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*Penny St. Louis - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

July 22, 2011

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RE: 811-813 Congress Street, Tax Map #053-C-036 & 037 (the "Property")

To Whom It May Concern:

In my capacity as the Zoning Administrator for the City of Portland, I hereby certify that the following is true:

1. The Property is located within a B-2b zone under the Land Use Zoning Ordinance.
2. The Property is a lawfully created parcel according to applicable subdivision laws, including 30-A, M.R.S.A. § 4401, et seq., and regulations and ordinances adopted pursuant thereto, including the City of Portland Code.
3. To the best of my knowledge, there are no current zoning, subdivision, land use or code violations of record in the City of Portland concerning the Property.
4. The current approved use of the Property is a parking lot for 12 passenger cars. The current approved use of the Property is considered to be a legally

nonconforming use in the B-2b zone regulations of the Land Use Zoning Ordinance.

Regards,

Marge Schmuckal
Zoning Administrator
City of Portland, Maine