



Planning & Urban Development Department

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: 41 Chestnut Street – 026-F-013 (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 Marken Properties, LLC and described on the attached **EXHIBIT A**:

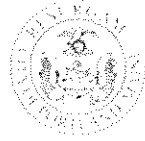
- 1.** The applicable zoning code affecting the Premises is as follows: Land Use Zoning Ordinance of the City of Portland revised through January 15, 2014.
- 2.** The Premises are located in the following zoning district(s) under the Land Use Zoning Ordinance: Residential – R-6 / Community Business – B-2b with an R-7 Residential Overlay over the entire property, and the use of the property as sixteen (16) 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 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 |
| (f) | <input type="checkbox"/> | [N/A] | Condominium Conversion |
| (g) | <input checked="" type="checkbox"/> | [N/A] | Other: <u>Verification of Legal Number of Units</u> |



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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

PERMIT ISSUED

APR 11 1985

CITY of PORTLAND

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0 349

ZONING LOCATION PORTLAND, MAINE April 12, 1985

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 41 Chestnut St. Fire District #1 #2

1. Owner's name and address Peter Wovkonish - same Telephone 799-1474

2. Lessee's name and address

3. Contractor's name and address Allied Acoustics Co. - 34 Deering Ave. Telephone 761-4784

..... No. of sheets

Proposed use of building multi family No. families 8

Last use same No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ ~~2,000~~ 3,000 Appeal Fees \$

FIELD INSPECTOR—Mr. Base Fee ~~20,000~~ 25.00

@ 775-5451 Late Fee

TOTAL \$ 25.00

To replace fire exists, removing and replacing with new materials as per plans. 1st, 2nd & 3rd floors of dwelling

send permit to # 3

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

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

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

Size Girder 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?

APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.

Health Dept.

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Signature of Applicant *D. Wallace* Phone # same

True Name of above Dusty Wallace for

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 1/24/97
CBL: 26-E-13

TO: Marge Schmuckal, Zoning Administrator
FROM: Community Development Office
SUBJECT: Verification of Legal Number of Units

We presently have an application for Loan/Grant for rehabilitation at:

41 Chestnut Street
(ADDRESS)

The owner is Peter Wolkowich
(NAME)

The given number of units of the building is 16

Please verify whether the number of units given are legal under the Land Use Code. show
16 units
R-6
pre-1957

YES the number of units are legal
 NO the number of units are not presently legal.
The present number of units is _____
 Property is a single family dwelling

Marge Schmuckal
SIGNED BY VERIFIER

Zoning Admin.
(TITLE)

2/4/97