



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

Ladder Capital Finance LLC
 345 Park Avenue
 8th floor
 New York, New York 10154

RE: 191-193 Congress Street – 013-M-023 (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 H A T, 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: Neighborhood Business – B-1, and the use of the property as a twelve (12) 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:

Attached is a current complaint concerning non compliant trash bags on site

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

(a) <input type="checkbox"/>	[Not on File]	Certificate of Occupancy
(b) <input type="checkbox"/>	[N/A]	Conditional Use Approval
(c) <input type="checkbox"/>	[N/A]	Site Plan Approval
(d) <input type="checkbox"/>	[N/A]	Subdivision Approval
(e) <input checked="" type="checkbox"/>	<input type="checkbox"/>	Building Permit



Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

PG 2

(f) [N/A] Condominium Conversion
(g) [N/A] Other:

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



APPLICATION FOR PERMIT

Class of Building or Type of Structure... Second Class

Portland, Maine, AUG. 28, 1955

Plan 10/1/55

PERMIT ISSUED
01699

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~demolish~~ demolish ~~and~~ all the following ~~existing~~ ~~structure~~ equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 193 Congress St. Within Fire Limits? YES Dist. No.

Owner's name and address Richard P. & NA W. F. Twomey, Pine Point Telephone

Lessee's name and address Telephone

Contractor's name and address owner Telephone

Architect Specifications Plans yes No. of sheets / ..

Proposed use of building apartment house No. families 12

Last use " " No. families 12

Material brick No. stories 3 Heat Style of roof Roofing

Other building on same lot

Estimated cost \$ 300 Fee \$ ~~xxx~~ 2.00

General Description of New Work

To demolish 3-story open rear piazza, and to construct 3-story open rear piazza approximately the same size, 9' x 18', plans to be furnished.

ADVANCE PERMIT ISSUED TO DEMOLISH ONLY 8/28/55.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Richard P. Twomey

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

OK-10/18/55-AGJ

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0394	Issue Date:	CBL: 013 M023001
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Location of Construction: 193 CONGRESS ST	Owner Name: H A T LLC	Owner Address: 13 LAWRENCE AVE	Phone:
Business Name:	Contractor Name: Seacoast Security	Contractor Address: 4 Summer Street Freeport	Phone: 2078650394
Lessee/Buyer's Name	Phone:	Permit Type: Fire Alarm System	Zone: B-1

Past Use: Multi Family Residential	Proposed Use: Multi Family Residential - New Fire Alarm System	Permit Fee: \$70.00	Cost of Work: \$4,787.15	CEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied NFPA 72		INSPECTION: Use Group: R2 Type: SB IBC 2003		

Proposed Project Description:
New Fire Alarm System

legal use: 12 residential dwelling units

Signature: *Cora C...* Date: *Jan 4/23/07*
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 04/13/2007	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan

Maj Minor MM Denied

Date: *4/13/07*

Zoning Appeal

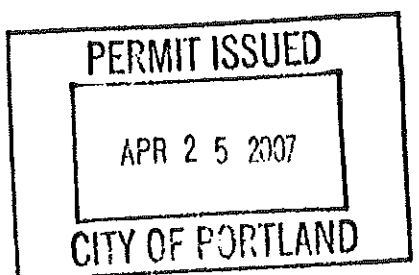
Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Date: _____

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review
 Approved
 Approved w/Conditions
 Denied

Date: _____



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

Complaint ID: 28438
 Status: Open
 Date: 05/27/2014
 Time: 1:24 PM

CBL: 013 M023001
 Street Address: 193 CONGRESS ST
 District: 1

Description of Location: _____
 Inspector: Suzanne Hunt

Source: Drive By **Outcome:** _____

Complaint: 3 non complicant bags, tagged at 10a.m.

Contact Name: _____
Address: _____
City, State, Zip: Portland ME _____
Phone 1: _____
Phone 2: _____
Fax #: _____
Reachable: _____

Notes: _____

Follow Up

Issues	Pick ups	Response Actions
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- | | | |
|---|--|---|
| <input type="checkbox"/> Early Set Out | <input type="checkbox"/> Trash | <input type="checkbox"/> Flyer |
| <input type="checkbox"/> Late Set Out | <input type="checkbox"/> Recycle | <input type="checkbox"/> Door-Knocker |
| <input checked="" type="checkbox"/> Illegal bag | <input type="checkbox"/> Illegal Dumping | <input checked="" type="checkbox"/> Tag |
| <input type="checkbox"/> Item | | <input type="checkbox"/> Face to Face |
| <input type="checkbox"/> Recycle w/Tra | | <input type="checkbox"/> Phone Call |
| <input type="checkbox"/> Recycle Contal | | <input type="checkbox"/> Msg Left |
| <input type="checkbox"/> Illegal Dumping | | <input type="checkbox"/> EMail Sent |
| <input type="checkbox"/> Litter Can | | <input type="checkbox"/> Other |
| <input type="checkbox"/> Leaf Bag | | <input type="checkbox"/> 1st Warni |
| <input type="checkbox"/> Silver Bullet | | <input type="checkbox"/> 2nd Warni |
| <input type="checkbox"/> Shopping Carts | | |

Amount: 0



Drummond & Drummond

A Limited Liability Partnership
Counselors at Law

One Monument Way, Portland, Maine 04101

Horace W. Horton
Arthur A. Cerullo
Andrew W. Sparks
Paul E. Peck
Philip P. Mancini
Jennifer I. Richard
Douglas F. Britton
Scott E. Herrick
Christopher E. Pazar
Stephanie N. Strouse
Nathaniel R. Huckel-Bauer
Julia G. Pitney
Heather T. Whiting
Andrew P. Pierce
Nicholas R. Loukes
Patrick C. Lever
Michael T. Devine

5/12/14
Wadleigh B. Drummond
1885-1979
Josiah H. Drummond
1914-1991

Of Counsel
Robert C. Santomenna
Paul M. Koziell

Telephone: 207-774-0317
Facsimile: 207-761-4690
bdauphinee@ddl.com

May 9, 2014

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street, Room 315
Portland, Maine 04101

Re: Zoning Determination letters - 41 Chestnut Street, 812 Congress Street, 191-193
Congress Street, 7 Montgomery Street, 229 Congress Street and 28 High Street

Dear Marge,

Per my email request on May 9, 2014, please find enclosed a check made payable to the City of Portland, ME in the amount of \$900.00 for Zoning Determination letters with respect to the six properties referenced above.

Please do not hesitate to contact our office if you should have any questions. Thank you for your assistance on this matter.

Best regards,


Bobbi Dauphinee
Legal Assistant

Encl.

CITY OF PORTLAND ZONING LETTER

May 9, 2014

Ladder Capital Finance LLC
345 Park Avenue
8th Floor
New York, New York 10154

Re: 191-193 Congress Street, Portland, Maine; Tax Map 13-M-23 (the "Premises")

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by H A T LLC and described on the attached Exhibit A:

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

Zoning Ordinance of the City of Portland revised through August 15, 2013.

2. The Premises are located in the following zoning district under the Zoning Ordinance: Neighborhood Business – B1, and the current use of the 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) [] [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: Marge Schmuckal
Title of Signatory: Zoning Administrator
City or Other Governmental Agency: City of Portland, Zoning Administration

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1917	Applicant: H A T LLC
Project Name: 193 CONGRESS ST	Location: 193 CONGRESS ST
CBL: 013 M023001	Application Type: Determination Letter
Invoice Date: 05/14/2014	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance	\$0.00
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Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 013 M023001
Bill to: H A T LLC
 13 LAWRENCE AVE
 PORTLAND, ME 04102

Application No: 0000-1917
Invoice Date: 05/14/2014
Invoice No: 45081
Total Amt Due: \$0.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>