



## CITY OF PORTLAND

### ZONING CERTIFICATE

TO: Hopkinson & Abbondanza, P.A., as Attorney for Portland Retirement Residence, LLC

RE: Zoning certificate for the property located at the Woods at Canco, 257, Canco Road, Portland, ME (the "Property") – 149-B-1, 160-E-1, 161-A-1 - R-5A/ROS zones

DATE: August 9, 2000

Gentlemen/Madams,

We are the authority responsible for the enforcement of zoning matters and the issuance of certificates of occupancy in the geographic area in which the Property is located. Please be advised as follows:

- (i) Certificates of occupancy have been issued without condition or variance and are in effect for all buildings and, if required all units at the Property. We are not aware of any circumstances that would render such certificates of off occupancy invalid or cause them to be revoked.
- (ii) The Property is zoned R-5A and ROS under the applicable zoning laws and ordinances. The ROS area is an overlay zone pertaining to the public trails and bike paths thru this project.
  - (a) This zoning classification allows the existing use of the Property, which constitutes a conforming use.
- (iii) Attached hereto are true copies of the applicable ordinances, resolutions or regulations relating to the zoning and use of the Property.
- (vi) As far as we are aware, the Property is in compliance with all applicable building codes, fire codes, other health and safety rules and regulations, parking, density and height requirements and other building and zoning laws.
- (vii) Attached is a copy of Section 14-385, Restoration of damaged nonconforming buildings or premises. This refers to the allowance to rebuild, within one year, structures that are damaged by sudden and accidental means. Please note that it has not been determined that the Property is a nonconforming building(s). It could be rebuilt meeting today's standards, which are the standards under which it was approved.

Sincerely,

Marge Schmuckal  
Zoning Administrator