



Permitting and Inspections Department
Michael A. Russell, MS, Director

Ann Machado, Zoning Administrator

December 27, 2016

I-95 Portland Ventures I, LLC
C/O Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101

RE: 235 Presumpscot Street, Portland, Maine, CBL: 421-A-005 (the "Property")

To Whom It May Concern:

Regarding the Property at 235 Presumpscot Street in Portland Maine, I am providing the following information:

1. The applicable zoning code affecting the Property is the Land Use Ordinance of the City of Portland revised through November 7, 2016.
2. The Property is located in the I-M (Moderate Impact) Industrial Zone.
3. Based on building permits and certificates of occupancy on file, I understand that the Property's current uses are warehouse, warehouse with offices and warehouse/distribution with ancillary retail. Under section 14-247 of the Land Use Ordinance these uses are permitted uses in the Property's current zone. To the extent that the Property's uses change or do not meet the requirements for the uses described, this determination is not valid.
4. To the best of my knowledge, there are no outstanding notices of violation or enforcement actions by the Permitting and Inspections Department regarding this property. However, I cannot certify that the Property meets all applicable laws, codes, rules, and standards at this time.
5. The Property does have certificates of occupancy on file. Copies are attached.
6. The Property does have building permits on file. Copies are attached.
7. The Property does have site plans on file. Copies are attached.
8. The Property has a space and Bulk Variance on file which was denied. A copy is attached.

I trust the information provided is sufficient. Please contact me at (207) 874-8709 with questions or concerns. This interpretation is based on the information provided and available at the time, and the current City of Portland Code of Ordinances. It is not binding on the City of Portland in any future decisions.

Sincerely,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
207. 874.8709