



## CITY OF PORTLAND

June 15, 2004

StanCorp Mortgage Investors, LLC  
920 SW Sixth Avenue  
Portland OR 97204

**RE:** Land, Building and Other Improvements located at 1685 Congress Street, Portland, Maine and more particularly described in a deed dated July 22, 1998 and recorded in the Cumberland County registry of Deeds in Book 14005, Page 122 (the "Property"). CBL: #219-A-013 and 221-A-011 – R-P, Residential-Professional and RPZ, Resource Protection Zone with a Shoreland Zone overlay.

Ladies and Gentlemen:

We are the authority responsible for the enforcement of zoning matters for the City of Portland, Maine. Please be advised as follows:

1. The Property is located in a R-P Residential-Professional Zone and a RPZ Resource Protection Zone with a Shoreland Zone Overlay Zone under the City of Portland Code of Ordinances ("Code"). The current structure is located within the R-P zone designation. The current use of the Property as professional offices is a permitted use under the Code, without the necessity of a rezoning, special exception, use permit variance or other approval.
2. Based upon the review of our records, the Property appears to comply with all applicable building setback, density, height, open space and parking requirements of the Code. Copies of reviews, permits and occupancy permits have been enclosed.
3. We are not aware of the existence of any violations or alleged violations on any zoning, subdivision, site plan, or similar ordinances or regulations applicable to the Property. We are not aware of any enforcement proceedings against the Property that are pending or contemplated.
4. We are not aware of any planned or expected changes to the zoning of the Property.

Sincerely,

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

Cc: File



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1677-1691 Congress Street

Issued to Richard J. McGoldrick

Date of Issue October 2, 1987

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. 87/206, 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

Central Core

Professional Offices

**Limiting Conditions:**

This certificate covers central core of structure and site plan work only. Each individual occupant is required to file their own building permit application prior to occupancy.

This certificate supersedes certificate issued

Approved:

10/1/87

Inspector

Inspector of Buildings

*Handwritten notes:*  
Plat. OK  
Rec. #110  
6/11/87  
RJC

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

Issued to **Richard J. McGoldrick** LOCATION **1677-1691 Congress Street**  
Date of Issue **October 2, 1987**

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. **87/1115**, 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

**1st floor, North Wing Only**

APPROVED OCCUPANCY

**Professional offices**

Limiting Conditions:  
**None**

This certificate supersedes  
certificate issued

Approved

**10/1, 87**  
(Date)

*L. Ward*  
Inspector

*James P. Collins*  
Inspector of Buildings

*Handwritten notes:*  
Please see  
etc. per  
etc. per

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 12, 1987

PERMIT # BUILDING PERMIT APPLICATION Portland Previous permit #

APPLICANT FILL OUT I - XVIII AND DETAILS OF WORK ON REVERSE

(Do not check "N" (not applicable) for any item not pertaining to your request)

I. GENERAL INFORMATION 1657-1705
Address: 1700 Congress Street
Contact: Richard J. McGoldrick 774-1885
Address: 100 Silver St.

Contractor: Community Constructors Inc. Phone: 775-7453
Address: same

PERMIT ISSUED

MAR 13 1987

II. NEW SUBDIVISION OR EXISTING LOT REFERENCE

Name:
Lot:
Block:
Sk. & sq. Per. deeds:
Date recorded:

III. PROPOSED USE: CODE 124- office If other, explain Seasonal Condominium Apartment

IV. PAST USE:

V. OWNERSHIP: PUBLIC (Federal/ State/ local government) PRIVATE (Individual/corp/nonprofit)

VI. DESCRIPTION OF WORK:

To construct 32,000 sq ft office building (approximate size)
see paid on 11-19-86 plans on file in office

VII. BUILDING DIMENSIONS: length width square footage height #stories

VIII. EST. CONSTRUCTION COST: 1,740,000 IX. GR. SQ. FT. OF LAND BUILDING

X. RESIDENTIAL BUILDINGS ONLY: BEDROOMS 1 BDRM 2 BDRMS 3 BDRMS
NEW DWELLING UNITS WITH:
EXISTING DWELLING UNITS WITH:
XI. RESIDENTIAL UNITS:
NEW DWELLINGS:
EXISTING DWELLINGS:
NET RESIDENTIAL UNITS:

XII. SIGNATURE OF APPLICANT DATE: 3-12-87

DO NOT WRITE BELOW THIS LINE

XIII. ZONING: DISTRICT STREET FRONTAGE
TRACKS: front back side side
ZONING BOARD APPROVAL: no yes (date)
PLANNING BOARD APPROVAL: no yes (date)
XIV. OFFICE USE: TAX MAP # LOT # VALUE/STRUCTURE PERMIT EXPIRATION

XV. CONDITIONAL USE: variance site plan subdivision shore and floodplain mgmt
special exception other (explain)

XVI. SIGNATURE OF FIELD INSPECTOR (CEO) DATE:

XVII. FEES: base fee
administration fee
site plan review fee
other fees
TOTAL 1,740.00

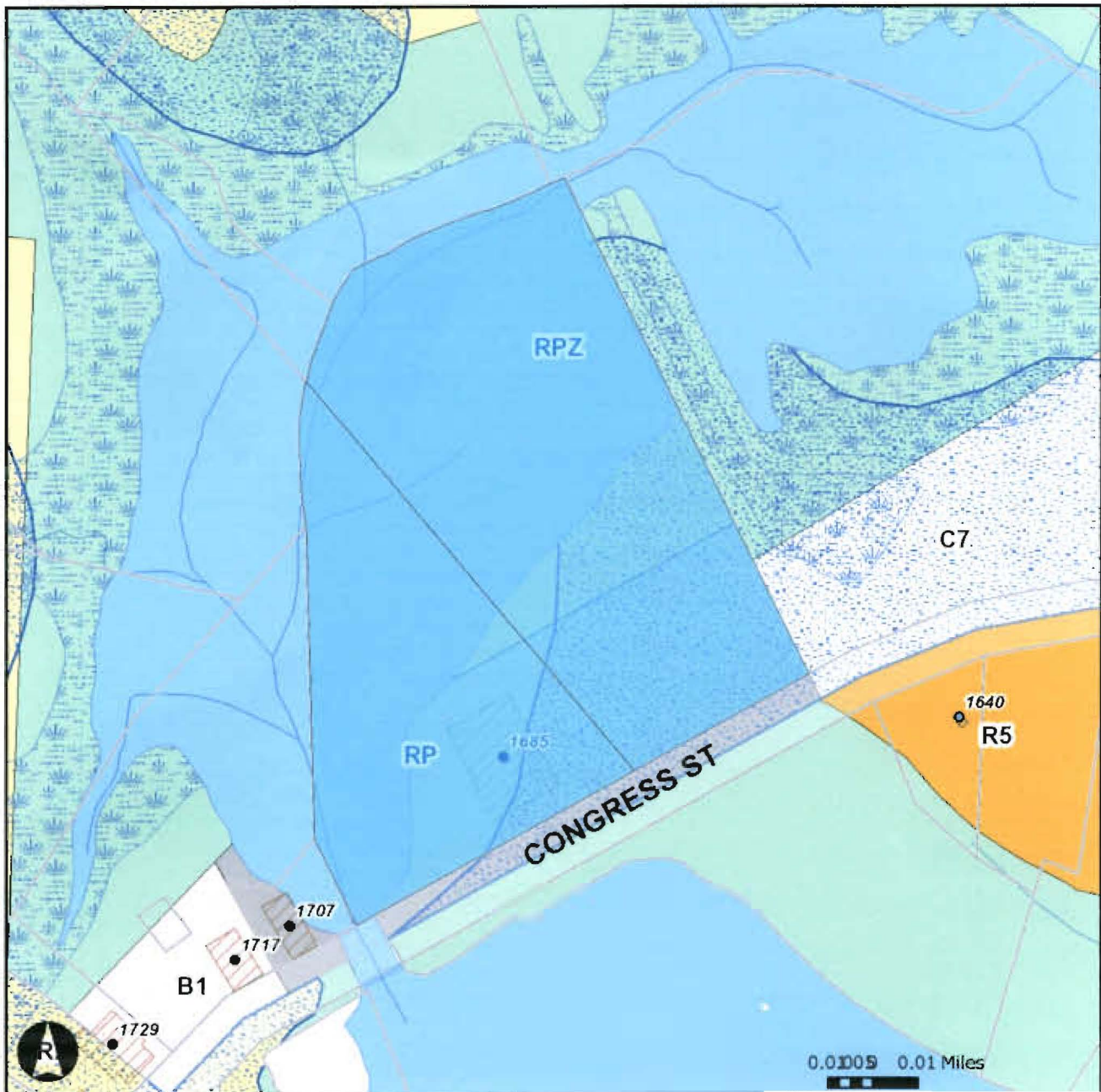
XVIII. SPACE FOR FIGURING / ADDITIONAL COMMENTS:
James J. Collins, CEO

1 WATER SUPPLY public private
2 SEWER public private, type
3 HEAT type fuel
4 INSULATION type thickness roofing
5 ROOF type pitch load
6 RECEIVING tanks showers
lavatories laundry tubs
7 DRAINAGE SYSTEMS yes no

8 CHIMNEY # flues # replaces material
9 TRAPLINE floor finish size # of vent pipes
roofing joints
PARTS
windows
10 If existing building with masonry walls:

PLOT PLAN/DETAILS OF WORK ON REVERSE
White - Municipal Office
Green - Applicant
Yellow - CEO
Pink - Tax Assessor
Gold - GPCUG

# Map



<b>Parcels</b>	<b>Island Zoning</b>	<b>Zoning (continued)</b>	<b>Zoning (continued)</b>
Parcels	<input type="checkbox"/> C43	R3 Residential	<input type="checkbox"/> C25
Interstate	<input type="checkbox"/> I-B	R4 Residential	<input type="checkbox"/> C26
Streets	<input type="checkbox"/> I-TS	R5 Residential	<input type="checkbox"/> C27
<b>Buildings</b>	<input type="checkbox"/> I-R1	R6 Residential	<input type="checkbox"/> C28
Building	<input type="checkbox"/> I-R2	ROS Recreation Open	<input type="checkbox"/> C29
Out Building	I-R3	Space	<input type="checkbox"/> C30
	ROS	<input type="checkbox"/> RP Residential	<input type="checkbox"/> C31