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LEE D. URBAN

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December 5, 1991

Citibank (Maine), N.A.  
100 Foden Road  
South Portland, ME 04106

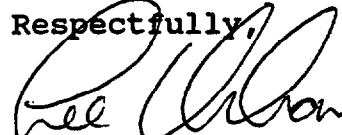
Re: 287-289 Spring Street, Portland

Dear Sirs:

This law firm represents West End Properties, Inc., Edward Hobler and David Garrity in connection with the purchase of property at 287-289 Spring Street in Portland (the "Property"). As requested by your legal counsel Ronald A. Epstein, I report as follows:

1. P. Samuel Hoffses, Chief of Inspection Services for the City of Portland, has informed me that the Property is situated in the R-6 Residential Zone. Enclosed is a photocopy of Section 14-136 of Portland's Land Use Code which describes the permitted uses in the R-6 Residential Zone.
2. Based solely on my review of the files now on microfilm and stored in the Building Inspections Department at Portland City Hall, I found no report of any outstanding building violations regarding the Property.
3. Enclosed are photocopies of the two most current Certificates of Occupancy on file at the Building Inspections Department. Also enclosed is a photocopy of Mr. Hoffses's December 4 letter to me indicating that the Certificates of Occupancy would not have been issued unless a condominium conversion permit had been issued previously.

Respectfully,

  
Lee D. Urban

LDU/rjh  
Enclosures

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