

TRAFTON, MATZEN,  
BELLEAU & FRENETTE, LLP



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Marc Frenette | mfrenette@tmbf-law.com | Bar No. 9295 Dept. of Building Inspections  
City of Portland Maine

VIA EMAIL TO: amachado@portlandmaine.gov and REGULAR MAIL

July 21, 2015

pd 7/28

City of Portland  
City Hall  
389 Congress Street  
Portland, ME 04101-3509

ATTN: Ann Machado, Zoning Administrator

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

Ann:

I represent Camden National Bank which is entering into a loan transaction involving the purchase of an apartment building located at the above-referred address. Camden requires assurance that there are no zoning issues regarding the use of the site at that address for the use of the property as a multi-family residence.

Enclosed, for your convenience, is a form of Zoning and Government Compliance Letter. If you find this form acceptable, please provide to me the information sought in this form on the City of Portland's letterhead. Camden's loan relating to this site is anticipated to close the first week of August. In order to have the information which Camden is seeking prior to closing, please provide the letter to me either by fax or e-mail, and then mail the original letter signed by you.

Also enclosed is this firm's check #6173 in the amount of \$150.00 payable to the City of Portland for the cost of the Zoning Determination.

Thank you for your assistance in this matter, and please do not hesitate to contact me if you have any questions.

Very truly yours,

Marc N. Frenette

MNF/ald  
Enclosures

Form of Zoning and Government Compliance Letter

July \_\_, 2015

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

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rev 13.93

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**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-1 <sup>in historic</sup> [insert zoning classification], and the present use of the Property as a five to ten unit residential apartment building is a \_\_\_\_\_ <sup>built.</sup> [insert zoning classification - e.g., permitted use, use permitted by special exception, lawfully nonconforming use permitted by variance, pre-existing lawfully nonconforming use] within such zoning classification. The building on the property is \_\_\_\_\_ [insert conforming, lawfully nonconforming]. The improvements on the Property may be rebuilt in their current size and density if they are damaged.

2. No current or uncured violations of zoning, land use, building code or certificate of occupancy requirements are reported or pending against this Property.

3. No applications for zoning or land use approval, or variances with any building codes, currently are pending.

4. Please select, as applicable:

Copy(ies) of the certificate(s) of occupancy for the Property is/are attached.

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 was/were issued for the Property.

Certificate(s) of occupancy are not required for the Property.

5. Exceptions to the foregoing statements are attached: Yes  No .

Very truly yours,

Ann Machado

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

**INVOICE OF FEES**

|                                   |   |
|-----------------------------------|---|
| <b>Application No:</b> 0000-2251  | <b>Applicant:</b> CAMEO INVESTMENTS LLC       |
| <b>Project Name:</b> 76 SPRUCE ST | <b>Location:</b> 76 SPRUCE ST                 |
| <b>CBL:</b> 056 G009001           | <b>Application Type:</b> Determination Letter |
| <b>Invoice Date:</b> 07/28/2015   |   |

|                  |   |                  |   |              |   |                 |   |           |                                |
|------------------|---|------------------|---|--------------|---|-----------------|---|-----------|--------------------------------|
| Previous Balance | - | Payment Received | + | Current Fees | - | Current Payment | = | Total Due |                                |
| \$0.00           |   | \$0.00           |   | \$150.00     |   | \$150.00        |   | \$0.00    | Payment Due Date<br>On Receipt |

|                         |               |
|-------------------------|---------------|
| <b>Previous Balance</b> | <b>\$0.00</b> |
|-------------------------|---------------|

| Fee Description                | Qty | Fee/Deposit Charge |
|--------------------------------|-----|--------------------|
| Zoning Determinations          | 1   | \$150.00           |
|                                |     | \$150.00           |
| <b>Total Current Fees:</b>     | +   | <b>\$150.00</b>    |
| <b>Total Current Payments:</b> | -   | <b>\$150.00</b>    |
| <b>Amount Due Now:</b>         |     | <b>\$0.00</b>      |

**CBL** 056 G009001  
**Bill To:** CAMEO INVESTMENTS LLC  
 28 GREENLAND CIR  
 NORTHBOROUGH, MA 01532

**Application No:** 0000-2251  
**Invoice Date:** 07/28/2015  
**Invoice No:** 50232  
**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/792/Permit-Status>

[Click Here to Pay On Line](#)