



Drummond & Drummond

A Limited Liability Partnership
Counselors at Law

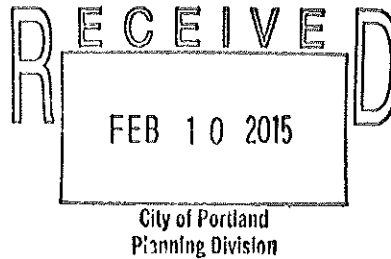
One Monument Way, Portland, Maine 04101

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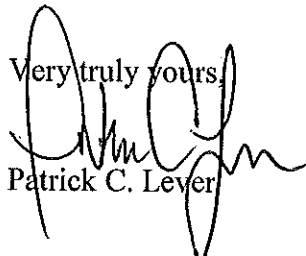
February 6, 2015

Ann Machado, Zoning Administrator
City of Portland
389 Congress Street
Portland, Maine 04101

**RE: Zoning and Code Determination – 94-96 Winter Street, Portland, Maine
Assessor's Account Tax Map 45-E-9 and 10**

Dear Ann:

I represent a buyer for property located at 94-96 Winter Street, Portland, Maine (the "Property"). In connection with the purchase, my client's lender has requested that we confirm the zoning and code status of the Property. To that end, please provide a zoning and code determination letter concerning the Property. Enclosed is the \$150.00 fee for this determination and a sample/form 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,

Patrick C. Lever

Enclosures

774-0317
plever@ddlaw.com

CITY OF PORTLAND ZONING LETTER

February 6, 2015

William R. Schad, Senior Commercial Loan Officer
TD Bank
One Portland Square
Portland, ME 04112

94-96 Winter Street Realty, LLC
C/O Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101

Re: 94-96 Winter Street, Portland, Maine; Tax Map 45-E-9 and 45-E-10 (the "Premises")

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by Parkside Properties, LLC 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 November 20, 2014.

2. The Premises are located in the following zoning district under the Zoning Ordinance: Residential – R6; and the current uses of the property as (1) an apartment building with 5 residential units (Lot 45-E-9) and (2) an apartment building with 5 residential units (Lot 45-E-10), are permitted uses 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:

4. 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:

5. 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) Condominium Conversion.

(g) 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

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2131	Applicant: PARKSIDE PROPERTIES LLC
Project Name: 94 WINTER ST	Location: 94 WINTER ST
CBL: 045 E010001	Application Type: Determination Letter
Invoice Date: 02/10/2015	

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
		<u>\$150.00</u>
Total Current Fees:	+	\$150.00
Total Current Payments:	-	\$150.00
Amount Due Now:		\$0.00

CBL 045 E010001
Bill To: PARKSIDE PROPERTIES LLC
 PO BOX 10250
 PORTLAND, ME 04104

Application No: 0000-2131
Invoice Date: 02/10/2015
Invoice No: 48004
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/792/Permit-Status>

[Click Here to Pay On Line](#)