



Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Zoning Administrator

September 21, 2015

I-95 Portland Ventures I. LLC  
C/O Drummond & Drummond, LLP  
One Monument Way  
Portland, ME 04101

**Re: 503 Cumberland Avenue, Portland, Maine (Tax Map 48-F-19)**

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by East End Corp. 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 June 1, 2015.
2. The Premises are located in the Residential – R6 Zone. The current use of the Premises as a 9 dwelling unit apartment building is a legal nonconforming use.
3. The Premises are located in the Deering Street Historic District.
4. There are no known, unresolved, violation or pending enforcement actions with respect to any applicable land use or zoning codes, and City ordinances, or building, environmental, or energy codes, ordinances or regulations.
5. 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.
6. A certificate of occupancy was issued on 11/03/2004 stating the approved occupancy as a "Nine Unit Residential Apartment building" (attached).

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado  
Zoning Administrator  
City of Portland, Maine  
[amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)  
207.874.8709