

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

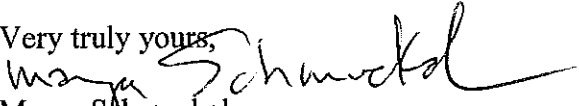
RE: 70 Center Street – 038-E-009 (the “Premises”)- B-3 Zone with Downtown
Entertainment Overlay

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

Marge Schmuckal - RE: Zoning Letter

From: Ashley Mceachern <AMceachern@portlandbuilders.com>
To: Marge Schmuckal <MES@portlandmaine.gov>
Date: 5/6/2013 1:16 PM
Subject: RE: Zoning Letter

Our attorney just contacted us with a little change. They would actually like it to say "TD Bank, N.A and East Coast Construction & Consulting, LLC" If it is not too late.

Thank you so much!

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Monday, May 06, 2013 12:33 PM
To: Ashley Mceachern
Subject: RE: Zoning Letter

Hi Ashley,

I have completed my research and preparing a letter.

The sample letter you gave me does not have a specific bank in which to address on me letter to you. Do you want me just to put down "To Whom It May Concern"?

Thank you,

Marge

>>> Ashley Mceachern <AMceachern@portlandbuilders.com> 5/6/2013 9:10 AM >>>

Good Morning,

I don't mean to bother you, but I just wanted to check on the status of the Zoning Letter for East Coast Construction and Consulting for the property located on 70 Center Street, Unit 304 in Portland.

I appreciate your help!

Have a wonderful Monday.

~Ashley

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Monday, April 29, 2013 11:23 AM
To: Ashley Mceachern
Subject: RE: Zoning Letter

thank you Ashley,

I do have that request. Since you didn't match up with the determination requestor, I thought that I might have missed your application. I will be working on that one soon.

Marge

>>> Ashley Mceachern <AMceachern@portlandbuilders.com> 4/29/2013 11:03 AM >>>

Absolutely! The property is for 70 Center Street, Unit 304, Portland, ME- The request letter would be under East Coast Construction & Consulting.

Thank you for your help!!

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
2. Lessee's name and address Suite M Telephone 775-0741
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

FIELD INSPECTOR-Mr. @ 775-5451
Late Fee
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 connection to be made to public sewer? yes
Has septic tank notice been sent?
Height average grade to top of plate
Size, front depth No. stories
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:

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

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
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. (B.S.) Phone # same
Type Name of above Robert Balfe for Ledgewood Inc. [] 2 [] 3 [] 4 []
Other

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 - 136 Commercial St. Telephone 775-0741

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

3. Contractor's name and address listed on separate sheet - office Telephone

Proposed use of building office condominiums No. of sheets

Last use contractor No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot 775-0741

Estimated contractual cost \$ 31,000

FIELD INSPECTOR - Mr. Appeal Fees \$

@ 775-5451 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 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. James P. Collins, Chief to see that the State and City requirements pertaining thereto
Health Dept. are observed? yes
Others:

Signature of Applicant Robert Balfe for Hedgewood, Inc. Phone same
Type Name of above Robert Balfe for Hedgewood, 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. 84-542, 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:

12/26/84

Date

Inspector

Arthur Lowe

[Signature]

Inspector of Buildings

EA 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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 70 Center Street

Issued to Universal Realty, Inc.

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.

PORTRION OF BUILDING OR PREMISES

4th Floor

APPROVED OCCUPANCY

Office Space
Use Group B
Type 2B
Book 1396

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.

Marge Schmuckal - RE: Zoning Letter

From: Ashley Mceachern <AMceachern@portlandbuilders.com>
To: Marge Schmuckal <MES@portlandmaine.gov>
Date: 5/6/2013 12:59 PM
Subject: RE: Zoning Letter

Good Afternoon,
If you would address the letter to "TD Bank, N.A. " it would be greatly appreciated!

thank you so much, let me know if you need any other information!

~Ashley

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Monday, May 06, 2013 12:33 PM
To: Ashley Mceachern
Subject: RE: Zoning Letter

Hi Ashley,
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The sample letter you gave me does not have a specific bank in which to address on me letter to you. Do you want me just to put down "To Whom It May Concern"?
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I appreciate your help!

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Sent: Monday, April 29, 2013 11:23 AM
To: Ashley Mceachern
Subject: RE: Zoning Letter

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Marge

>>> Ashley Mceachern <AMceachern@portlandbuilders.com> 4/29/2013 11:03 AM >>>
Absolutely! The property is for 70 Center Street, Unit 304, Portland, ME- The request letter would be under East Coast Construction & Consulting.

East Coast Construction & Consulting, LLC

April 17, 2013

Marge Schmuckal
Asst. Chief of Inspection Services/
Zoning Administrator
City of Portland
389 Congress Street
Portland, ME 04104

RE: Zoning Letter

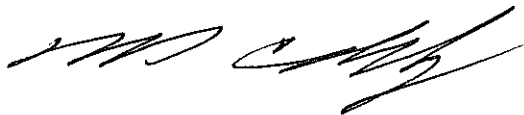
Dear Ms. Schmuckal,

I am writing to you today to request that the City of Portland complete the attached document pertaining to the Zoning Determinations for the below property:

MAP/BLOCK/LOT: 38-E-9
ADDRESS: Unit 304, 70 Center Street Condominium, 70 Center Street, Portland, Maine
04104
FORMATTED LETTER
SAMPLE: Attached

Enclosed you will find Check #137 in the amount of \$150.00 for the Request for Zoning Determination.

Regards,



William A. Cuddy

B-3
38-E-009
RECEIVED
APR 22 2013
Dept. of Building Inspections
City of Portland Maine
Entertainment overlay zone

CITY OF PORTLAND ZONING LETTER

_____, 20____

_____ Bank

Re: [ADDRESS], Portland, Maine (the "Premises")

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by _____, LLC and described on the attached Exhibit A:

1. The applicable zoning code affecting the Premises is as follows:

Zoning Ordinance of the City of Portland revised through _____, 20_____.

2. The Premises are located in the following zoning district under the Zoning Ordinance:

_____, and the current use of the property as _____ is a [permitted][approved conditional][legal non-conforming] use thereunder.

3. There are no known, 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:

[___] NONE [___] UNRESOLVED VIOLATIONS EXIST

If there are any known, unresolved violations, the following summarizes the nature of such violations:

4. Copies of the following permits and approvals, as applicable to the Premises, are attached hereto:

- (a) [X] [N/A] Certificate of Occupancy.
(b) [X] [N/A] Conditional Use Approval.
(c) [X] [N/A] Site Plan Approval.
(d) [X] [N/A] Subdivision Approval.
(e) [X] [N/A] Building Permit.
(f) [X] [N/A] Condominium Conversion.
(g) [X] [N/A] Other: _____.

Signature of Authorized Person: _____
Typed or Printed Name of Signatory: _____
Title of Signatory: _____
City or Other Governmental Agency: _____

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1690	Applicant: SUSAN HYMAN 70 CENTER STR
Project Name: 70 CENTER ST	Location: 70 CENTER ST
CBL: 038 E009304	Application Type: Determination Letter
Invoice Date: 04/22/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due		Payment Due Date
\$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
		\$150.00
Total Current Fees:		+ \$150.00
Total Current Payments:		- \$150.00
Amount Due Now:		\$0.00

CBL 038 E009304
Bill to: SUSAN HYMAN 70 CENTER STREET LLC
 5 HACKMATAACK DR
 SCARBOROUGH, ME 04074

Application No: 0000-1690
Invoice Date: 04/22/2013
Invoice No: 40842
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.