



PORTLAND MAINE

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Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator

September 10, 2010

Pierce Atwood, I.L.P.
One Monument Square
Portland, ME 04101
Attn: Judith A. Fletcher Woodbury

RE: 54-56 Evergreen Drive – 329-A-3 & 331-A-4 (the “Property”) – I-M Zone

Dear Ms. Woodbury,

I am in receipt of your request for a determination letter at the Property. The Property is located within an I-M Industrial Zone. The Property has been approved for the following uses: light manufacturing, warehousing, and offices. I have enclosed a copy of the certificate of occupancy from our files.

It is my understanding that the Property, as developed, conforms with all land use and development restrictions contained in the City’s Ordinances, including all applicable land use, shoreland, and subdivision regulations. It is further my understanding that all appropriate and required City permits and approvals have been provided for the current use and development of the Property. I am unaware of any pending or contemplated land use or zoning actions with respect to the Property.

Very truly yours,

Marge Schmuckal
Zoning Administrator

enclosures



Certificate of Occupancy

LOCATION 54 EVERGREEN DR

CBL 329 A003001

Issued to IMMUCELL CORPORATION / N G Bailey INC

Date of Issue 03/27/2007

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. 06-1736, 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 PREMISESAPPROVED OCCUPANCY

Entire

Business/ Storage, Type 3b. IBC 2003

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Judith A. Fletcher Woodbury

One Monument Square
Portland, ME 04101

207-791-1386 voice
207-791-1350 fax
jwoodbury@pierceanwood.com
pierceanwood.com

August 16, 2010

Ms. Marge Schmuckal
Zoning Administrator
Planning and Development Department
City of Portland
389 Congress Street
Portland, ME 04101

Re: Request for Determination for ImmuCell Corporation
56 Evergreen Drive, Portland, ME

Dear Ms. Schmuckal:

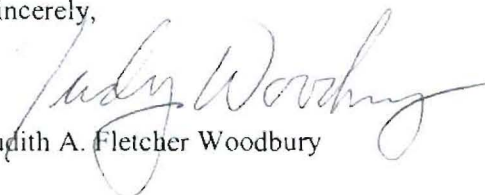
Our client, ImmuCell Corporation, owns a 1.39 acre parcel in the Evergreen Industrial Park that is located at 56 Evergreen Drive in Portland, Maine, and is identified on the City's Tax Maps at Map 329, Block A, Lot 3. The property, which is developed as a warehouse and office facility, is located in the I-M Industrial Zone.

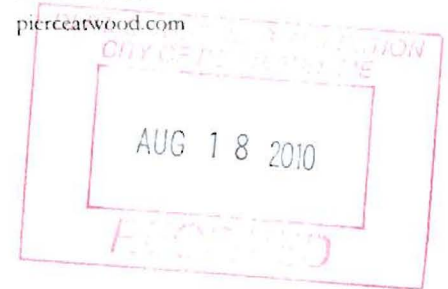
In connection with a refinancing for this property, we are writing to request a zoning determination letter from your office, and we enclose a check for \$150 to cover the review fee.

We would appreciate your confirmation that a warehouse and office use is permitted in the zone in which the property is located; that the property, as developed, conforms with all land use and development restrictions contained in the City's ordinances, including all applicable building, land use, shoreland, and subdivision regulations; and that all appropriate and required City permits, licenses, and approvals have been provided for the current use and development of the property. We also ask for your confirmation that you are unaware of any pending or contemplated land use or zoning actions with respect to the property.

If you have any questions, or require additional information, please do not hesitate to contact me. Thank you in advance for your assistance.

Sincerely,


Judith A. Fletcher Woodbury



*I-M
54-56 Evergreen Dr
329-A-3
331-A-4*

Assessor's Office | 89 Congress Street | Portland, Maine 04101 | Room 115 | 207-874-8486

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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

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[Tax Roll](#)

[Q & A](#)

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CBL 329 A003001
Land Use Type WAREHOUSE & STORAGE
Property Location 54 EVERGREEN DR
Owner Information IMMUCELL CORPORATION
 56 EVERGREEN DR
 PORTLAND ME 04103
Book and Page 11068/92
Legal Description 329-A-3 331-A-4
 EVERGREEN DRIVE 50-66
 60548
Acres 1.39

Current Assessed Valuation:

TAX ACCT NO.	34672	OWNER OF RECORD AS OF APRIL 2010
		IMMUCELL CORPORATION
LAND VALUE	\$173,200.00	56 EVERGREEN DR
BUILDING VALUE	\$988,400.00	PORTLAND ME 04103
NET TAXABLE - REAL ESTATE	\$1,161,600.00	
TAX AMOUNT	\$20,815.88	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:



Best viewed at 800x600, with Internet Explorer

Card 1 of 1
Year Built 1989
Style/Structure Type OFFICE WAREHOUSE
Units 1
Building Num/Name 1 - IMMUCELL
Square Feet 20256

[View Sketch](#) [View Map](#) [View Pictures](#)



Exterior/Interior Information:

Card 1
Levels 01/01
Size 4992
Use MULTI USE OFFICE
Height 10
Walls CONC. BLOCK
Heating HOT AIR
A/C CENTRAL

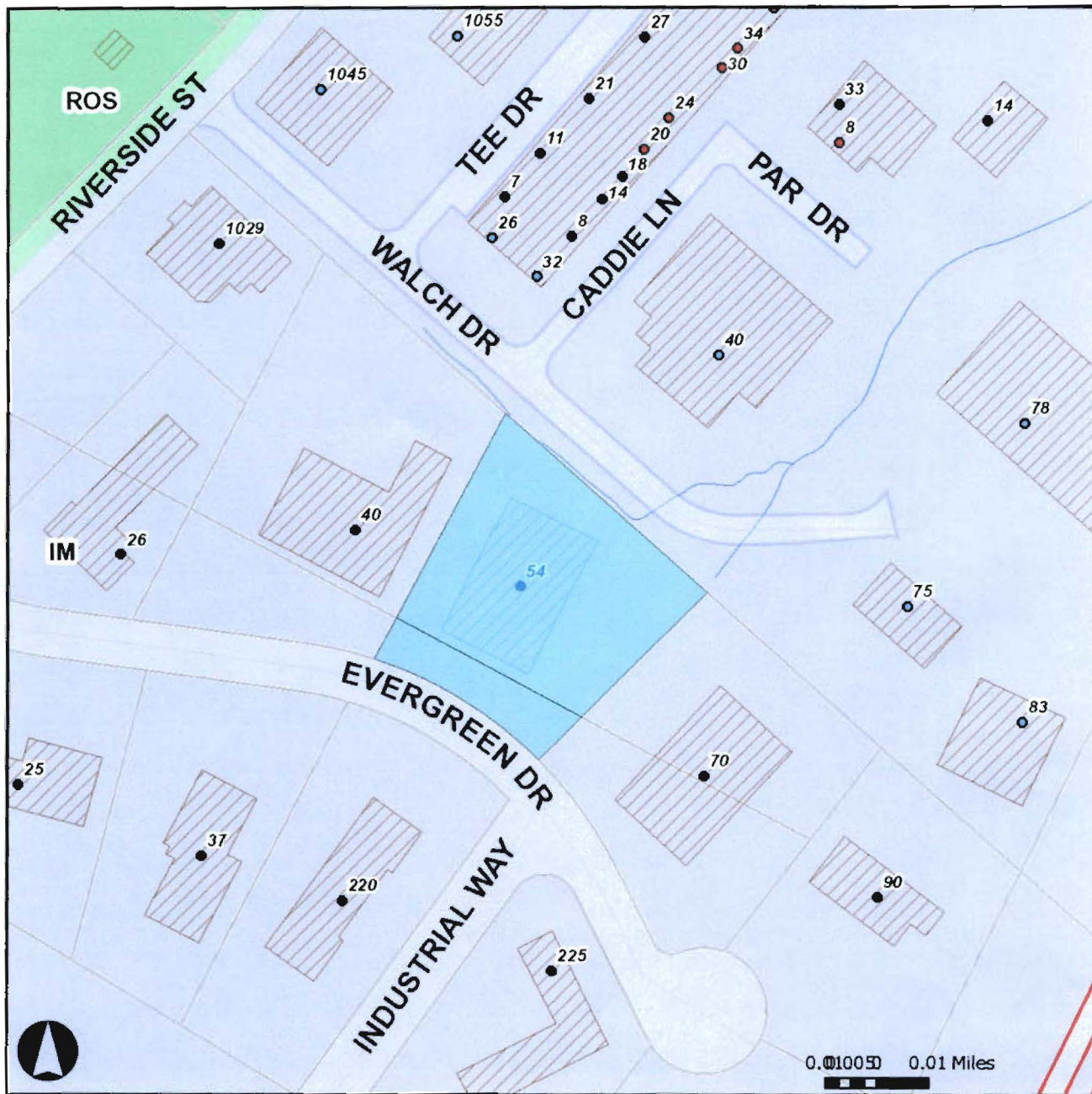
Card 1
Levels 01/01
Size 10272
Use WAREHOUSE
Height 20
Walls METAL-LIGHT
Heating HOT AIR
A/C CENTRAL

Card 1
Levels 02/02
Size 4992
Use MULTI USE OFFICE
Height 10
Walls CONC. BLOCK
Heating HOT AIR
A/C CENTRAL

Other Features:

Card 1
Structure TRUCK AND TRAIN WELLS
Size 14X24

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Interstate	Stream_protection	R2 Residential	C25
Streets	Island Zoning	R3 Residential	C26
Buildings	C43	R4 Residential	C27
Building	I-B	R5 Residential	C28
Out Building	I-TS	R6 Residential	C29
	I-R1	ROS Recreation Open	C30
	I-R2	Space	C31



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

8/11/10 20 10

Received from Eric Wood

Location of Work 56 European Drive

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Coiling Determination

CBL: _____

Check #: 62349 Total Collected \$ 62349

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: J. J. J.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy