



Planning & Urban Development Department

Jeff Levine, AICP, Director  
Marge Schmuckal, Zoning Administrator  
May 27, 2013

Ladder Capital Finance LLC  
345 Park Avenue  
8<sup>th</sup> floor  
New York, New York 10154

*Need for Scan*

RE: 7-9 Montgomery Street – 13-G-006 - (the "Premises") -

To Whom It May Concern:

I am in receipt of your request for a determination letter concerning the Premises. The undersigned hereby certifies with respect to the property owned by NAA Properties, LLC and described on the attached **EXHIBIT A:**

1. The applicable zoning code affecting the Premises is as follows: Land Use Zoning Ordinance of the City of Portland revised through January 15, 2014.
2. The Premises are located in the following zoning district(s) under the Land Use Zoning Ordinance: Residential – R-6 /Community Business – B-2b, and the use of the property as an eight (8) residential unit property as an apartment building is a permitted use thereunder.
3. There are no known, unresolved, violations or pending enforcement actions with respect to any applicable 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:

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

- |   |                          |
|---|--------------------------|
| (a) <input checked="" type="checkbox"/> [ ] | Certificate of Occupancy |
| (b) [ ] [N/A]                               | Conditional Use Approval |
| (c) [ ] [N/A]                               | Site Plan Approval       |
| (d) [ ] [N/A]                               | Subdivision Approval     |
| (e) <input checked="" type="checkbox"/> [ ] | Building Permit          |
| (f) [ ] [N/A]                               | Condominium Conversion   |
| (g) [ ] [N/A]                               | Other:                   |

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

*Jeff Levine, AICP, Director*

*Marge Schmuckal, Zoning Administrator*

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

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

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

enclosures



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 7 Montgomery St.

Issued to James E. Harmon

Date of Issue 4/5/90

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. 89/2071, 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

APPROVED OCCUPANCY

Dwelling Unit Only

Four Dwelling Units

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

4-5-90  
(Date)

*Arthur Aldred*  
Inspector

*[Signature]*  
Inspector of Buildings

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.

29  
8 B



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 9 Montgomery St.

Issued to James E. Harmon

Date of Issue 7/9/90

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. 89/2071, 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

APPROVED OCCUPANCY

Entire

four dwelling units

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

7-9-90  
(Date)

*Arthur Aldred*  
Inspector

*[Signature]*  
Inspector of Buildings

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.