

Nadeau Land Surveys

Professional Land Surveyors
Certified Floodplain Managers

June 30, 2016

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JUL 11 2016

Ann Machado, Zoning Administrator
City of Portland Planning & Urban Development
389 Congress Street
Portland, ME 04101

Dept. of Building Inspections
City of Portland Maine

Subject: Review of Proposed Conveyance, 473 & 483 Riverside Street, Portland (2161662L1)

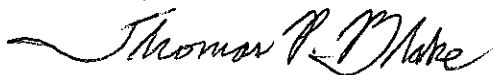
Dear Ann,

On behalf of our client, John Rose representing Acadia Lending Group, Nadeau Land Surveys submits the attached Boundary Survey for a proposed parcel of land for your review. The purpose of this submission is to determine if this parcel of land currently owned by Northern New England District Council Of The Assemblies Of God meets minimum space and bulk requirements. The proposed parcel is comprised of two former house lots (473 Riverside Street, 312-A-6 and 313-J-4, and 483 Riverside Street, 312-A-7), along with a portion of the Assemblies' larger tract (501 Riverside Street, 312-A-1 and 313-J-1) along the rear of the two house lots, creating a parcel 1.01 acres in size.

Based on our review of the code enforcement files, the house at 473 Riverside Street was permitted in 1951 with a demo permit in 2008; the house at 483 Riverside Street was permitted in 1951 with a demo permit in 2005; and the Assemblies of God office building was permitted in 1985. The Locus Parcel appears to be located in the IM Industrial Zone.

Please review the attached survey plan for municipal zoning compliance. We have enclosed a check in the amount of \$150 with intention of receiving a formal Letter of Determination. Please contact Nadeau Land Surveys should you have any questions, or require any additional information.

Sincerely,



Thomas P. Blake, PLS, CFM (agent)
Nadeau Land Surveys

cc: John Rose

