



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator***Form of Zoning and Government Compliance Letter**

August 12, 2015

Camden National Bank
c/o Marc Frenette
TRAFTON, MATZEN, BELLEAU & FRENETTE, LLP
P.O. Box 470
Auburn, ME 04212-0470

RE: Property: 76-78 Spruce Street, Portland (056 G009001)
Current Owner: Cameo Investments LLC
Purchasers/Borrowers: Michael A. and Donna A. Berg

Marc:

I am the Zoning Administrator of the City of Portland and have the authority to issue this determination. Please be advised that our records show the following information for the Property:

1. The property currently is zoned R-6 Residential with a Historic Overlay Zone, and the present use of the property as a six residential apartment building is a pre-existing lawfully nonconforming use within such zoning classification. The building on the property appears to be conforming (no survey was provided). The permitted improvements on the Property may be rebuilt in their current size and density if they are damaged.
2. To the best of my knowledge, no current or uncured violations of zoning, land use, building code or certificates of occupancy requirements are reported or pending against the property.
3. No applications for zoning or land use approval, or variances with any building codes currently are pending.
4. Please select, as applicable:
[N/A] Copy(ies) of the certificate(s) of occupancy for the Property is/are attached.
[N/A] Copy(ies) of the certificate(s) of occupancy for this Property is/are unavailable due to municipal recordkeeping, but our records indicated that the required certificate(s) of occupancy were issued for the Property.
[X] Certificate(s) of occupancy are not required for the Property.
5. Exceptions to the foregoing statements are attached: Yes [] No [X]

Very truly yours,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado, Zoning Administrator, City of Portland, Maine