



PORTLAND MAINE

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Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

May 6, 2013

TD Bank, N.A. and
East Coast Construction & Consulting, LLC

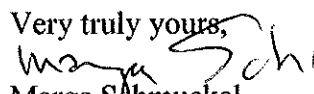
RE: 70 Center Street – 038-E-009 (the “Premises”)- B-3 Zone with Downtown
Entertainment Overlay

Dear Sirs/Madams:

The undersigned hereby certifies with respect to the above-referenced property, the
Premises”, and described on the attached **Exhibit A:**

1. The applicable Zoning code affecting the Premises is as follows:
Land Use Zoning Ordinance of the City of Portland revised through March 4, 2013.
2. The Premises are located in the following zoning district under the Land Use
Zoning Ordinance: B-3 Downtown Business Zone with a Downtown
Entertainment Overlay Zone, and the current use of the Premises as offices is a
permitted use thereunder.
3. There are no known or unresolved violations or pending enforcement actions with
respect to any applicable zoning codes, City ordinances, or building,
environmental or energy codes, ordinances or regulations except as follows:
[X] NONE [] UNRESOLVED VIOLATIONS EXIST
4. Copies of the following permits and approvals, as applicable to the Premises, are
attached hereto:
 - a. [X] Certificate of Occupancy
 - b. [NA] Conditional Use Approval
 - c. [NA] Site Plan Approval
 - d. [NA] Subdivision Approval
 - e. [X] Building Permit
 - f. [NA] Condominium Conversion (not required for nonresidential uses)

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

Very truly yours,

Marge Schmuckal
Zoning Administrator
City of Portland Maine

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP B
B.O.C.A. TYPE OF CONSTRUCTION 3-B
001022

OCT 5 1983

ZONING LOCATION B-3 PORTLAND, MAINE August 31, 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 66-72 Center St. Corner of Spring St., Arterial Fire District #1 [] #2 []
1. Owner's name and address General Properties Inc. - 136 Commercial St. Telephone
Suite M Telephone 775-0741
2. Lessee's name and address Telephone 775-0471
3. Contractor's name and address Ledgewood Inc. - P. O. Box 8107, 04104 Telephone 775-0471

Proposed use of building offices No. of sheets
Last use School No. families
Material No. stories Heat Style of roof Roofing

Other buildings on same lot
Estimated contractual cost \$425,000. Appeal Fees \$
Base Fee 2,135.00
Late Fee

FIELD INSPECTOR-Mr. @ 775-5451
TOTAL \$ 2,135.00
ch of use 25.00 total 2,160.00
Stamp of Special Conditions

Change of use from school to offices with alterations and structural changes as per plans, 16 sheets of plans
send permit to # 3 04104

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? yes 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
BUILDING INSPECTION-PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept:
Health Dept:
Others:

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

Signature of Applicant Ledgewood Inc. (BSE) Phone # same
Type Name of above Robert Balfe for Ledgewood Inc. [] 2 [] 3 [] 4 []
Other and Address

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0 3018

DEC 14 1983

ZONING LOCATION

PORTLAND, MAINE Dec 9 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: 70 Center Street Fire District #1 #2

1. Owner's name and address: General Properties - 196 Commercial St. Telephone: 775-0741

2. Lessee's name and address: building as being bought by individuals Telephone:

3. Contractor's name and address: listed on separate sheet - office No. of sheets:

Proposed use of building: office condominiums No. families:

Last use: Contractor, Tedgewood, Inc. - P. O. Box #107, 04104 Roofing: No. families:

Material: No. stories: 775-0741

Other buildings on same lot: Estimated contractual cost \$ 31,000

FIELD INSPECTOR - Mr. Appeal Fees \$

Base Fee \$ 160.00

Late Fee

TOTAL \$ 160.00

To make alterations to existing building as listed on separate sheet of paper, no structural changes, these were done on separate permit, work is being done for individuals listed on paper, as per plans, 4 sheets of plans, send permit to # 3

Stamp of Special Conditions

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? no 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 Sill

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 6 feet

Joints and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof height

If one story building with masonry walls, thickness of wall

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 tree? no

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: Robert Balfe for Tedgewood, Inc. Phone: same

Type Name of applicant: Robert Balfe for Tedgewood, Inc. 2 3 4



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 70 Center Street

Issued to Staples School Associates

Date of Issue December 26, 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. 4-542, 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: Entire

Offices

This certificate supersedes certificate issued

Approved:

(Date)

E. Jordan

Inspector

Arthur S. Gove

[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 79 Grand Street

Issued to Universal Realty LLC.

Date of Issue

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. 990140, 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

6th Floor

APPROVED OCCUPANCY

Office Space
Use Group B
Type III
Code 1996

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.