



due date 8/25/15.
9/2/15.

The Planning & Zoning Resource Company

100 NE 5th Street · Oklahoma City, Oklahoma 73104
Telephone (405) 840-4344 · Fax (405) 840-2608
Toll Free (800) 344-2944
Ext:3438

Please fax to my direct fax number 405-367-0902

RECEIVED

AUG 18 2015

To: Ann Machado
Fax:
Email: amachado@portlandmaine.gov
Date: 08/14/2015
Subject: Zoning Verification Letter & Associated Documents

Dept. of Building Inspections
City of Portland Maine

Ref. Number: 87226-1
RE: Westgate Shopping Center, ^{1372 (1354-1414)} 1364 Congress Street, Portland, Maine

Add'l Info: Parcels: 191-B-019, 197-B-001, 197-B-015, 197-B-018, 197-B-019 PLEASE SEE ATTACHED TENANT LIST
1354-1414 1372 ✓ ✓ ✓ 1412 Darkin Congress 1410 Congress - TD 1410 198-A-12

Attached is our request for property information on the above-mentioned property. Please copy it onto your letterhead, provide the requested information, sign and return to me via either my direct fax, shown above, or via email to Amanda.Huffines@pZR.com.

It is my understanding that there will be fees associated with this request. Please be advised that the total fees are not to exceed \$150.00 without my approval. If you should expect the fees to exceed this amount, please notify me as soon as possible. Furthermore, any additional costs associated with this request must be approved, in writing, prior to their incurrence.

Thank you in advance for your time and consideration on the above matter. If there are any questions you are unable to answer please let me know who I should contact. If you have any questions or concerns, do not hesitate to contact me at the toll free number 800-344-2944, extension 3438. You may also reach me by email at: Amanda.Huffines@pZR.com.

Sincerely,
Amanda Huffines

(PLEASE COPY ONTO YOUR LETTERHEAD)

The Planning & Zoning Resource Company
100 NE 5th Street
Oklahoma City, OK 73104

08/14/2015

ATTN: Amanda Huffines

Ref. No. 87226-1

RE: Westgate Shopping Center, 1364 Congress Street, Portland, Maine

Add'l Info. Parcels: 191-B-019, 197-B-001, 197-B-015, 197-B-018, 197-B-019 PLEASE SEE ATTACHED TENANT LIST

The current zoning classification for the subject property is: _____

Adjacent property zoning designations:

North: _____

South: _____

East: _____

West: _____

Is the subject property part of a Planned Unit Development?

_____ Yes, part of a PUD (See comment)

_____ No, not part of a PUD

Comment: _____

Is the subject property part of an Overlay District?

_____ Yes, within an Overlay District

_____ No, not within an Overlay District

Comment: _____

The subject property is currently regulated by:

_____ Section _____ of the Zoning Ordinance

_____ Planned Unit Development Ordinance No. _____ (copy attached)

_____ Site Plan Approval Case No. _____ (copy of plan and case attached)

Comment: _____

(PLEASE COPY ONTO YOUR LETTERHEAD)

8/14/2015

Ref. No. 87226-1

RE: Westgate Shopping Center, 1364 Congress Street, Portland, Maine

Add'l Info: Parcels: 191-B-019, 197-B-001, 197-B-015, 197-B-018, 197-B-019 PLEASE
SEE ATTACHED TENANT LIST

Based on our records (choose one):

- A valid final certificate of occupancy has been issued and is in effect for the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. (See Attached Copy Issued)
- Certificates of Occupancy are not required. Final Building Permits have been issued and are now outstanding for the Project. (See Attached Copy Issued)
- Certificates of Occupancy for projects constructed prior to the year _____ are no longer on file with this office. The Project was constructed in _____. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. A certificate of occupancy for the Project will only be required to the extent of any construction activity (such as restoring, renovating or expanding the Project or any part thereof).
- We are unable to locate a certificate of occupancy for the Project from our records. We have evidence in our records, however, one was issued and has been subsequently lost or misplaced. The absence of a certificate of occupancy for the Project is not a violation and will not give rise to any enforcement action affecting the Project. To the best of our knowledge, all required Certificates of Occupancy have been issued. A certificate of occupancy for the Project will only be required to the extent of any construction activity, restoring, renovating or expanding the Project or any part thereof.
- This site is still being constructed. The absence of a certificate of occupancy for the Project will not give rise to any enforcement action affecting the Project. A certificate of occupancy for the Project will be issued when all final inspections have been passed.
- There are no records of a certificate of occupancy in any of our files; however, we consider the structures to be legally occupied.

Please call the undersigned at _____, extension _____ if you have questions or concerns.

Sincerely:

Name: _____

Title: _____

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

8/18

INVOICE OF FEES

Application No: 0000-2463	Applicant: CHARTER WESTGATE LLC
Project Name: 1372 CONGRESS ST	Location: 1372 CONGRESS ST
CBL: 191 B019001	Application Type: Determination Letter
Invoice Date: 08/18/2015	

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

Previous Balance **\$0.00**

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

CBL 191 B019001
Bill To: CHARTER WESTGATE LLC
 800 WESTCHESTER AVE STE S-632
 RYE BROOK , NY 10573

Application No: 0000-2463
Invoice Date: 08/18/2015
Invoice No: 50475
Total Amt Due: \$0.00
Payment Amount:

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](#)

Database: CHARTERREAL
Bldg Status: Active only

RENT ROLL
Charter Westgate, LLC
8/4/2015

Page: 1
Date: 8/4/2015

Bldg Id	Suite	Occupant Name	Rent Start	Expiration	Sqft	Base Rent	Annual Rate	PSF	Recovery	Monthly Cost	Annual Cost	PSF Cost	CAT	Date	Mthly Amt	PSF	Future Rent Increases
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Vacant Suites

WEST -15 Vacant

WEST -5 Vacant

Occupied Suites

WEST -1 Advanced Auto *existing*

WEST -11 Pratt Abott *existing?*

WEST -13 CVS *existing*

WEST

-21 Shaw's Supermarket ✓

WEST

-3 Mercy PT/OT ✓

WEST

-7 Anytime Fitness, LLC

P1, P2 ✓

WEST -A Bank of America ✓

WEST -B TD Bank - Pad ✓

WEST -C Dunkin Donuts ✓

Totals:
Occupied Sqft: 91.16% 9 Units
Vacant Sqft: 8.84% 2 Units
Total Sqft: 12 Units