

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

November 19, 2013

Derek Miller
CBRE/ The Boulos Company
One Canal Plaza, Suite 500
Portland, ME 04101

RE: Merrill's Wharf, 254 Commercial Street – 1st floor leasing - 41-A-16, 17 & 18 – WCZ

Dear Mr. Miller & Mr. Sigfidson,

I am in receipt of your request for a determination letter concerning the first floor leasing and whether the proposed business, CPB2 LLC, meets the requirements of being considered "Marine Related".

I have reviewed the written information concerning CPB2 LLC that was included in your request. I have also had a verbal phone conversation with Casey W. Prentice, a managing partner of CPB2 LLC. Based upon all the gathered information, I have determined that CPB2 LLC can be considered a "Permitted Use" under 14-307 as a Marine Office [14-307(a)21]. Therefore this business is considered to be marine related for your first floor use.

Please be aware that this determination letter is not a substitution for any approval of the final use. There must be an application for a change of use permit to establish this use within the premises. As part of the permit process, this office will need to be provided with good floor plans showing where the proposed marine use will be located within the first floor area.

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

Part of the CB Richard Ellis Affiliate network

One Canal Plaza, Suite 500
Portland, ME 04101

T 207.772.1333
F 207.871.1288

www.boulos.com

November 1, 2013

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

RECEIVED

NOV - 4 2013

Doc: [unclear] [unclear]

RE: Merrill's Wharf, 254 Commercial Street – First Floor Leasing

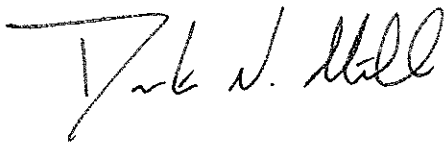
WCE — (78
41-A-16 9/18

Dear Marge,

On behalf of the owner Waterfront Maine, CBRE | The Boulos Company has been marketing the above-referenced property to marine users and we are currently working with another user who we feel meets the definition of a marine user. Included herein is a letter describing their business in summary, please let us know if there are any questions.

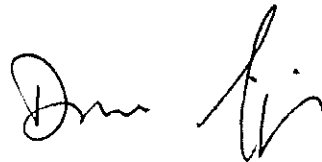
We believe that this tenant would be a valuable addition to the Portland Waterfront. Should you need any additional information we would be happy to discuss this further with you either by phone or in person.

Best regards,



Derek Miller
Associate

dmler@Boulos.com



Drew Sigfridson, SIOR
Managing Director/Partner



Tuesday, October 29, 2013

Mr. Derek Miller
The Boulos Company
One Canal Plaza
Portland, ME 04101

Cc: Chris Pachios

Dear Derek,

Thank you for giving me the opportunity to view available spaces at Merrill's Wharf. Please allow this letter to serve as my formal request to have my business' status reviewed and considered for occupancy in Merrill's Wharf as a marine-related company.

CPB2 LLC was formed specifically to acquire and develop the properties located on both the Eastern and Western Waterfronts of Portland, Maine. CPB2 LLC currently owns the Portland Company Complex, located at 58 Fore Street and the development site immediately adjacent to the Marine Terminal on the Western Waterfront. CPB2 LLC is working with Phineas Sprague Jr. to develop a new boatyard that will be able to service major marine vessels and connect the Shipping Terminal to the railroad. The developments on the Western Waterfront will have a profound positive impact on Portland's marine service capacity and on Maine's marine global connectivity.

As a Managing Partner of CPB2 LLC I have been asked to join a group that meets to discuss Portland's working waterfront and give my input on ways to continue to enable Portland's waterfront to grow while maintaining the very character that acts as it's biggest draw. Other members of this group are representatives from the marine sciences, Greg Mitchell, Bill Needleman, wharf owners, and a representative for the lobstering industries. I am honored to have been asked to join this group and think it speaks to the level of involvement and engagement CPB2 LLC has with other users of Portland's waterfront. An office space on the waterfront would greatly improve CPB2's ability to easily and readily engage our waterfront colleagues, adding to the vibrancy and vitality of Portland's wharfs. The location on Merrill's Wharf is particularly of interest due to its close proximity to both of our waterfront locations.

Thank you for considering the status of CPB2 LLC. I would be happy to meet with you to discuss any other information you feel would be relevant in making a determination of eligibility.

Sincerely,

A handwritten signature in black ink, appearing to read 'Casey W. Prentice', written in a cursive style.

Casey W. Prentice



Tuesday, October 29, 2013

RECEIVED

Mr. Derek Miller
The Boulos Company
One Canal Plaza
Portland, ME 04101

NOV - 4 2013

Dept. of Building Inspections
City of Portland Maine

Cc: Chris Pachios

Dear Derek,


Thank you for giving me the opportunity to view available spaces at Merrill's Wharf. Please allow this letter to serve as my formal request to have my business' status reviewed and considered for occupancy in Merrill's Wharf as a marine-related company.

CPB2 LLC was formed specifically to acquire and develop the properties located on both the Eastern and Western Waterfronts of Portland, Maine. CPB2 LLC currently owns the Portland Company Complex, located at 58 Fore Street and the development site immediately adjacent to the Marine Terminal on the Western Waterfront. CPB2 LLC is working with Phineas Sprague Jr. to develop a new boatyard that will be able to service major marine vessels and connect the Shipping Terminal to the railroad. The developments on the Western Waterfront will have a profound positive impact on Portland's marine service capacity and on Maine's marine global connectivity.

As a Managing Partner of CPB2 LLC I have been asked to join a group that meets to discuss Portland's working waterfront and give my input on ways to continue to enable Portland's waterfront to grow while maintaining the very character that acts as it's biggest draw. Other members of this group are representatives from the marine sciences, Greg Mitchell, Bill Needleman, wharf owners, and a representative for the lobstering industries. I am honored to have been asked to join this group and think it speaks to the level of involvement and engagement CPB2 LLC has with other users of Portland's waterfront. An office space on the waterfront would greatly improve CPB2's ability to easily and readily engage our waterfront colleagues, adding to the vibrancy and vitality of Portland's wharfs. The location on Merrill's Wharf is particularly of interest due to its close proximity to both of our waterfront locations.

Thank you for considering the status of CPB2 LLC. I would be happy to meet with you to discuss any other information you feel would be relevant in making a determination of eligibility.

Sincerely,


Casey W. Prentice

*11/10/13 conversation with Casey Prentice
Developer - leasing the front with
Phineas Sprague Jr. the two properties
on the waterfront*

Marge Schmuckal - CPB2 Marine Designation

From: Casey Prentice <casey.prentice@cpb2.com>
To: Marge Schmuckal <mes@portlandmaine.gov>
Date: 11/3/2013 6:28 PM
Subject: CPB2 Marine Designation
Attachments: Marine Eligibility Letter.pdf

RECEIVED

NOV - 4 2013

Dept. of Building Inspections
City of Portland, Maine

Hi Marge,

I am working with Boulos and Chris Pachios to try and lease office space on the 1st floor of Merrill's Wharf. Having met you a few months ago when we announced we had (finally) put 58 Fore Street under contract, I figured I would reach out to you directly.

I am attaching a copy of the letter I drafted for Derek Miller, at Boulos and would encourage you to contact me directly if you have any questions or want clarification regarding why I am requesting Marine Designation for CPB2 LLC.

Thanks!

Casey W. Prentice

CPB2 LLC
PO Box 7987
Portland, ME 04112
casey.prentice@cpb2.com
O: 207.358.1994

Marge Schmuckal - Casey Prentice contact information

From: Greg Mitchell
To: Schmuckal, Marge
Date: 11/8/2013 1:57 PM
Subject: Casey Prentice contact information

Casey W. Prentice
President & CEO

Prentice Hospitality Group
2 Market Street
5th Floor
Portland, ME 04101
cwp@prenticehospitality.com
O: 207.358.1994

653-9966?

Greg A. Mitchell, Director
Economic Development Dept.
City of Portland
389 Congress Street
Portland, Maine 04101
Tel. 207.874.8945
Fax 207.756.8217
gmitchell@portlandmaine.gov

- including ferries, captained charter services, sport fishing and water taxis;
8. Cargo handling facilities, including docking, loading and related storage;
 9. Boat repair yards;
 10. Boat storage facilities, excluding rack storage facilities; (Boat rack storage facilities are included in conditional use, section 14-308(b)(3) below);
 11. Seafood processing;
 12. Seafood packing and packaging;
 13. Seafood loading and seafood distribution;
 14. Fabrication, storage and repair of fishing equipment;
 15. Ice-making services;
 16. Facilities for marine construction and salvage;
 17. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices;
 18. Fabrication of marine-related goods;
 19. Fishing and commercial vessel berthing;
 20. Non-commercial berthing of a maximum of fifty (50) linear feet per pier. A non-commercial berth may not displace a commercial berth.

Parking for any non-commercial berthing is subject to the provisions of section 14-311(d)8.
 21. Marine office, including but not limited to offices of owners of wharves or their agents, and naval architects, and seafood brokers;

Comm Marine Brokers

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

RECEIPT OF FEES

Application No: 0000-1822	Applicant: WATERFRONT MAINE
Project Name: 252 COMMERCIAL ST	Location: 252 COMMERCIAL ST
CBL: 041 A016001	Application Type: Determination Letter
Invoice Date: 11/04/2013	

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

Application No: 0000-1822
Invoice Date: 11/04/2013
Invoice No: 43247
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>