 400  
Oklahoma City, OK 73112



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

- [Applications](#)
- [Baleg Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)
- [Browse City Services](#)

**CBL** 032 L002001  
**Land Use Type** OFFICE & BUSINESS SERVICE  
 Verify legal use with Inspections Division  
**Property Location** 1 CITY CTR  
**Owner Information** ONE CITY CENTER ASSOCIATES LLC  
 ONE CITY CENTER  
 PORTLAND ME 04101  
**Book and Page** 19188/209  
**Legal Description** 32-L-2  
 TEMPLE ST 14-32  
 FEDERAL ST 214-232  
 48981 SF  
**Acres** 1.1244

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	4808	<b>OWNER OF RECORD AS OF APRIL 2013</b>
<b>LAND VALUE</b>	\$1,781,800.00	ONE CITY CENTER ASSOCIATES LLC
<b>BUILDING VALUE</b>	\$27,288,200.00	ONE CITY CENTER
<b>NET TAXABLE - REAL ESTATE</b>	\$29,070,000.00	PORTLAND ME 04101
<b>TAX AMOUNT</b>	\$564,248.70	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer

**Building Information:**

**Building 1**  
**Year Built** 1986  
**Style/Structure Type** OFFICE BUILDGIN - HIGH-RISE  
**# Units** 1  
**Building Num/Name** 1 - ONE CITY CENTER  
**Square Feet** 109895

[View Sketch](#) [View Map](#) [View Picture](#)

**Building 2**  
**Year Built** 1986  
**Style/Structure Type** OFFICE BUILDGIN - HIGH-RISE  
**# Units** 1  
**Building Num/Name** 1 - 1 CITY CENTER  
**Square Feet** 138351

[View Sketch](#) [View Map](#) [View Picture](#)

**Exterior/Interior Information:**

**Building 1**  
**Levels** 01/01

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
 Portland, Maine 04101

**RECEIPT OF FEES**

<b>Application No:</b> 0000-1841	<b>Applicant:</b>
<b>Project Name:</b> 1 CITY CTR	<b>Location:</b> 1 CITY CTR
<b>CBL:</b> 032 L002001	<b>Application Type:</b> Determination Letter
<b>Invoice Date:</b> 12/23/2013	

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

**Previous Balance** **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
	<b>Total Current Fees:</b>	<b>+ \$150.00</b>
	<b>Total Current Payments:</b>	<b>- \$150.00</b>
	<b>Amount Due Now:</b>	<b>\$0.00</b>

**CBL** 032 L002001

**Bill to:**

Portland, ME

**Application No:** 0000-1841

**Invoice Date:** 12/23/2013

**Invoice No:** 43661

**Total Amt Due:** \$0.00

**Payment Amount:** \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.  
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>