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September 14, 2016

Via hand delivery and email: AMACHADO@portlandmaine.gov
Ann Machado, Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

RECEIVED

SEP 16 2016

Dept. of Building Inspections
City of Portland Maine

RE: Zoning and Code Determination

Dear Ann:

I represent the buyer for the property listed below. In connection with the purchase, my client has requested that we confirm the zoning and code status. To that end, please provide a zoning and code determination letter concerning the following properties:

235 Presumpscot Street, Portland, Maine (Tax Map 421-A-5)

Enclosed please find \$250.00, representing the fee for the determination letter. Also enclosed are sample forms you may use to respond to this request. Thank you for your consideration and assistance and please call me if you have any questions.

Very truly yours,



Scott E. Herrick

SEH/new
enclosures

CITY OF PORTLAND ZONING LETTER

_____, 2015

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

Re: 235 Presumpscot Street, Portland, Maine (Tax Map 421-A-5)

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by **Nappi Distributors** and described on the attached **Exhibit A**:

1. The applicable zoning code affecting the Premises is as follows:

Land Use Ordinance of the City of Portland revised through July 6, 2016.

2. The Premises are located in the Industrial – I-M Zone and the current use of the premises is permitted use thereunder.

3. There are no known, unresolved, violations or pending enforcement actions with respect to any applicable land use or zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

NONE UNRESOLVED VIOLATIONS EXIST

If there are any known, unresolved violations, the following summarizes the nature of such violations:

5. There are no assessment records or other City records that would indicate the current uses of the buildings are in violation of any applicable land use or zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

NONE RECORDS INDICATE VIOLATIONS EXIST

If records indicate any violations exist, the following summarizes the nature of such violations:

6. The following permits and approvals, as applicable to the Premises, have been obtained:

- (a) [N/A] Certificate of Occupancy.
- (b) [N/A] Conditional Use Approval.
- (c) [N/A] Site Plan Approval.
- (d) [N/A] Subdivision Approval.
- (e) [N/A] Building Permit.
- (f) [N/A] Condominium Conversion.
- (g) [N/A] Other: _____

Signature of Authorized Person: _____

Typed or Printed Name of Signatory: Ann Machado

Title of Signatory: Zoning Administrator

City or Other Governmental Agency: City of Portland, Zoning Administration