



PORTLAND MAINE

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*Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator*

March 12, 2013

Gorham Savings Bank
10 Wentworth Drive
Gorham, ME 04038

RE: Premises: 765 Warren Avenue, Portland, ME – 316-A-3, 318-A-2, 319-A-9

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by Warren Development II, LLC and Chunky Monkey, LLC and described on Exhibit A (the "Premises"):

1. The applicable zoning code affecting the Premises is as follows:
Land Use Zoning Ordinance of the City of Portland revised through March 4, 2013.
2. The Premises are located in the following zone under the applicable zoning code:
I-M Moderate Industrial Zone.
3. To the best of my knowledge, there are no known, unresolved violations of any applicable zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

[X] NONE

Copies of the applicable site plan approval(s), building permit approval(s) and Certificate(s) of Occupancy for the Premises are attached.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

enclosures

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

The Sheridan Corp.

July 22, 1987

Applicant P.O. Box 689, Westbrook 04092

Date

Mailing Address Warehouse

Address of Proposed Site 743 Warren Avenue

Proposed Use of Site 34 / 156,000 sq. ft.

Site Identifier(s) from Assessors Maps 216-A-3 I-1

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes (X) No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes (X) No

Total Floor Area 156,000 sq. ft.

Planning Board Action Required: (X) Yes () No

Other Comments:

Date Dept. Review Due:

PLANNING DEPARTMENT REVIEW

(Date Received)

Major Development — Requires Planning Board Approval; Review Initiated

Minor Development — Staff Review Below

| | LOADING AREA | PARKING | CIRCULATION PATTERNS | ACCESS | PEDESTRIAN WALKWAYS | SCREENING | LANDSCAPING | SPACE & BULK OF STRUCTURES | LIGHTING | CONFLICT WITH CITY PROJECTS | FINANCIAL CAPACITY | CONVEYANCE IN SITE PLAN |
|------------------------|--------------|---------|----------------------|--------|---------------------|-----------|-------------|----------------------------|----------|-----------------------------|--------------------|-------------------------|
| APPROVED | | | | | | | | | | | | |
| APPROVED CONDITIONALLY | | X | | | | | | | | | | X |
| DISAPPROVED | | | | | | | | | | | | |

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: Conditions. 1. That the applicant submit a revised site plan for planning authority review of its parking layout. It is sought that a limited amount of the parking lot on the eastern side of the building be paved, but not paved for the first 6 months.

(Attach Separate Sheet if Necessary)

M. J. ...
 Signature of Reviewing Staff
 Date

PLANNING DEPARTMENT COPY



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

October 16, 1987

The Sheridan Corp.
P.O. Box 689
Westbrook, ME 04092

RE: 743 Warren Avenue, LL Baan.

Dear Sir:

Your application to construct a warehouse at 743 Warren Avenue has been reviewed and a permit is herewith issued subject to the following requirements:

Zoning: Site Plan--Side yard next to private R.O.W. must be 25' minimum.

Planning: Site Plan--Approved with conditions:

1. That the applicant submit a revised site plan for planning authority review if a parking variance is sought and granted.
2. That the parking lot on the Eastern side of the building be graveled but not paved for the first six months.

Public Works: Site plan-- Approved, Public Works inspection fee paid 09/29/87, receipt #L15609, Robert J. Roy.

Fire Department: Site plan--The Fire Department shall have access to two sides of the building.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

Marge Schmuckal
Assistant Chief of Inspection Services

MS:lb

PERMIT # 1326 PORTLAND BUILDING PERMIT APPLICATION DATE 7/22/87

MIT ISSUED

I. GENERAL INFORMATION
 Location/address of construction 713 Warren Avenue
 1. Owner's name The Bouloum Company Tel. 772-1533
 Address 2 City Center
 2. Lessee's name _____ Tel. _____
 Address _____
 3. Contractor's name The Sheridan Corp. Tel. 774-6130
 Address P.O. Box 889, Westbrook, ME 04092
 4. Is this a legally recorded lot? yes no

OCT 18 1987
 City of Portland

II. DESCRIPTION OF WORK:
major site plan to construct warehouse

9/29/87
 1569

III. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ # stories _____
 IV. ZONE _____ Street frontage _____ Zoning board approval no yes date _____
 Setbacks: front _____ back _____ side _____ side _____ Planning board approval no yes date _____
 V. REVIEW REQUIRED: variance _____ other _____ Number of off-street parking spaces: _____ enclosed _____ outdoor _____
 VI. FEES: base fee _____ other fees _____
 subdivision fee _____ sale fee _____
 site plan review fee major 6350.00 TOTAL 24250.00 15 06 80

VII. DETAILS OF WORK

| | | |
|--|--|---|
| 1. WATER SUPPLY: <input type="checkbox"/> public <input checked="" type="checkbox"/> private | 7. ELECTRICAL: service entrance size _____ # smoke detectors _____ | 8. CHIMNEY: # flues _____ material _____ # fireplaces _____ |
| 2. SEWER: <input type="checkbox"/> public <input checked="" type="checkbox"/> private; type _____ | 9. FRAMING: floor joists _____ ceiling joists _____ studs _____ | 10. 11. BEDROOM WINDOWS: height _____ width _____ at height _____ egress window? yes <input type="checkbox"/> no <input type="checkbox"/> |
| 3. HEAT: type _____ fuel _____ | 10. If 1-story building w/masonry: wall thickness _____ height _____ | |
| 4. FOUNDATION: type _____ thickness _____ footing _____ | | |
| 5. ROOF: type _____ pitch _____ covering _____ load _____ | | |
| 6. PLUMBING: SPRINKLER SYSTEM? yes <input type="checkbox"/> no <input checked="" type="checkbox"/> | | |

VIII. OFFICE USE: TAX MAP _____ LOT # _____ VALUE/STRUCTURE _____ PERMIT EXPIRATION _____
 CODE _____ (other explain) _____
 X. PROPOSED USE _____

XII. OWNERSHIP: PUBLIC _____ PRIVATE _____
 XIII. EST. CONSTRUCTION COST: _____
 XIV. GROSS FLOOR AREA: _____

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

| | |
|--|--|
| XV. RESIDENTIAL BUILDINGS ONLY: NEW DWELLING UNITS WITH _____ EXISTING DWELLING UNITS WITH _____ | XVI. RESIDENTIAL UNITS: NEW DWELLING UNITS _____ EXISTING DWELLING UNITS _____ |
| TOTAL RESIDENTIAL UNITS _____ | |

APPROVALS BY: _____ DATE _____
 BUILDING INSPECTION PLAN EXAMINER _____
 ZONING _____
 C.E.D. _____
 FIRE DEPT. _____
 MISCELLANEOUS: _____
 I hereby certify that the above work complies with all applicable codes and regulations of the City of Portland.

NOTE TO APPLICANT: Separate permits are required by the holder of a U.S. Code for the installation of electrical and mechanical.

765 Warren

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman
JOHN C. KNOX
Secretary
PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERHILL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

765 Warren Avenue

October 29, 1987

Mr. Dale Akeley
Sales Engineer
The Sheridan Corporation
P. O. Box 689
Westbrook, Maine 04092

Dear Mr. Akeley:

This will acknowledge receipt of your request for a variance to allow less than 159 offstreet parking spaces for the proposed L.L. Bean Warehouse to be constructed on a lot at 765 Warren Avenue by B & B Properties of Two City Center, Portland.

Your request for a variance for parking will be considered at the meeting of the Board of Appeals on Thursday evening, November 19, 1987, in Room 209, City Hall, Portland, Maine. We have requested a recommendation from the City Planning Division concerning what that office considers to be a minimum number of space in view of the fact that you will accommodate only 15 employees in the proposed warehouse building.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

cc: B & B Properties, Two City Center, Portland, Maine, ATTN: Mr. Boulos
Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Kathleen Taylor, Code Enforcement Officer

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



765 Warren Avenue

MERRILL S. SELTZER
Chairman

JOHN O. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. B. VERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAH

November 24, 1987

Mr. Dale Akeley, Sales Engineer
The Sheridan Corporation
P. O. Box 689
Westbrook, Maine 04092

Re: Proposed L.L. Bean Co.
Warehouse - I-1 Zone

Dear Mr. Akeley:

At the evening meeting of the Board of Appeals on November 19th, the Board voted by a vote of two in favor to five opposed to deny the variance request for relief from the major portion of the zoning requirement for 159 offstreet parking spaces as accessory to the proposed L. L. Bean Company warehouse, which will house only fifteen employees on the site.

A copy of the Board's decision in this matter is enclosed.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Kevin Carroll, Code Enforcement Officer

FINDINGS OF FACT
ALL APPEALS

TYPE OF APPEAL Space and Bulk Variance

1. Name of Applicant The Sheridan Corporation
2. Address of Applicant 741 Warren Avenue, Portland, Maine
3. Right of applicant to appeal.
Owner Represents owner

Option to Purchase _____
4. Location of property under appeal 765 Warren Avenue
5. Zone in which the property is located I-1 Industrial Zone
6. Present use of property unpaved area
7. Proposed use if the appeal is granted.
parking for 15 automobiles

8. Names and addresses of those appearing in support of the application:

Dale Akeley - Sheridan

9. Names and addresses of those appearing in opposition to the application:

Jim Boulos - Public

10. Listing of the documentary evidence presented to the Board (e.g., plans, photos, maps, etc.)

VARIANCES

A variance may be granted if the Board finds that it will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Ordinance would result in "undue hardship". The following questions must all be answered, with supporting findings of fact, in order to grant the appeal.

1. Can the land yield a reasonable return (not the highest return) without the granting of a variance?

No 6 deny the appeal)
No 1

Reasons (including evidence) Fewer parking spaces not an essential component of the reasonable return of the property

2. Are there factors which are unique to this property, and not to the general conditions of the neighborhood, which create a need for a variance?

Yes 2
No 5 (deny the appeal)

Reasons (including evidence) the specific use of the building not the property itself is unique

3. Will the granting of the variance alter the essential character of the locality?

Yes 0 (deny the appeal)
No 7

Reasons (including evidence) _____

4. Is the hardship a result of action taken by the applicant or a prior owner (self-created hardship)?

Yes 3 (deny the appeal)
No 4

Reasons (including evidence) _____

If the appeal is granted, does the Board wish to impose conditions which will further the intent and purpose of this Ordinance?

Yes _____
No _____

Specific Conditions _____

Reasons _____

Date of Public Hearing Nov. 19, 1987

Motion _____
(Including conditions and findings of fact) _____

Votes in Favor 2
Peter F. Moull
Thomas Jewell

Votes Opposed 5
Alan S. Stewart
Michael E. Wright
Merrill J. Walters
William Williams
Christopher C. Linder



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

PLANNING & URBAN DEVELOPMENT

JOSEPH E. GRAY, JR.
DIRECTOR

April 6, 1988

Steve Daicy
Sheridan Corporation
P.O. Box 689
Westbrook, ME 04092

Re: L.L. Bean Warehouse

Dear Mr. Daicy:

This letter is to confirm the revision to the approved site plan of the L.L. Bean Warehouse project located at 765 Warren Avenue. The approved revision includes location of a catch basin and regrading work in the side parking lot as depicted on a revised plan approved 4/6/88. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 775-5451, extension 491.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

NO/jf

cc: Alexander Jaegerman, Chief Planner
Maureen O'Meara, Planner
William Boothby, Principal Engineer
P. Samuel Hoffses, Chief Building Inspector
Carmela Barton, City Arborist
Lt. James Collins, Fire Department
Natalie Burns, Associate Corporation Counsel
Approval Letter File
Nancy Knauber, Parks and Public Works Department



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 743 Warren Avenue

Issued to The Boulos Co.

Date of Issue September 1, 1988

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. 87-1326, 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
entire

APPROVED OCCUPANCY
warehouse

Limiting Conditions:

This certificate supersedes
certificate issued May 13, 1988

Approved:

9/1/88 *K. Taylor*
(Date) Inspector

James P. Collins, Esq.
[Signature]
Inspector of Buildings

D. P. [Signature]
[Signature]

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.



PORTLAND MAINE

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*Penney St. Louis - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

April 7, 2011

Gorham Savings Bank
10 Wentworth Drive
Gorham, ME 04038

RE: Premises: 765 Warren Avenue – 316-A-3 – I-M Zone

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced Premises owned by Warren Properties Limited Partnership and described on Exhibit A:

1. The applicable zoning code affecting the Premises is as follows:

Zoning Ordinance of the City of Portland revised through December 15, 2010.

2. The Premises are located in the following zone under the applicable zoning code:

I-M Moderate Industrial Zone

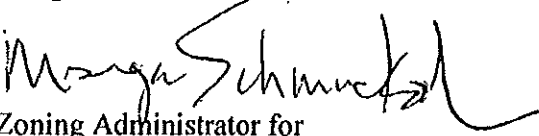
3. There are no known, unresolved violations of any applicable zoning codes, or other applicable City ordinances that I am aware of:

NONE

UNRESOLVED VIOLATIONS EXIST

Copies of site plan approval, building permit approval and Certificate of Occupancy are attached.

Marge Schmuckal


Zoning Administrator for
The City of Portland, Maine



Strengthening a Remarkable City. Building a Community for Life - www.portlandmaine.gov

Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

November 13th, 2012

Warren Avenue Development LLC and Chunky
Monkey LLC
c/o Paul Ureneck, Boulos Property Management
One Canal Plaza
Portland, ME 04101

Will Conway
Sebago Technics
75 John Roberts Road, Suite 1A
South Portland, ME 04106

Project Name: Addition of loading docks and parking
Address: 765 Warren Avenue
CBL: 318-A-002
Applicant: Warren Avenue Development LLC and Chunky Monkey LLC
Project ID: #2012-578
Planner: Jean Fraser

Dear Sirs:

On November 13th, 2012, the Planning Authority approved with conditions a Level II site plan for additional loading docks and reconfigured parking for the existing building at 765 Warren Avenue. The decision is based upon the application, documents and plans as prepared and submitted by Will Conway of Sebago Technics, including Plan Set (18 sheets) Rev D dated 11-02-2012. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

WAIVERS

The Planning Authority waives the Technical Standard, Section 14-498 and 14-499 pertaining to the provision of curbing along the frontage with Warren Avenue.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval:

1. That the applicant/future owner conducts, and submits to the Planning Authority, an annual monitoring traffic study until the project is fully occupied. The monitoring study would include documentation of traffic generation and employee information for the project and shall include traffic estimates according to actual employee/land use information. At the time of full occupancy the City reserves the right to request traffic counts at the project driveway; and

2. The applicant and all assigns shall comply with the conditions of Chapter 32 Storm Water including Article III. Post-Construction Storm Water Management, and the approved Revised Stormwater Management Plan dated October 4, 2012 prepared by Sebago Technics, which specifies the annual inspections and reporting requirements. The developer/ contractor/ subcontractor must comply with conditions of the construction storm water management plan and sediment & erosion control plan based on our standards and state guidelines; and
3. That the noise levels of the external HVAC and other mechanical equipment shall comply with the noise standards of the I-M zone, and the owner/applicants for each unit shall submit documentation to confirm compliance of both the unit and the building in respect of rated noise levels and cumulative noise levels, to the satisfaction of the Zoning Administrator prior to the issuance of a building permit for that unit; this requirement shall be written into the lease for each unit. If the City receives any complaints concerning the noise generated by any of the HVAC condenser units or other mechanical equipment, the owner shall take appropriate measures to mitigate any noise, including cumulative noise, above that allowed by the current ordinance; and
4. That a 3 foot clear space shall be maintained around the circumference of the fire hydrants and Fire Department connections, especially by units 1,3 and 5, except as otherwise required or approved; and
5. That any new signage or the alteration of existing signage requires separate permits through the City's Inspections Division; and
6. That any additional site lighting, including the proposed exterior wall mounted lighting, shall meet the City's photometric standards as currently set out in Section 12 *Site Lighting Standards* in the City's Technical Manual.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. As based on consultation with the MDEP, this approval amends the MDEP Site Location Permit L-014644-26-A-N (re L.L. Bean) dated September 16, 1987.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

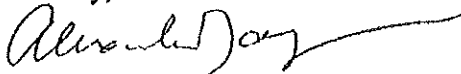
1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.

4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,



Alexander Jaegerman, FAICP
Planning Division Director

- Attachments: 1. Chapter 32 – Storm Water
2. Performance Guarantee Packet

cc:

Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Bahydt, Development Review Services Manager
Jean Fraser, Planner
Phillip DiPierro, Development Review Coordinator, Planning
Margo Schmuckel, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertius, Administration, Inspections Division
Michael Boblinsky, Public Services Director
Katherine Barlay, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Approval Letter File

Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michello Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Turling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|--------------------------|-------------|---------------------|
| Permit No: 2013-00243 | Issue Date: | CBL: 316 A003001 |
|--------------------------|-------------|---------------------|

| | | | |
|--|--|---|--|
| Location of Construction: 765 WARREN AVE | Owner Name: WARREN DEVELOPMENT II LLC & CHUNKY MONKEY LLC | Owner Address: ONE CANAL PLAZA STE 500 PORTLAND, ME 04101 | Phone: |
| Business Name: | Contractor Name: P C Construction | Contractor Address: 131 Presumpscot Street Portland ME 04103 | Phone: (207) 874-2323 |
| Lessee/Buyer's Name | Phone: | Permit Type: Site | Zone: IM |
| Past Use: Warehouse | Proposed Use: Warehouse | Permit Fee: \$30.00 | Cost of Work: \$1,000.00 |
| Proposed Project Description: SITE WORK ONLY - Remove fill and associated drainage work for future construction | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A | INSPECTION: Use Group: Type: N/A |
| | | Signature: | Signature: |
| | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | |
| | | Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | |
| | | Signature: Date: | |

| | | | | |
|---|---|--|---|-------|
| Permit Taken By: LDOBSON | Date Applied For: 02/05/2013 | Zoning Approval | | |
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | |
| | Site Plan OK Perishul 2012-578 2/6/13 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 2/7/13 | Date: | Date: | Date: |

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

| | | | |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHONE |

PERKINS | THOMPSON
ATTORNEYS & COUNSELORS AT LAW

ESTABLISHED 1871

ONE CANAL PLAZA
PO BOX 426
PORTLAND ME 04112
TEL 207.774.2635
FAX 207.871.8026

www.perkinsthompson.com

March 4, 2013
Via Hand Delivery

Ms. Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, ME 04101

Paul D. Pietropaoli
ppietropaoli@perkinsthompson.com

I-M

Re: Warren Development II, LLC and Chunky Monkey, LLC
765 Warren Avenue, Portland, Maine

316-A-3
318-A-2
319-A-9

Dear Ms. Schmuckal:

In connection with a pending financing transaction for the above-referenced property, enclosed is a Zoning Letter which we are requesting that your office complete and return to me at the above-referenced address. I also enclose a check in the amount of \$150.00 payable to the City of Portland.

Thank you for your assistance with this matter. If you have any questions or need additional information, please contact me at my direct telephone line: (207) 400-8115.

Very truly yours,



Paul D. Pietropaoli

PDP:tjo

Encl.

RECEIVED

MAR 04 2013

Dept. of Building Inspections
City of Portland Maine

CITY OF PORTLAND ZONING LETTER

March __, 2013

Gorham Savings Bank
10 Wentworth Drive
Gorham, ME 04038

Re: Premises: 765 Warren Avenue
Portland, Maine

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by Warren Development II, LLC and Chunky Monkey, LLC and described on Exhibit A (the "Premises"):

1. The applicable zoning code affecting the Premises is as follows:

Zoning Ordinance of the City of Portland revised through March 4, 2013

2. The Premises are located in the following zone under the applicable zoning code:

I-M

3. There are no known, unresolved violations of any applicable zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

NONE UNRESOLVED VIOLATIONS EXIST

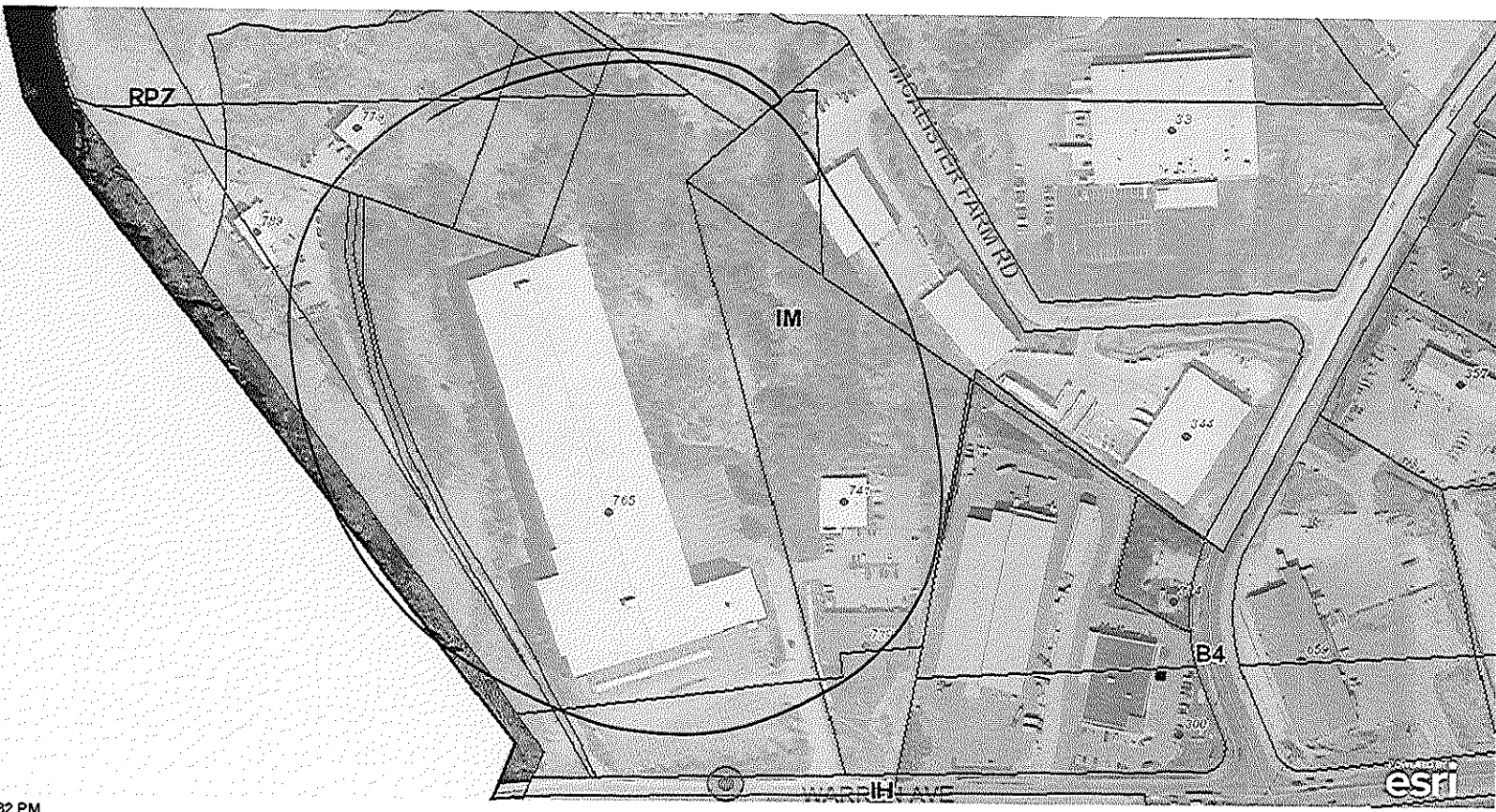
If there are any known, unresolved violations, the following summarizes the nature of such violations:

Copies of the applicable site plan approval(s), building permit approval(s), and Certificate(s) of Occupancy for the Premises are attached.

If additional space is required for any of the above, please attach additional pages.

Signature of Authorized Person: _____
Typed or Printed Name of Signatory: _____
Title of Signatory: _____
City or Other Governmental Agency: City of Portland, Maine

765 Warren Ave



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z



Best viewed at 800x600, with Internet Explorer

| | |
|--------------------------|---|
| CBL | 316 A003001 |
| Land Use Type | WAREHOUSE & STORAGE |
| Property Location | 765 WARREN AVE |
| Owner Information | WARREN DEVELOPMENT II LLC & CHUNKY MONKEY LLC ONE CANAL PLAZA STE 500 PORTLAND ME 04101 |
| Book and Page | 29614/050 |
| Legal Description | 316-A-3 318-A-2 319-A-9 WARREN AVE 749-779 |
| Acres | 653400 SF 15 |

Current Assessed Valuation:

| | | |
|----------------------------------|----------------|---|
| TAX ACCT NO. | 34478 | OWNER OF RECORD AS OF APRIL 2012 |
| | | WARREN PROPERTIES LIMITED |
| LAND VALUE | \$868,100.00 | PARTNERSHIP |
| BUILDING VALUE | \$4,901,000.00 | ONE CANAL PLAZA |
| NET TAXABLE - REAL ESTATE | \$5,769,100.00 | PORTLAND ME 04101 |
| TAX AMOUNT | \$108,574.46 | |

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](mailto:treasury@portmaine.org).

Building Information:

| | | |
|-----------------------------|--------------------------|------------------------------|
| | Building 1 | |
| Year Built | 1988 | |
| Style/Structure Type | WAREHOUSE | |
| # Units | 1 | |
| Building Num/Name | 1 - L L BEAN | |
| Square Feet | 153720 | |
| View Sketch | View Map | View Picture |



Exterior/Interior Information:

| | | |
|----------------|-------------------|--|
| | Building 1 | |
| Levels | 01/01 | |
| Size | 149420 | |
| Use | WAREHOUSE | |
| Height | 33 | |
| Walls | METAL-LIGHT | |
| Heating | HOT AIR | |
| A/C | NONE | |

| | | |
|----------------|-------------------|--|
| | Building 1 | |
| Levels | 01/01 | |
| Size | 4300 | |
| Use | MULTI-USE OFFICE | |
| Height | 33 | |
| Walls | METAL-LIGHT | |
| Heating | HOT AIR | |
| A/C | CENTRAL | |

Other Features:

| | | |
|------------------|-------------------|--|
| | Building 1 | |
| Structure | DOCK LEVELERS | |
| Size | 0X0 | |

| | | |
|------------------|-------------------------------------|--|
| | Building 1 | |
| Structure | OVERHEAD DOOR - MOTOR OPR. WD/HT | |
| Size | 10X10 | |

| | | |
|------------------|-------------------------------------|--|
| | Building 1 | |
| Structure | OVERHEAD DOOR - MOTOR OPR. WD/HT | |

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

| | |
|-------------------------------------|---|
| Application No: 0000-1654 | Applicant: WARREN DEVELOPMENT II LLC |
| Project Name: 765 WARREN AVE | Location: 765 WARREN AVE |
| CBL: 316 A003001 | Application Type: Determination Letter |
| Invoice Date: 03/05/2013 | |

| | | | | | | | | | |
|-------------------------|---|-------------------------|---|---------------------|---|------------------------|---|------------------|-------------------------|
| 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 |
| | | \$150.00 |
| Total Current Fees: | | + \$150.00 |
| Total Current Payments: | | - \$150.00 |
| Amount Due Now: | | \$0.00 |

CBL 316 A003001
Bill to: WARREN DEVELOPMENT II LLC & CHUNKY M
 ONE CANAL PLAZA STE 500
 PORTLAND, ME 04101

Application No: 0000-1654
Invoice Date: 03/05/2013
Invoice No: 40296
Total Amt Due: \$0.00
Payment Amount: \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.