



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: 28 – 30 High Street - -44-A-009 (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 Storrey Industries, 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 with a Historic Overlay Zone, and the use of the property as a seven (7) 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 type="checkbox"/> | [N/A] | Other: |



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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

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| (f) | <input type="checkbox"/> | [N/A] | Condominium Conversion |
| (g) | <input type="checkbox"/> | [N/A] | Other: |



Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

PG 2

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 cursive script that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

enclosures

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 28 High Street		Owner: William Stauffer	Phone: 756-1995	Permit No: 010048
Owner Address:	Lessee/Buyer's Name:	Phone:	Business Name:	Permit Issued: JAN 1 2001
Contractor Name: Apartment Masters	Address: 83 Bell Street		Phone: 838-5959	
Past Use: Commercial	Proposed Use: Commercial	COST OF WORK: \$ 3,800.00	PERMIT FEE: \$ 48.00	Zone: CBL: 044-A-009 K-6
<i>legal # of units: 7</i> Proposed Project Description: Replace existing landing to original footprint	<i>NO change in units</i> Allowed under this permit	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>2</i> Type: <i>5B</i> <i>Boca 99</i>	
		Signature: _____		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>OK - No increase</i>
Permit Taken By: Gayle		Date Applied For: January 16, 2001		Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>in original footprint</i> <input type="checkbox"/> Wetland <i>footprint</i> <input type="checkbox"/> Flood Zone <i>Allowed</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

*** Call Robert @ 838-5959

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: January 16, 2001	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:		PERMIT ISSUED WITH REQUIREMENTS CEO DISTRICT 2

CITY OF PORTLAND ZONING LETTER

May 9, 2014

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

Re: 28-30 High Street, Portland, Maine; Tax Map 44-A-9 (the "Premises")

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by Storrey Industries, 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: Residential - R6, and the current use of the property as an apartment building is a permitted use thereunder.

yes Historic overlay

- 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



5/12/14

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

Drummond & Drummond

A Limited Liability Partnership
Counselors at Law

One Monument Way, Portland, Maine 04101

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@ddlaw.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.

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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[Tax Relief](#)

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[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

CBL 044 A009001
Land Use Type FIVE TO TEN FAMILY
 Verify legal use with Inspections Division
Property Location 28 HIGH ST
Owner Information STORREY INDUSTRIES LLC
 468 FOREST AVE
 PORTLAND ME 04101
Book and Page 20591/117
Legal Description 44-A-9
 HIGH ST 28-30
 5474 SF
Acres 0.1257

Current Assessed Valuation:

TAX ACCT NO.	6328	OWNER OF RECORD AS OF APRIL 2013
LAND VALUE	\$154,800.00	STORREY INDUSTRIES LLC
BUILDING VALUE	\$365,900.00	468 FOREST AVE
NET TAXABLE - REAL ESTATE	\$520,700.00	PORTLAND ME 04101
TAX AMOUNT	\$10,106.80	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1
Year Built 1910
Style/Structure Type APARTMENT - GARDEN
Units 7
Square Feet 7872

[View Sketch](#) [View Map](#) [View Picture](#)

Exterior/Interior Information:

Building 1
Levels B1/B1
Size 1008
Use SUPPORT AREA
Height 8
Heating NONE
A/C NONE

Building 1
Levels B1/B1
Size 960
Use APARTMENT
Height 8
Heating HW/STEAM
A/C NONE

Building 1

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1920	Applicant: STORREY INDUSTRIES LLC
Project Name: 28 HIGH ST	Location: 28 HIGH ST
CBL: 044 A009001	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
-------------------------	---------------

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 044 A009001
Bill to: STORREY INDUSTRIES LLC
 468 FOREST AVE
 PORTLAND , ME 04101

Application No: 0000-1920
Invoice Date: 05/14/2014
Invoice No: 45085
Total Amt Due: \$0.00
Payment Amount: \$150.00

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>