



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator*

February 3, 2016

Jessica Edge, Research Specialist
CDS Commercial Due Diligence Services
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072

Subject Property: 191 Riverside Street – 268-A-002, 268-X-001, 268-B-004, 005,006, 007 and 013
Use: Berlin City TSL Portland Summit Automotive Group

To Whom It May Concern:

In response to your request for information regarding the above-referenced property, I have researched our files and present the following:

1. The current zoning classification for the subject property is B-4 Commercial Corridor Zone.
2. According to the zoning ordinances and regulations of this district the use of the property is a car dealership and repair services which is a permitted use established by a specific permit and certificate of occupancy issued under the permit.
3. The adjacent property zoning designation to the North, South, East and West is the B-4 Commercial Corridor zone.
4. Per current zoning ordinances and regulations applicable to the subject property, the current structure(s) is legally conforming and complies with, or is otherwise exempt from, applicable zoning regulations, including parking.
5. There do not appear to have been any variances, special permits/ exception, ordinances or conditions granted or approved for the subject property.
6. In the event of casualty, in whole or in part, the structure located on the subject property may be rebuilt in its current form within the same footprint and with no loss of square footage.
7. There do not appear to be any outstanding or open zoning or building code violations that apply to the subject property.
8. The subject property received an original site plan approval in 2003 by the Planning Board with subsequent site plan approvals in 2006, 2008 and 2012. I have attached the various approvals. I have also attached the certificates of occupancy that we have on file for the subject property as well as the permit from 2009 to expand the "additional vehicle inventory storage area".

This information was researched on February 2, 2016, by the undersigned per request and as a public service. The under signed certifies that the above information contained herein is believed to be accurate and is based upon, or relates to the information supplied by the requestor. The Authority assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

ZONING AUTHORITY:

By:

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado

Zoning Administrator

Department of Planning and Urban Development

City of Portland, Maine

(207) 874-8709