



Planning & Urban Development Department

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

May 2, 2014

Andre G. Duchette
Taylor McCormack & Frame, LLC
30 Milk Street – 5th floor
Portland, Maine 04101

RE: 380 Riverside Street/ 33 McAlister Farm Road – 317-A-5 & 320-A-006 (the "Property")
Owner: PK Real Estate, LLC

To Whom it May Concern,

I am the Zoning Administrator for the City of Portland and have the authority to issue this certification. Please be advised that our records show the following information for the Property:

1. The Property currently is zoned as an I-M moderate Industrial zone, and the present use of the Property is printing facilities and offices for two different entities which are permitted uses within such zoning classification. The improvements on the Property may be rebuilt in their current size and density if they are damaged within one year of the damage.
2. No current or uncured violations of zoning, land use, building code or certificate of occupancy requirements are reported or pending against the Property.
3. No applications for zoning or land use approval, or variances with any building codes, currently are pending.
4. To the best of my knowledge the current description and corresponding access and parking easements are not in violation of zoning, land use, building code or certificate of occupancy requirements. It is noted that I have not been given a recent survey for any further review of compliance.
5. To the best of my knowledge there are no current permit violations on the Property.
6. To the best of my knowledge there are no current environmental problems concerning the Property.
7. The Property is accessed by Riverside Street and McAlister Farm Road.
8. Copy of a certificate of occupancy for the Property is attached along with copies of issued building permits.
9. There are no exceptions to the foregoing statements attached.

Sincerely,

A handwritten signature in black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator
City of Portland, Maine



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Inspections Division Director
Tammy Munson

September 7, 2012

**A HAUSMANN ASSOCIATES INC
380 WARREN AVE
PORTLAND, ME 04103**

**CBL: 317 A005001
Located at: 380 RIVERSIDE ST**

To Whom It May Concern,

This letter verifies that the work performed under Building Permit # 2012-03-3632-ALTCOMM issued by the City of Portland at the above address has been completed. Inspections have been recorded and the work appears to be in accordance with the applicable code requirements. This does not certify that the property is free of building code violations.

If you have any questions, feel free to contact me at this office.

Sincerely,

**Don McPherson
Building Inspector
207-874-8705**

A Hausmann Associates, Inc.
Portland, ME 04103
Phone (207) 828-4650/ Fax (207) 874-2080

March 28, 2012

Gerry Nadeau
Wise Business Forms
380 Riverside Street
Portland, ME 04103

RE: 33 McAllister Farm Rd., Portland, ME

Dear Gerry;

Please let this serve as acknowledgement that A. Hausmann Associates, Inc. is the owner of record on the property known as 33 McAllister Farm Rd., Portland, ME.

A. Hausmann Associates, Inc. entered into a lease agreement with Wise Business Forms on September 1, 2011 which allows them full use of the 80,000 square foot premises through May 31, 2017.

Sincerely,

Andréa Girard
Andréa Girard
Treasurer

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|--|---|--|---|
| Job No: 2012-03-3632-ALTCOMM | Date Applied: 3/29/2012 | CBL: 317- A-005-001 | |
| Location of Construction: 380 RIVERSIDE ST - 33 McAllister Farms Rd | Owner Name: A. HAUSMANN ASSOCIATES, INC | Owner Address: 380 WARREN AVE PORTLAND, ME 04103 | Phone: |
| Business Name: Wise Business Forms | Contractor Name: MC Construction Co., Inc. - Michael Coyne | Contractor Address: 386 Fore St., Suite 304, Portland, ME 04104 | Phone: 207-807-0853 |
| Lessee/Buyer's Name: Mark Jackman | Phone: 207-774-6560 | Permit Type: BLDG - Building | Zone: I-M |
| Past Use: Sorting facility for US Postal Service | Proposed Use: Offices & printing facility - WISE Business Forms - renovate existing office area & other interior space | Cost of Work: 80000.00 Fire Dept: 4/23/12 Signature: <i>[Signature]</i> (58) | CEO District: Inspection: Use Group: B/F-1/1 Type: 3B 15-1/1 IBC 2009 Signature: <i>[Signature]</i> 4/24/12 |
| Proposed Project Description: renovations existing office & other interior work | | Pedestrian Activities District (P.A.D.) | |
| Permit Taken By: | | Zoning Approval | |

Existing non-sep mixed use

Approved w/conditions
 Denied
 N/A

| Special Zone or Reviews | Zoning Appeal | Historic Preservation |
|--|---|---|
| <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK w/conditions 4/24/12 <i>[Signature]</i> | <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 Date: | <input checked="" type="checkbox"/> Not in Dist 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 Date: <i>[Signature]</i> |

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 |

Applicatⁿ Sales

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 374-410 Riverside Industrial Parkway CBL:354-B-001

Issued to Grass Properties

Date of Issue March 7, 2001

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. 00-1012, 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

Office & Manufacturing Space

Boca 1999

Use Group B/S1

Type 2C

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

3/7/01 *Kevin Russell*
Inspector

[Signature]
Inspector of Buildings

03/08/01
[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.