

266-A-001



THE PLANNING & ZONING RESOURCE CORPORATION

2212 N W 50TH STREET, SUITE 246 • OKLAHOMA CITY, OKLAHOMA 73112
TELEPHONE (405)840-7094 • FAX(405) 840-2608
TOLL FREE 1-(800)-411-2010

266-A-001

To: *City of Portland*
Attn: Marge Schmucka
Portland, ME

Fax: 207.874.8949

Date: April 3, 1998

Subject: Zoning Verification Letter for:
Motel 6, 1 Riverside Street

File

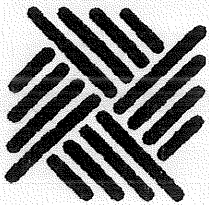
Please consider this a formal request for a zoning verification letter for the above mentioned site. I have included a list of questions that we generally have answered in a zoning verification letter. Could you please review and answer as many questions as possible and fax back to me at the number listed above? I appreciate it.

If you have any questions or need more information, please call me at the toll-free number listed above, extension 176.

Signed: Tricia Garner

CC: File

ENC.



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We are preparing a due diligence Zoning and Site Summary Report for a large Financial Institution. Prior to a proposed loan, our client would like to know if your jurisdiction is planning any condemnation proceedings which would affect the Site Property as listed below? Answering this question is *not* contractual, nor does it usurp any right or privilege of eminent domain. Due to time constraints, you may wish to respond by using the following:

SITE LOCATION OR ADDRESS: Motel 6, 1 Riverside St.

ARE THERE ANY PLANNED CONDEMNATION PROCEEDINGS FOR ANY AREAS AFFECTING THE ABOVE-NAMED SITE?
YES - NO - (If yes, Please explain) _____

Please include -

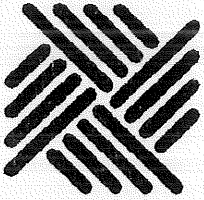
NAME: MARGE SCHMUCKAL DATE: 4/3/98
TITLE: Zoning Administrator PHONE: (207) 874-8695
JURISDICTION: CITY OF PORTLAND, MAINE
ADDRESS: 389 Congress Street, Rm 315 ZIP: 04101

Please Mail or FAX the letter to us, as this will be a vital portion of our report. Should you have any questions regarding this issue, please contact our office. Thank you.

Respectfully requested,

The Staff of PZR

ENC.



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To Whom it May Concern:

We are preparing a due diligence report. Prior to a proposed loan, our client is concerned with certain aspects of the Site as listed below. As a first preference, our client would like a detailed zoning verification letter on your jurisdiction's letterhead. As the second preference, would you please respond and return your answers by FAX? Finally, if there are severe time constraints, would you please call in your answers?

SITE ADDRESS: Motel 6, 1. Riverside Street - 266-A-1

ZONING DESIGNATION AND BRIEF DEFINITION: B-4 Business Zone - which allows Hotels & Motels

IS THIS PROPERTY IN ANY SPECIAL, RESTRICTIVE, OR OVERLAY DISTRICT?
YES - NO - (Please explain): _____

DO SPECIAL PERMITS OR CONDITION(S) APPLY WITH THIS PROPERTY?
YES - NO - (Please explain): _____

DOES THIS PROPERTY ABUT RESIDENTIAL OR DOES ANY OTHER ZONING/SITE EFFECT THIS PROPERTY'S STANDARDS? YES - NO - (Please explain): Abuts The MAINE Turnpike

WAS THIS DEVELOPED WITH SITE PLAN APPROVAL?
YES - NO - (Please explain): _____

WAS THIS A PLANNED UNIT DEVELOPMENT?
YES - NO - (Please explain): _____

WERE ANY VARIANCES GRANTED?
YES - NO - (Please explain): Not That I Am Aware of

DO YOUR RECORDS SHOW ANY OUTSTANDING BUILDING CODE VIOLATIONS?
YES - NO - (Please explain): Not That I Am Aware of

DO YOUR RECORDS SHOW ANY ZONING ORDINANCE VIOLATIONS?
YES - NO - (Please explain): Not That I Am Aware of

EFFECTIVE DATE OF ZONING CODE? OR DATES OF LAST REVISION?
June 5, 1957 - is constantly revising different sections

WOULD YOU PROVIDE A COPY OF THE CERTIFICATE OF OCCUPANCY?
YES - NO - (Please explain): See Attached

IF NOT, WOULD YOU PLEASE PROVIDE A NAME AND NUMBER OF SOMEONE WHO COULD? : _____

NAME: Marge Schmuckal DATE: 4/3/98
TITLE: Zoning Administrator PHONE: (207) 874-8695
JURISDICTION: City of Portland, ME
ADDRESS: 389 Congress St - Rm 315 ZIP: 04101
Portland, ME

Thank you!





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1 Riverside Street

Issued to Delta Realty, Inc.

Date of Issue April 18, 1985

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. 85-0042, 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

Limiting Conditions: Entire
None

Hotel

St James P. Collins

This certificate supersedes
certificate issued

temporary certificate issued 6-1-84

Approved:

(Date)

EA frank
RL

Kevin Klaus
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.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0.042

JAN 19 1984

ZONING LOCATION

PORTLAND, MAINE

Jan. 9, 1984

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 1 Riverside Street

- 1. Owner's name and address Delta Realty Inc. - 999 Forest Avenue Fire District #1 #2 Telephone 797-8550
2. Lessee's name and address Michael Sparks - Park Lane-Barrington, N.H. Telephone 603-664-9708
3. Contractor's name and address Delta Realty Inc. - 899 Forest Avenue Telephone

Proposed use of building motor inn No. of sheets
Lath use No. families
Material No. stories Heat Style of roof Roofing

Other buildings on same lot
Estimated contractual cost \$ 1,300,000 Appeal Fees \$

FIELD INSPECTOR-Mr. @ 775-5451
Base Fee \$ 6,500.00
Late Fee
TOTAL \$ 6,500.00

To construct 4 story, 50' x 230' building to be used as motor inn. Plans are on file in office.

Stamp of Special Conditions

send permit to : HOLD, WILL PICK UP PERMIT

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? existing If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Michael Sparks Phone # 248
Type Name of above Michael Sparks for Delta Realty 10 20 30 40
Other and Address

City of Portland

389 Congress Street, Room 315

Portland, ME 04101

(207) 874-8300

Fax: (207) ~~874-8716~~

874-8949

FAX TRANSMISSION COVER SHEET

Date: 4/3/98

To: TRICIA GARNER - PLANNING & ZONING RESOURCE CORP

Fax: (405) - 840-2608

Re: Motel 6, 1 Riverside St, Portland, ME

Sender: Department of Planning and Urban Development - Marge Schmuckal
Zoning Administrator

YOU SHOULD RECEIVE PAGE(S), INCLUDING THIS COVER SHEET. IF YOU DO NOT
RECEIVE ALL THE PAGES, PLEASE CALL (207) 874-~~8300~~ 8695
