



Planning & Urban Development Department

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

June 19, 2014

Brice P. Soucy
easternMarine
Kendall Square
87 3rd Street - Unit G
Cambridge, Massachusetts 02141

RE: 254 Commercial Street/ Merrill's Wharf – Suite 117 – 041-A-017 & 18 - WCZ

Dear Mr. Soucy,

I am in receipt of your request for a determination letter concerning the allowable first floor marine use of your business "easternMarine". Please note that you gave me a web site to view your business information. However, that web site is not up and running yet. So I made my determination based upon what you supplied in writing to me. What you presented indicates that your business can fall under 14-307(a)21 "Marine office....".

Therefore, your business model would be able to be considered a marine- related tenant at this location. However, please note that this determination letter is not an approval to move into the space. You need to establish your use within the building by applying for a building permit to establish the use. All our permits are on-line. You will want the "Commercial/Change of Use" application. We will need dimensioned floor plans and a building key showing your location. Any other construction information must also be shown on your plans. This letter does not substitute for your responsibility to apply for the appropriate permits.

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



Kendall Square | 87 3rd Street Unit G, Cambridge, Massachusetts 02141

LETTER OF REQUEST | MARINE-RELATED TENANT
STATUS

Merrill's Wharf (254 Commercial Street, Portland, ME) - First Floor Leasing

May 21, 2014 ("Effective Date")

5/27/2014 receipt

Marge Schmuckal
Zoning Administrator
City of Portland Planning Department
389 Congress Street
Portland, Maine 04101

Dear Marge,

We are pleased to present to you the following Letter of Request ("LOR") for formal consideration for "marine-related tenant" status for occupancy of the (first floor Suite 117) at Merrill's Wharf at 254 Commercial Street ("Office", See Exhibit I). As you know, Merrill's Wharf's Floor 1 is zoned WCZ (waterfront central zone) as defined by Sec. 14-311. Development standards in the Land Use Code of Ordinances Sec. 14-304 for the Waterfront Central Zone in accordance with the City of Portland's Planning Board Policy and Zoning Process requiring a 55% marine-related threshold.

The following LOR summarizes the current and future business activity of easternMARINE, the assumed business name of easternIMPACT LLC (Charter# 20143457DC), a Maine limited liability company ("LLC") formed on April 4, 2014. The assumed business name of easternMARINE is formalized through a filing on April 30, 2014 with the Secretary of State of Maine to "transact business under an assumed or fictitious name," easternMARINE. As such, easternIMPACT LLC is doing business as easternMARINE.

easternMARINE is a marine development company with the mission of developing and deploying innovative and proven marine business models in the Downeast corridor of New England. Our business activity encompasses the development, construction, financing, operation and maintenance of direct and associated marine infrastructure in order to deploy marine business models. These marine business models primarily include, but are not limited to:

- Marine office, including but not limited to offices of owners of wharves or other agents;
- Cargo handling facilities, including docking, locating and water taxis;
- Seafood loading and seafood distribution;
- Commercial marine transport and excursion services;
- Harbor and marine supplies and services, chandleries, and ship supply such as fueling and bunkering of vessels;
- Tugboat, fireboat, pilot boat and similar services;
- Marine products, wholesaling, distribution and retailing;
- Marine research, education, and laboratory facilities.

Other potential future secondary non-marine commercial and industrial business models include, but are not limited to:



Kendall Square | 87 3rd Street Unit G, Cambridge, Massachusetts 02141

- **Intermodal transportation facilities;**
- **Cold storage facilities.**

We have chosen Portland as our Deployment Office headquarters and we look forward to participating in the recent and future developments on the Working Waterfront. Our Development Office headquarters is currently at Kendall Square | 87 3rd Street Unit G, Cambridge, Massachusetts 02141.

We are in the process of forming the public presence for easternMARINE and are happy to provide any further information upon request. Please feel free to view the website of easternIMPACT at: www.easternimpact.com.

Please feel free to direct any questions to our Founder, Brice P. Soucy at brice@easternimpact.com or 978-235-3379.

Best Regards,

[SIGNATURE PAGE FOLLOWS]



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IN WITNESS WHEREOF, the party has executed this Letter to be effective as of the Effective Date.

easternIMPACT LLC (d/b/a
easternMARINE)

By Brice P. Soucy
Name: Brice P. Soucy
Title: Founder



Kendall Square | 87 3rd Street Unit G, Cambridge, Massachusetts 02141

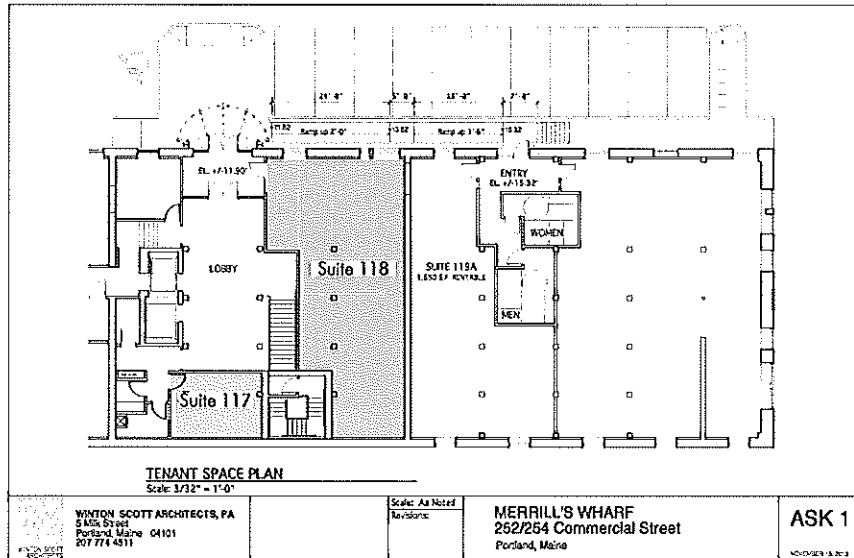
EXHIBIT 1 | 254 Commercial Street, Suite 117 and 118 Floor Plan

FOR LEASE

MERRILL'S WHARF
254-258 COMMERCIAL ST
PORTLAND, ME

FLOOR PLANS

AVAILABLE SUITES AS NOTED



Marge Schmuckal - Determination letter for Merrill's Wharf (254 Commercial St)

From: Marge Schmuckal
To: brice@easternimpact.com
Date: 6/5/2014 5:52 PM
Subject: Determination letter for Merrill's Wharf (254 Commercial St)

Hi Brice,

I am in receipt of your request for a determination letter. I am running tardy on responding to your request because of the number of multiple address requests that I have received. I will be able to address your letter after next week due to a pre-determined vacation. I hope this delay is not overly burdensome to you.

I apologize,

Marge Schmuckal
Zoning Administrator

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1936	Applicant: WATERFRONT MAINE
Project Name: 252 COMMERCIAL ST	Location: 252 COMMERCIAL ST
CBL: 041 A016001	Application Type: Miscellaneous
Invoice Date: 05/27/2014	

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
Appeal Application Fee	1	\$150.00
		\$150.00
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 041 A016001
Bill to: WATERFRONT MAINE
14 MAINE ST
BRUNSWICK, ME 04011

Application No: 0000-1936
Invoice Date: 05/27/2014
Invoice No: 45234
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>