

PORTLAND MAINE

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Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

December 5, 2012

Drew Sigfridson
CBRE / The Boulos Company
One Canal Plaza
Portland, ME 04101

RE: 252-254 Commercial Street / Merrill's Wharf – 041-A-16, 17, 18 – WCZ Zone
REVISED

Dear Mr. Sigfridson,

I am in receipt of your determination concerning the property at 252-254 Commercial Street also known as Merrill's Wharf. My determination is based upon web site information for each of the business names you supplied and more specific building use that you have provided me. And subsequently a meeting with 12 WT owner Steve Stracqualursi on December 3, 2012 provided more information. The entire building site is located in the WCZ Zone.

Calendar Islands Lobster: I have determined that this business use is considered a marine office of seafood brokers. It is also working under seafood loading and seafood distribution with their adjoining Dropping Springs Bait company. It is a marine use.

12 WT: With the new information that I received, I now have determined that this business falls under the marine related uses of "fabrication of marine-related goods" and "Marine research". It is a marine use.

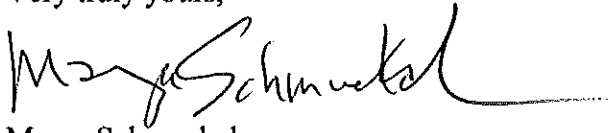
Prentice Hospitality Group: I have determined that this business for the dock space is considered a commercial marine transport and may be docked on site. However, space in the building that would be considered marine related would be limited to ticket sales within a very small office. General office space for promotion of their other businesses is not considered to be marine related.

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

You have the right to appeal my decision concerning this matter. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Please note that separate permit applications are required to establish any uses. Sign permits are a separate permit application.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator