



PORTLAND MAINE

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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

May 8, 2006

Cedars Nursing Care Center, Inc.
Unit 1, 630 Ocean Avenue
Portland, ME 04103

RE: Owner: Cedars Nursing Care Center, Inc., formerly
The Jewish Home for the Aged
630 Ocean Avenue
Portland, ME 04101
Properties: 618-634 Ocean Avenue, Portland, Maine (the "Property")
Tax Map: 174-A-013001

Ladies and Gentlemen:

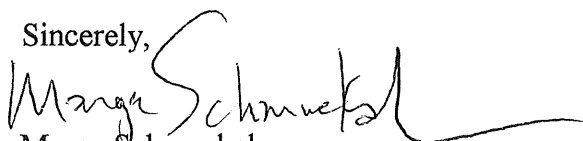
We have been asked to provide you with certain information in connection with the Property described above owned by Cedars Nursing Care Center, Inc.

1. Current Zoning. The property is currently zoned R-3 as the primary zone with a 100 foot R-5 strip of land along the front of the property abutting Ocean Avenue. The existing use(s) of the Property is as a nursing home or long-term and extended care facilities are permitted under conditional uses within our existing ordinances.
2. No Outstanding Violations. Based on the materials available from our records, we are not aware of any outstanding violations of our building(s), subdivision, land use, and zoning codes as to the property, except as follows:

NONE

3. Attached are all the current Occupancy Permits for Cedars Nursing Care Center, Inc. The most current issue dates for a new building was on December 14, 1999 and for a connector addition on April 10, 2000.

Sincerely,


Marge Schmuckal
Zoning Administrator

№ 174

SHEET 412-C

17
84,414

ROAD

SHEET 169-A

OCEAN AVENUE
SHEET 169-A

(A)

14
272,300

13
166,800

SHEET 163-B

SHEET 170-A

SHEET 173-C

SHEET 171-C

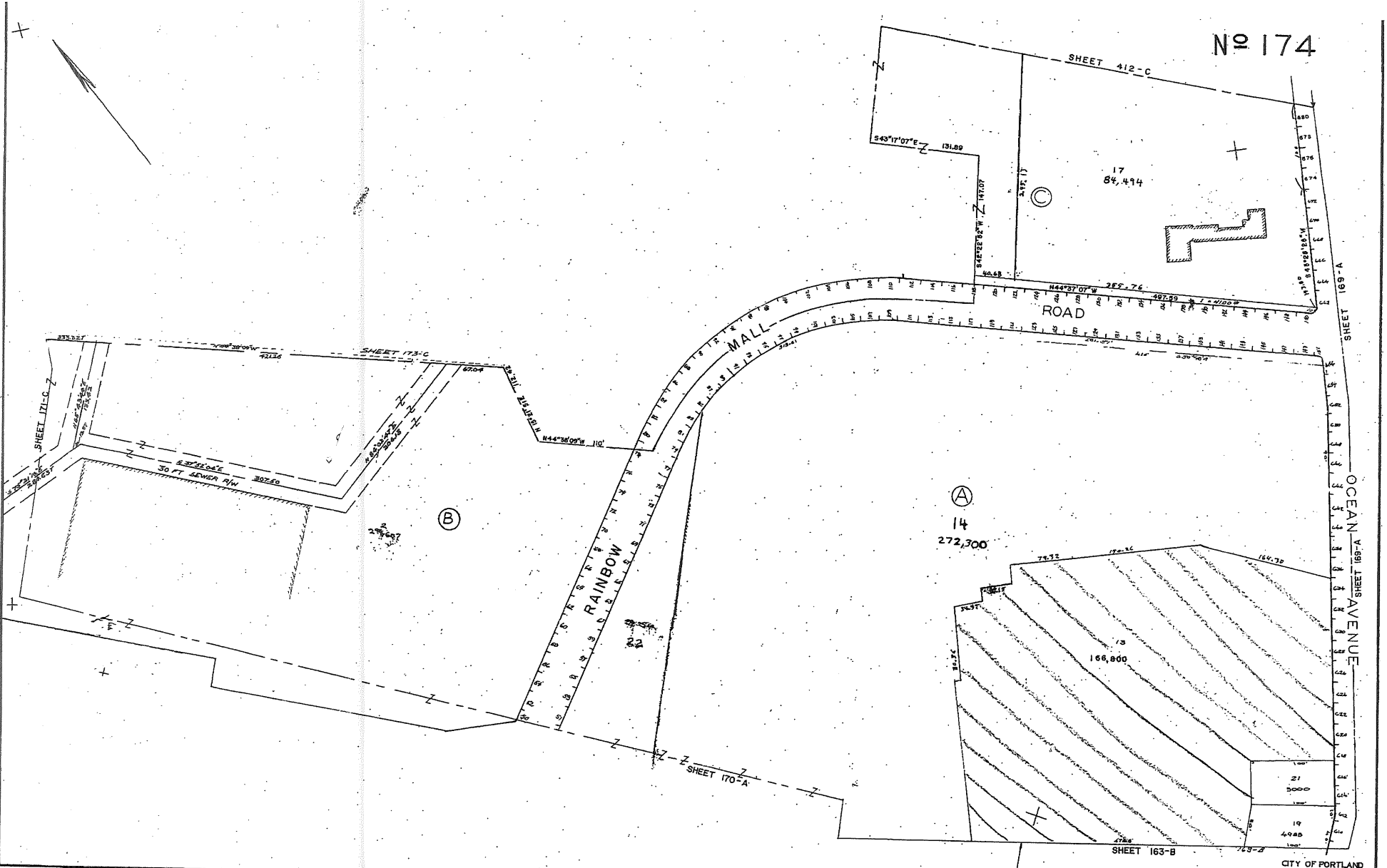
RAINBOW

MALL

(B)

30 FT LEVISED R/W

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1"=50'



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 174 A013001
 Location 618 OCEAN AVE
 Land Use BENEVOLENT & CHARITABLE

Owner Address JEWISH HOME FOR THE AGED THE
 630 OCEAN AVE
 PORTLAND ME 04101

Book/Page 7732/282
 Legal 174-A-13
 OCEAN AVE 618-634

166800 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$141,120	\$6,276,480	\$6,417,600

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$471,500	\$6,668,800	\$7,140,300

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1991	99	49382	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
3.829	49382	NURSING HOME	CEDARS

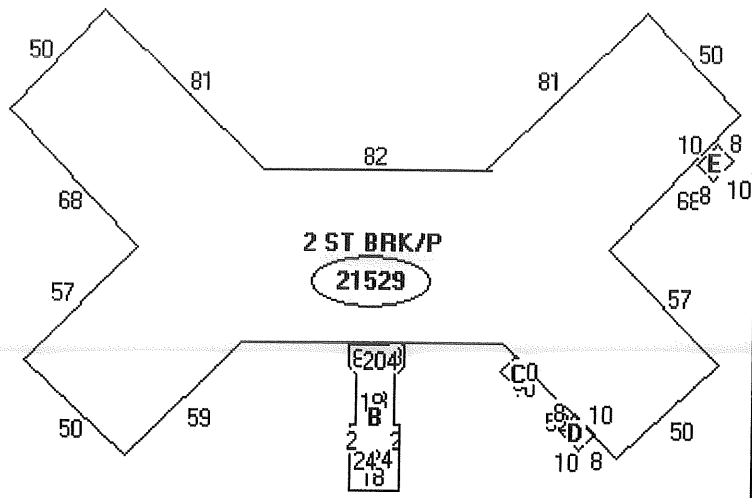
Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	6886	NURSING HOME
1	01/01	21248	NURSING HOME
1	02/02	21248	NURSING HOME

Height	Walls	Heating	A/C
11		HOT AIR	CENTRAL
12	BRICK/STONE	HOT AIR	CENTRAL
11	BRICK/STONE	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	ELEVATOR - ELEC. PASSENGER	2
2	SPRINKLER - WET	1



- Descrit
A: 2 ST B
21529
B: ENTR\Y
895 sqf
C: 2 ST B
84 sqft
D: 2 ST B
84 sqft
E: 2 ST B
84 sqft



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 513 Ocean Ave.

Issued to F.P. & C.H. Murray Inc.

Date of Issue 7/31/91

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 90/0047, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Nursing care facility

Limiting Conditions: - per Public Works:

1. Ten percent defect guarantee for twelve months.
2. As built mylars
3. All landscaping to be completed to satisfaction of City Arborist

This certificate supersedes certificate issued

Approved:

7/31/91 *Maud Mitchell*
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 630 Ocean Avenue

Issued to New England Homes

Date of Issue 4/29/98

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

entire

Office & Model Home

Limiting Conditions:

Temporary structure permit, expiring May, 1999

This certificate supersedes certificate issued

Approved:

4/21/98 *[Signature]*
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 630 Ocean Avenue CBL# 174-A-013

Issued to J.H.A. Properties, Inc.

Date of Issue December 14, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980590, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Building

APPROVED OCCUPANCY

Use Group R-2
Type of Const. 5 A
Boca 96

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

14/Dec/99
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 630 Ocean Ave CBL#174-A-013

Issued to Cedars Nursing Home

Date of Issue April 10, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991266, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Connector Addition

APPROVED OCCUPANCY

Use group 3-B
Type 5 A
Boca 1996

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

10/APR/00
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

March 24, 2006

Ms. Margaret Schmuckal
Code Enforcement and Inspection Services
City of Portland
389 Congress Street
Portland, ME 04101

**RE: Cedars Nursing Care Center, Inc.
618-634 Ocean Avenue, Portland, Maine
Parcel ID: 174 A013001**

Dear Marge:

Our client, Cedars Nursing Care Center, Inc., is in the process of obtaining refinancing with HUD and is required to provide the lender with certain information in connection with the property described above.

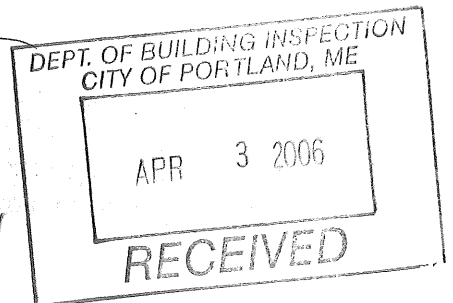
Please confirm by letter the zoning designation of the property and that the existing use of the property is a permitted use in the zone under existing ordinances. Please also confirm that the City of Portland is not aware of any outstanding violations of the building, subdivision, land use, and zoning codes relating to the property. We have enclosed a draft form letter for your use in responding to this request.

As you may know, the Cedars Nursing Care Center, Inc. property and adjacent property owner, JHA Properties, Inc. (Parcel ID 174 A014001), have submitted and are awaiting final approval of a Plan of Condominium by the City of Portland. This transaction may occur prior to the finalizing the Plan of Condominium, and therefore, the information you provide should be based on the **current status** of the property.

Our check in the amount of \$150 is enclosed in payment of your fee. Please let us know if you have any questions regarding this request.

Best regards,

Susan E. LoGiudice



*4/7/06
Spoke with Cynthia Lobekas
791-3060*

*to be approved by Planning
on 4/25/06 - letter
Needed after that may or
begin if may or*

1107347.1

TO BE PLACED ON CITY OF PORTLAND LETTERHEAD

April ___, 2006

Preti, Flaherty
c/o Susan E. LoGiudice, Esq.
One City Center
P.O. Box 9546
Portland, ME 04112

Re: Owner: Cedars Nursing Care Center, Inc., formerly
The Jewish Home for the Aged
630 Ocean Avenue
Portland, ME 04101
Properties: 618-634 Ocean Avenue, Portland, Maine
Tax Map: 174 A013001

Ladies and Gentlemen:

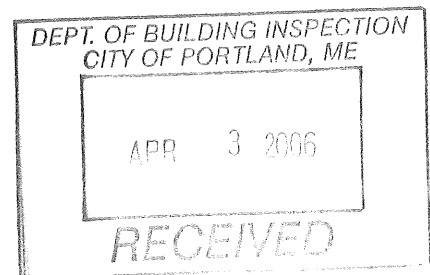
We have been asked to provide you with certain information in connection with the Property described above owned by Cedars Nursing Care Center, Inc.

1. Current Zoning. The property is currently zoned _____. The existing use of the property is as a nursing home, a permitted use in this zone under our existing ordinances.
2. No Outstanding Violations. Based on the materials available from our records, we are not aware of any outstanding violations of our building, subdivision, land use, and zoning codes as to the property, except as follows: (insert "NONE", if there are none):

The Cedars Nursing Care Center, Inc., property and the adjacent property owner, JHA Properties, Inc. (Parcel ID 174 A014001) have submitted and are awaiting final approval of a Plan of Condominium by the City of Portland. However, the information provided herein is based on the current status of the property.

Sincerely,

By: _____
Name
Title



From: "Lobikis, Cynthia S." <clobikis@preti.com>
To: "Marge Schmuckal (E-mail)" <mes@portlandmaine.gov>
Date: 4/12/2006 4:27:23 PM
Subject: Cedars Nursing Care Center/Zoning Compliance

Marge:

Just wanted to confirm with you that we are still planning on receiving approval of the Cedars Condominiums on April 25, 2006. I know you will be on vacation and if all goes well, will be in a position to provide the zoning compliance letter upon your return on May 1, 2006.

We would like to request that the letter be addressed to:

Cedars Nursing Care Center, Inc.
Unit 1, 630 Ocean Avenue
Portland, ME 04103

I have attached a revised letter reflecting the property as a condominium unit and common land. Also, the underwriter would like the date of issuance of the Occupancy Letter included in the compliance letter.

Also, if you need a copy of the Site Plan for Cedars Condominiums, please let me know. Rick Knowland called me today and approved the plan delivered to him late last week.

Please let me know when the letter is ready, and I will arrange to have the letter picked up. Thank you for your assistance, and hope you have a great vacation!

Cynthia

<<JHA_Cedars - draft response letter from City re_ zoning v.3.DOC>>

Cynthia S. Lobikis, Paralegal
Preti Flaherty
One City Center
P.O. Box 9546
Portland, ME 04112-9546
207-791-3000
207-791-3111 (fax)

In accordance with Internal Revenue Service Circular 230, we hereby advise you that if this e-mail or any attachment hereto contains any tax advice, such tax advice was not intended or written to be used, and it cannot be used, by any taxpayer for the purpose of avoiding penalties that may be imposed on the taxpayer by the Internal Revenue Service.

This E-Mail may contain information that is privileged, confidential and / or exempt from discovery or disclosure under applicable law. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege. If you are not the intended recipient of this communication, and have received it in error, please do not distribute it and notify me immediately by email at clobikis@preti.com or via telephone at 207-791-3000 and delete the original message. Unless expressly stated in this e-mail, nothing in this message or any attachment should be construed as a digital or electronic signature or as a legal opinion.

CC: "LoGiudice, Susan E." <sel@preti.com>

TO BE PLACED ON CITY OF PORTLAND LETTERHEAD

April ____, 2006

Cedars Nursing Care Center, Inc.
630 Ocean Avenue
Portland, ME 04103

Re: Owner: Unit 1, Cedars Condominiums
630 Ocean Avenue
Portland, ME 04101
Properties: 618-634 Ocean Avenue, Portland, Maine
Tax Map: 174 A013001, 174 A014001

Ladies and Gentlemen:

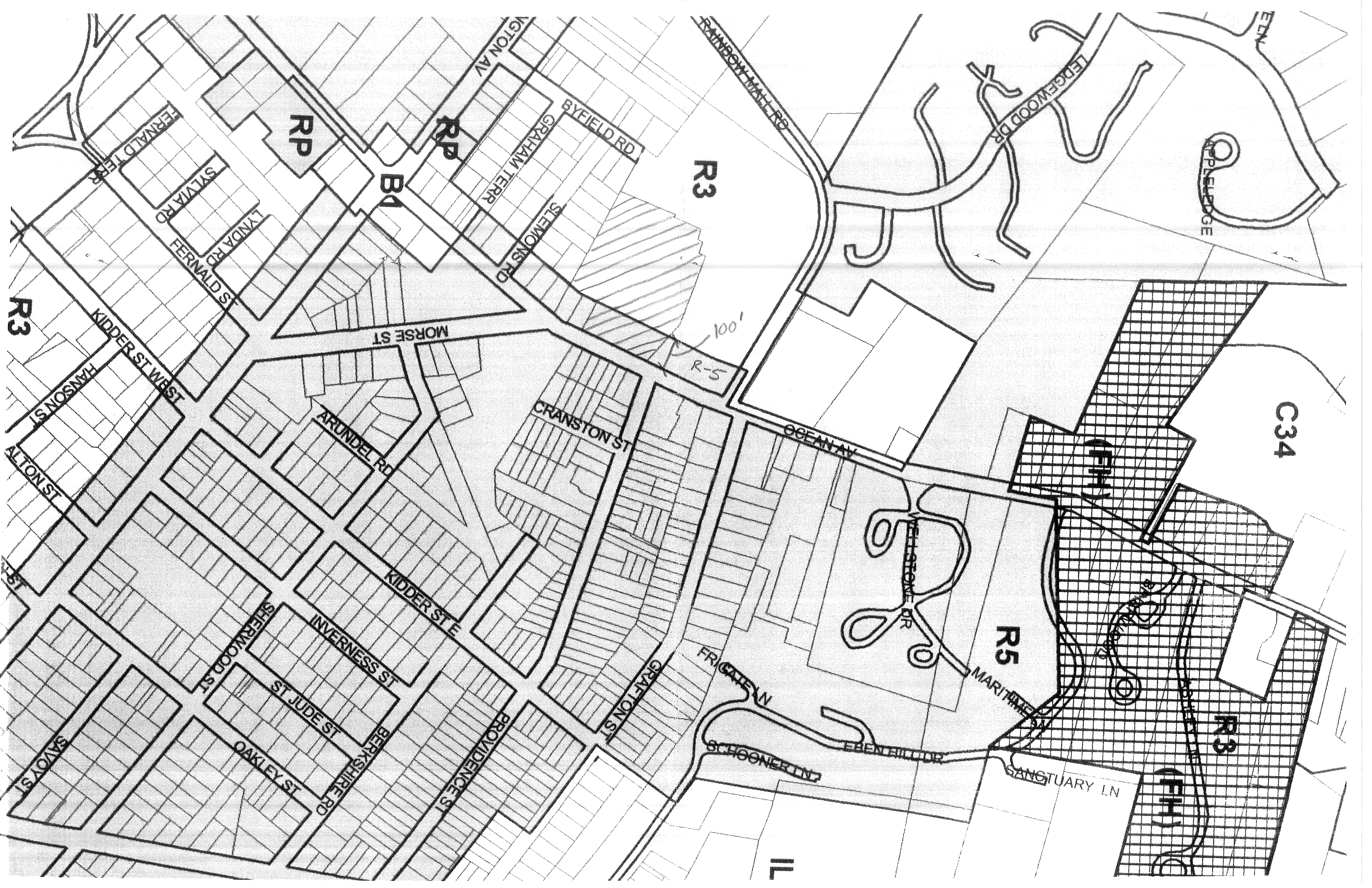
We have been asked to provide you with certain information in connection with the Property described above owned by Cedars Nursing Care Center, Inc. and common land of Cedars Condominiums.

1. Current Zoning. The property is currently zoned _____. The existing use of the property is as a nursing home, a permitted use in this zone under our existing ordinances.
2. No Outstanding Violations. Based on the materials available from our records, we are not aware of any outstanding violations of our building, subdivision, land use, and zoning codes as to the property, except as follows: (insert "NONE", if there are none):

3. The Occupancy Permit for Cedars Nursing Care Center, Inc., was issued on _____.
4. The City of Portland approved the Plan of Cedars Condominiums on April 25, 2006.

Sincerely,

By: _____
Name
Title



R3

C34

R5

R3

IL

APPLEIDGE

WELSTONE DR

MARITIME ST

SANCTUARY LN

FRIGATE LN

SCHOONER LN

EBENHILL DR

OCEAN AV

CRANSTON ST

GRAFTON ST

PROVIDENCE ST

INVERNESS ST

OAKLEY ST

ST JUDE ST

SHERWOOD ST

KIDDER ST E

ARUNDEL RD

FERNALD ST

KIDDER ST WEST

SAVOY ST

ALTON ST

R3

RP

RP

BA

BYFIELD RD

STEMONS RD

GRAHAM TERR

WIGTON AV

100'
R-5

EDM

LEDGEWOOD DR