



PORTLAND MAINE

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

October 11, 2012

Pierce Atwood LLP
Merrill's Wharf
254 commercial Street
Portland, ME 04101
Attn: Rebecca W. Greenfield

RE: Two City Center – 032-P-001 (the "Property") - B-3 Zone

Dear Ms. Greenfield,

I am in receipt of your request for a determination letter concerning the Property. Please note that the Property was originally reviewed and approved under the location address of 230 Middle Street before the current readdressing of Two City Center. The Property is currently located within the B-3 Downtown Business Zone with several overlay zones including Historic, Pedestrian Activities District (PAD) and the Downtown Entertainment Overlay Zone.

In the B-3 Downtown Business Zone certain commercial uses are permitted, including, but not limited to, general business and professional offices.

To the best of my knowledge the Property, as developed, conforms with all land use and development restrictions contained in the City's ordinances, including applicable building, land use and subdivision regulations, and that all appropriate and required City permits, certificates of occupancy and approvals have been provided for the current use and development of the Property. I am unaware of any pending or contemplated land use or zoning actions with respect to the Property. I have included copies of appropriate permits and certificates of occupancy.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator
City of Portland, Maine



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 230 Middle Street

Date of Issue April 6, 1984

Issued to Pissegall Construction Co.

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. 83/1027, 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 Building

Entire

Limiting Conditions:

James P. Collins
Inspector of Buildings

This certificate supersedes
certificate issued

Approved:

5 April 84 M. Dugan
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies legal use of building or premises, and 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: 2 City Center

Date of Issue: July 3, 1985

Issued to: Allied Construction

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. 85-464, 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

Basement

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 230 Middle Street

Issued to Coastal Savings Bank

Date of Issue November 9, 1984

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. 84-1213, 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 1st Floor

Bank

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

11/13/84
(Signature)

(Signature)
Inspector

(Signature)
Inspector of Buildings

? (Signature)

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 **2 City Center**

Date of Issue **July 3, 1985**

Issued to **Allied Construction**

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. **85-481**, 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**

offices

This certificate supersedes certificate issued:

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate does not legalize 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 230 ,Middle Street

Issued to **Allied Construction**

Date of Issue **November 15, 1984**

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. **84-1280** 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

Offices 3rd + 4th floors

Offices

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:
11/19/84
(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 2 City Center

Date of Issue October 16, 1986

Issued to The Boulos Company

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. 86-115, 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

OFFICES

This certificate supersedes certificate issued

Approved

(Date)

10/16/86

Inspector

[Signature]

[Signature]
Inspector of Building

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
SITE PLAN REVIEW
 Processing Form

319

City of Portland, Maine Date May 31, 1983

Applicant 309 Congress Street Address of Proposed Site 230 Middle Street

Mailing Address Portland, Maine 04101 Site Identifier(s) from Assessors Maps B-3

Proposed Use of Site office building Zoning of Proposed Site _____

Acreeage of Site / Ground Floor Coverage _____ Proposed Number of Floors _____

Site Location Review (DEP) Required: () Yes () No Total Floor Area _____

Board of Appeals Action Required: () Yes () No

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES																		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

Handwritten initials

APPLICATION FOR PERMIT

PERMIT ISSUED

JUN 13 1983

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION **00555**
ZONING LOCATION PORTLAND, MAINE **May 27, 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 ... **230 Middle Street** Fire District #1 , #2
1. Owner's name and address ... **City of Portland - 309 Congress St., 04101** .. Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address ... **Pizzagalli - 50 Joy Drive, So. Burlington, VT 05401** .. Telephone ... **802-658-4100**

Proposed use of building ... **Foundation only for office building** No. of sheets
Last use ... **vacant lot** No. families
Material No. stories Heat Style of roof Roofing

Other buildings on same lot
Estimated contractual cost **\$25,000.00**

FIELD INSPECTOR—Mr.
@ 775-5451
To construct foundation only, 4500 sq. ft., as per plan.
And Site Plan Review
Appeal Fees \$
Base Fee
Late Fee
TOTAL \$ **135.00**
200.00

ISSUE PERMIT TO #3 - ATTENTION MICHAEL O'LEARY Stamp of Special Conditions

Handwritten calculations:
24 120
5 16

120 135

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
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 cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? **no**

ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE **Sept. 22, 1983**

OCT 14 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 ... **230 Middle Street** ... Fire District #1 #2

1. Owner's name and address **Piassgalli Constr. Co. Inc. - 50 Joy Drive** Telephone **802-558-4100**

2. Lessee's name and address **50 Burlington St.** Telephone

3. Contractor's name and address **Owner** Telephone

Proposed use of building **office building** No. of sheets

Last use

Material

Other buildings on same lot

Estimated contractual cost \$ **1,000,000** Appeal Fees \$

FIELD INSPECTOR—Mr. **@ 775-5451** Base Fee **5,010.00**

Late Fee

TOTAL \$ **5,010.00**

To construct 20,000 square ft building to be used for offices, foundation permit applied for on 6-13-83 on separate permit.

Stamp of Special Conditions

send permit to # 1 C/O Mike O'Leary

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? **yes** Is any electrical work involved in this work? **yes**

Is connection to be made to public sewer? ... If not, what is proposed for sewage?

Has septic tank notice been sent? ... Form notice sent?

Height average grade to top of plate ... Height average grade to highest point of roof

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 parillions) 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 cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

no

BUILDING INSPECTION—PLAN EXAMINER ... Will work require disturbing of any tree on a public street?

ZONING: ... Will there be in charge of the above work a person competent

BUILDING CODE: ... to see that the State and City requirements pertaining thereto

Fire Dept.: ... are observed? **yes**

Health Dept.: ...

Others: ...

Signature of Applicant

Phone #

775-4166

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

091097

OCT 14 1983

ZONING LOCATION

PORTLAND, MAINE, Sept. 22, 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 230 Middle Street

1. Owner's name and address Pizzagalli Constr. Co, Inc., 50 Coy Drive

Fire District #1 C1, 17 E

2. Lessee's name and address

80 Burlington

Telephone 802-628-4100

3. Contractor's name and address Ovar

Telephone

Proposed use of building office building

No. of sheets

Last use

No. families

Material No. stories Heat Style of roof Roofing

No. families

Other buildings on same lot

Estimated contractual cost \$ 1,000,000

Appeal Fees \$

FIELD INSPECTOR - Mr.

@ 775-3451

Base Fee

5,010.00

Late Fee

TOTAL

5,010.00

To construct 20,000 square ft building to be used for offices, foundation permit applied for on 6-13-83, on separate permit, send permit to # 1. C/O Mike O'Leary

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes
Is any electrical work involved in this work? yes
Is connection to be made to public sewer?
If not, what is proposed for sewer?
Has set-off tank notice been sent?
Form notice sent?
Height average grade to top of plate
Height average grade to highest point of roof
Size, from depth No. stories solid or filled land? earth or rock?
Material 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 cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER

Will work require disturbing of any tree on a public street? no

ZONING: J.K. Pizzagalli 9/23/83

BUILDING CODE:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Fire Dept.
Health Dept.

Others:

Signature of Applicant

Michael J O'Leary

775-4166

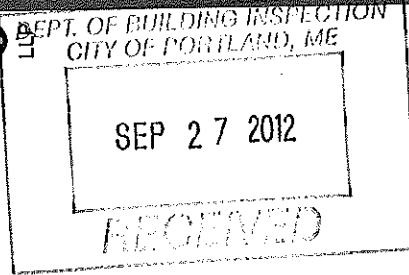
Phone #

Type Name of above

Michael J O'Leary, Inc.

1 2 3 4

PIERCE ATWOOD



REBECCA W. GREENFIELD

Merrill's Wharf
254 Commercial Street
Portland, ME 04101

PH 207.791.1246
FX 207.791.1350
rgreenfield@pierceatwood.com
pierceatwood.com

September 26, 2012

VIA REGULAR MAIL & E-MAIL

Ms. Marge Schmuckal
Zoning Administrator/City of Portland
Portland City Hall
389 Congress Street
Portland, Maine 04101

Re: Two City Center, Portland Maine (Tax Map 32, Block P, Lot 1)

Dear Ms. Schmuckal:

MDA LLC, a Maine limited liability company, is refinancing its office building situated at Two City Center, in the City of Portland, more particularly identified on Tax Map 32, Block P, Lot 1 ("Property"). The Property is located in the B3 Downtown Business Zone. In the B3 Downtown Business Zone certain commercial uses are permitted, including general business and professional offices.

We would appreciate your confirmation that the Property, as developed, conforms with all land use and development restrictions contained in all City's ordinances, including applicable building, land use and subdivision regulations, and that all appropriate and required City permits, certificates, licenses, and approvals have been provided for the current use and development of the Property. We also ask for your confirmation that you are unaware of any pending or contemplated land use or zoning actions with respect to the Property.

We ask that you confirm the above by signing at the bottom of this letter and returning it to us via facsimile at (207) 791-1350. Please send us the original by regular mail. Of course, if you have any questions, or require additional information, please do not hesitate to call me. Thank you in advance for your time and assistance.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca W. Greenfield".

Rebecca W. Greenfield

Seen and agreed to:

Zoning Administrator for
The City Of Portland

Date



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 71654

Tender Amount: 150.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 9/28/2012

Receipt Number: 48764

Receipt Details:

Referance ID:	515	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 2 City Center			

Thank You for your Payment!

FAX



To: Rebecca W. Greenfield
Fax Number: 791-1350
From: Marge Schuck
Fax Number:
Date: 10/11/12
Regarding: Two City Center
Total Number Of Pages Including Cover: 12
Phone Number For Follow-Up:

Comments:

Hi Rebecca,
I hope this helps you - let me know how you want me to deliver the original - pickup? mail?

Thanks,
Marge

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207) 874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

Assessor's Office | 369 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8456

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

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 032 P001001
Land Use Type OFFICE & BUSINESS SERVICE
Property Location 2 CITY CTR
Owner Information HDA LLC
PO BOX 100
YORK HARBOR ME 03911
Book and Page 16239/247
Legal Description 32-P-1
TEMPLE ST 72-76
SPRING ST ART
4255 SF
Acres 0.0977

Handwritten: 230 Middle St

Handwritten: 32-P-1
PAD
B-3 - Nisjovic
DE 02

Current Assessed Valuation:

TAX ACCT NO. 4818 OWNER OF RECORD AS OF APRIL 2012 MDA LLC
LAND VALUE \$218,900.00
BUILDING VALUE \$3,109,000.00
NET TAXABLE - REAL ESTATE \$3,327,900.00
TAX AMOUNT \$62,631.08

Handwritten: Temple -
Spring St

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 1983
Style/Structure Type OFFICE BUILDING - HIGH-RISE
Units 1
Building Num/Name 1 - 2 CITY CENTER
Square Feet 26753

View Sketch

View Map

View Picture



Handwritten: Free St?

Exterior/Interior Information:

Building 1
Levels B1/B1
Size 4272
Use MULTI-USE OFFICE
Height 12
Heating HOT AIR
A/C CENTRAL

Building 1
Levels 01/01
Size 4272
Use OFFICE BUILDING
Height 14
Walls GLASS/MASHR
Heating HOT AIR
A/C CENTRAL

Building 1
Levels 02/04
Size 4272
Use OFFICE BUILDING
Height 12
Walls GLASS/MASHR
Heating HOT AIR
A/C CENTRAL

Building 1
Levels 05/05
Size 4272
Use OFFICE BUILDING
Height 12
Walls GLASS/MASHR

Handwritten: under 2 City Center
230 Middle St

Handwritten: CO of
Basement - 85-464
2nd floor - 85-481
5th floor - 86-115
85-1

Handwritten: CO 230 Middle;
entire 1st floor - 84-1213
2nd & 4th floors - 84-200-
entire middle floor - 84-1095

2 City Center previously 230 Middle St

