



Planning & Urban Development Department

ZONING CERTIFICATE

To: Hopkinson & Abbondanza, as Attorney for H & A Property Group, LLC.

Re: Zoning certificate for the property located at Six City Center, Portland, Maine (the "Property")

Gentlemen:

We are the authority responsible for the enforcement of zoning matters and the issuance of certificates of occupancy in the geographic area in which the Property is located. Please be advised as follows:

- i. Certificates of occupancy have been issued without condition or variance and are in effect for all buildings and, if required, all units at the Property. We are not aware of any circumstances that would render such certificates of occupancy invalid or cause them to be revoked.
- ii. The Property is zoned B3 w/ Pedestrian Overlay District under the applicable zoning laws and ordinances. **(Please check (a) or (b), as applicable, and complete all blanks)**
 - (a) This zoning classification allows the existing use of the Property, which constitutes a conforming use.
 - (b) Although this zoning classification does not permit the current use/density/height/parking/lot coverage/setbacks/yard requirements _____ (circle applicable non-conformity), the Property is a legal non-conforming use. Restoration of the Property as it currently exists is permitted [following a casualty not exceeding _____% of the Property's _____] [provided that such restoration is completed within _____ months after a casualty].
- iii. Attached hereto are true copies of the applicable ordinances, resolutions or regulations relating to the zoning and use of the Property.
- iv. As far as we are aware, the Property is in compliance with all applicable building codes, fire codes, other health and safety rules and regulations, parking, density and height requirements and other building and zoning laws.

Sincerely,

Dated: 9/24/15

Name: Ann B. Madsen

Title: Zoning Administrator