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July 13, 2016

Ms. Ann Machado
Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

RECEIVED

JUL 14 2016

Dept. of Building Inspections
City of Portland Maine

RE: 442-460 Riverside Street, Portland, Maine
320-A-5 321-A-10

Dear Ms. Machado:

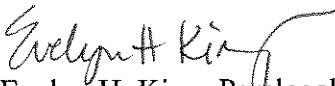
BGB Holdings LLC is purchasing the property currently owned by Crockett Riverside, LLC which is located at 460 Riverside Street, Street in the City of Portland, more particularly identified on Tax Map 320-A-5 321-A-10 ("Property"). The Property is categorized as Office and Business Service. We hereby request a zoning determination of this property for the sale.

Enclosed herewith is our check in the amount of \$150.00 for the request for zoning determination for the above referenced property. Also enclosed is a sample of a formatted letter that we would prefer for the response.

Thank you for your assistance in this regard.

Regards,

Monaghan Leahy, LLP


Evelyn H. King, Paralegal

Enclosures (2)

Ann Machado
Planning and Urban Development
City of Portland
389 Congress Street, Room 315
Portland, Maine 04101

_____, 2016

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Ellen L. Niewoehner
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Portland, ME 04112-9540

RE: 442-460 Riverside Street, Portland, Maine
320-A-5 321-A-10

To Whom It May Concern:

In my capacity as an Inspector for the City of Portland, I hereby certify that the following is true:

1. The property above referenced is classified as _____ under the Portland Code.
2. The property is a lawfully created parcel according to applicable subdivision laws, including 30-A, M.R.S.A. Section 4401, et seq., and regulations and ordinances adopted pursuant thereto, including the Portland Code.
3. There are no current zoning, subdivision, land use or code violations of record in the City of Portland concerning the Property.
4. Based on the Certificates of Occupancy, the buildings and structures on the Property complied with the dimensional requirements, (area, width, or depth of the land as a building site for the structure; floor space area of the structure; setback of the structure from the property lines of the land; height of the structure) and parking requirements of the Portland Code at the time they were constructed and are not required to comply with current dimensional and parking requirements.
5. The current uses of the Property, office and business service, comply with the current use regulations of the Portland Code.

Regards,

City of Portland
Inspections Division Services

By Ann Machado