



Please respond to our Portland office

- James A. Hopkinson
- Richard J. Abbondanza
- Gerald B. Schofield, Jr.
- Mark A. Woronoff

Via E-mail and Hand Delivery

October 28, 2016

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

Re: **879ine, LLC**
Property: 873-877 and 879 Congress Street, Portland, Maine
Tax Map and Lot Nos.: 53-1-16, 53-I-17-18,
Deed reference: 8340/330

Dear Ann:

Our office is counsel for 879ine, LLC, which is purchasing the commercial properties located at 873-877 and 879 Congress Street, Portland. Our client is financing its purchase and its lender's attorneys have requested confirmation from the City of Portland concerning certain zoning information.

This letter requests zoning information for the above-referenced properties in order to process this request. Specifically, we need the following information:

1. Copies of current zoning ordinances pertaining to the subject property for both density and parking. Please include sections of the ordinances regarding non-conforming buildings.
2. Copies of zoning variances, bonus density agreements, or other applicable zoning information for this property (if any).
3. Please provide, on city letterhead, a "damage restoration statement," indicating that the project may be rebuilt to its current size and density. (In general, if the project is non-conforming, what restrictions apply?)

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4. A completed zoning certificate, a copy of which is attached, for each property.

I understand that the City charges \$250 for each zoning opinion, and we have enclosed a check for \$500 to cover both opinions.

With the proposed loan closing scheduled for next Friday, November 4th, it would be greatly appreciated if you would email your written response to me at the email address listed below as soon as possible. Should you have any questions, please contact me or my assistant, Linda Porter, (lporter@hablaw.com) immediately.

Very truly,



James A. Hopkinson

JAH/lp

Email: jhopkinson@hablaw.com