



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

*Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

December 15, 2005

Boulder Net Lease Funds, LLC  
1945 Techny Road Suite 6  
Northbrook, IL 60062

RE: 5 Davis Farm Road - Verizon Buildings- 368-B-004 & 369-B-006 - I-M  
Industrial Zone (the "Property")

Dear Sirs, Madams,

I am in receipt of your request to provide a determination letter for the Property. The current zoning of the Property is an I-M moderate industrial zone. There are no overlay zones on the Property. The I-M industrial zone allows "General, business and professional offices".

A search of Inspection Service's microfiche shows a record of a site plan review approval dated November 19, 1974. This document refers to a Planning board approval and subdivision plat on August 13, 1974. A copy of this site plan approval is attached. Our records also include a site plan approval document dated October 30, 1984 for a 77 passenger car parking lot. A copy of this site plan approval is attached.

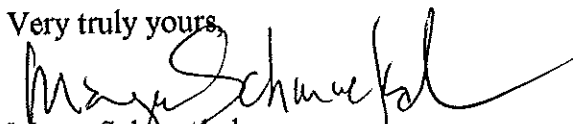
The directly abutting zones to the Property are also located within an I-M industrial zone. A copy of a partial zoning map is included.

Our records show one variance for temporary signage granted on August 2, 1973. A copy of that variance is attached.

Copies of permits and subsequent certificates of occupancy have been attached concerning the Property.

I am unaware of any outstanding zoning violations concerning the Property. There are no pending legal actions regarding the Property.

Very truly yours,

  
Marge Schmuckal  
Zoning Administrator

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

Card Number 1 of 1  
 Parcel ID 368 B004001  
 Location 5 DAVIS FARM RD  
 Land Use TRANSPORTATION  
 Owner Address PIZZAGALLI RIVERSIDE CO  
 50 JOY DRIVE  
 SOUTH BURLINGTON VT 05401

Book/Page  
 Legal

368-B-4 369-B-6  
 RIVERSIDE ST REAR 1382  
 -1388 296111SF

*info under this microfiche*

### Current Assessed Valuation For Fiscal Year 2006

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$322,120	\$7,658,650	\$7,980,770

### Estimated Assessed Valuation For Fiscal Year 2007\*

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$525,800	\$8,068,200	\$8,594,000

\* Value subject to change based upon review of property status as of 4/1/06.  
 The tax rate will be determined by City Council in May 2006.

### Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1974	1	83898	1

<b>Total Acres</b>	<b>Total Buildings Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
6.798	83898	OFFICE BUILDING - LOW-RISE	VERIZON

### Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	24502	OFFICE BUILDING
1	01/01	30148	OFFICE BUILDING
1	02/02	28048	OFFICE BUILDING
1	P1/P1	1200	SUPPORT AREA

Height	Walls	Heating	A/C
12		HOT AIR	CENTRAL
12	BRICK/STONE	HOT AIR	CENTRAL
12	BRICK/STONE	HOT AIR	CENTRAL
12	BRICK/STONE	NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

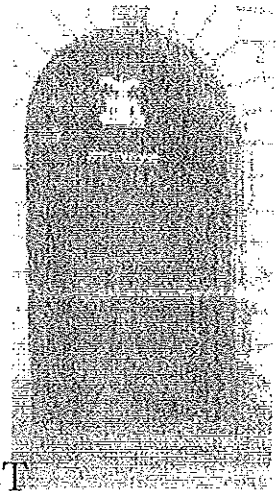
### Building Other Features

Line	Structure Type	Identical Units
3	OPEN AREA - BANK/OFFICE	1
2	ELEVATOR - ELEC. PASSENGER	1
1	COMPUTER FLOOR	1
1	PATIO - CONCRETE	1

City of Portland  
**INSPECTION SERVICES**

Room 315  
389 Congress Street  
Portland, Maine 04101

Telephone: 207-874-8703 or 207-874-8693  
Facsimile: 207-874-8716



FACSIMILE TRANSMISSION COVER SHEET

TO: <u>TRAUTS DUNN - Zoning Info</u>	FROM: <u>Margo Schmuckel</u>
FAX NUMBER: _____	NUMBER OF PAGES, WITH COVER: <u>2</u>
TELEPHONE: <u>405-528-4878</u>	RE: <u>5 DAVIS FARM ROAD,</u>
DATE: <u>12/15/05</u>	<u>PORTLAND, ME</u>

Comments:

# Zoning-Info, Inc.

PO Box 5528

Edmond, OK 73083-5528

Phone: 405.525.2998 Fax: 405.528.4878

Tuesday, December 06, 2005

Ms. Marge Schmuckal  
Portland, ME  
Phone: 207-874-8695

**RE: Verizon - Portland**  
**5 Davis Farm Road**  
**368 B004001**

*369-B-6 IM*

Ms. Marge Schmuckal;

Please find this to be a formal request for zoning verification on the above stated property. We are researching these matters for a zoning compliance report. Our deadline for this information is 12/16/2005. Please incorporate the answers to the following questions in a letter on city letterhead.

What is the current zone of the property? Are there any overlay districts? Is this property a permitted use in this district? Did the property receive site plan approval, and if so, can you provide a copy? What are the abutting zoning districts? Are there any outstanding building or zoning violations on file? Were any variances or special permits issued? Was a certificate of occupancy issued and if so, may we obtain a copy of it?

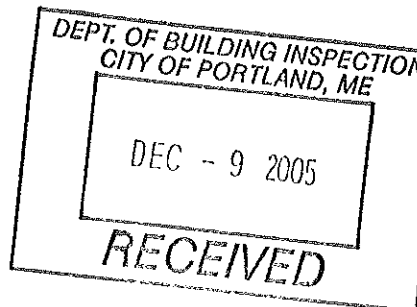
**Please address the letter to:**  
Boulder Net Lease Funds, LLC  
1945 Techny Road Suite 6  
Northbrook, IL 60062

**Please return the letter to:**  
Zoning Info, Inc.  
PO Box 5528  
Edmond, OK 73083-5528  
Phone: 405-525-2998  
★ Fax: 405-528-4878

*Please fax to: ↗*

Thank you,

*Travis Dunn*  
Travis Dunn  
Research Specialist  
Site #: 8331





**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

Sept 14 2015

Received from Zeng-Tung-Lac

Location of Work 5 Amie Farm Rd.

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 150.<sup>00</sup>

Building (I1) \_\_\_ Plumbing (I5) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other Zoning Det.

CBL: 30.8 Accd

Check #: 5581 Total Collected \$ 150.<sup>00</sup>

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

*[Signature]*  
WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



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