



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: 812 Congress Street – 054-A-004 (the "Premises") – B-2b Zone

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 Marken Properties, 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: Business Community – B-2b, and the use of the property as a five (5) 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

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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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 black ink that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

enclosures

PERMIT ISSUED

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 01472

NOV 27 1984

ZONING LOCATION PORTLAND, MAINE Nov. 26, 1984

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with its amendments and specifications, if any, submitted herewith and the following specifications:

LOCATION .. 812 Congress Street .. Fire District #1 , #2

1. Owner's name and address Claude M. Bartley, 48 Christy Rd., Telephone ... 797-4706

2. Lessee's name and address .. Telephone ..

3. Contractor's name and address Owner .. Telephone ..

Proposed use of building ... multi-family .. No. of sheets .. No. families .. 5 ..

Last use ... same .. No. families ..

Material .. No. stories .. Heat .. Style of roof .. Roofing ..

Other buildings on same lot ..

Estimated contractual cost \$...800 .. Appeal Fees \$..

FIELD INSPECTOR—Mr. @ 775-5451 .. Base Fee ... 15.00 ..

Late Fee ..

TOTAL \$... 15.00 ..

To construct wooden fire escape to serve from 2nd floor to ground as per plans, 1 sheet of plans.

Stamp of Special Conditions

04103

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated, number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING
BUILDING CODE Will there be in charge of the above work a person competent
Fire Dept. to see that the State and City requirements pertaining thereto
Health Dept. are observed?
Others:

Signature of Applicant Claude L. Bartley Phone # same
Type Name of above Claude Bartley 1 2 3 4



Drummond & Drummond

A Limited Liability Partnership
Counselors at Law

One Monument Way, Portland, Maine 04101

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

5/12/14
Wadleigh B. Drummond
1885-1979
Josiah H. Drummond
1914-1991

Of Counsel
Robert C. Santomenna
Paul M. Koziell

Telephone: 207-774-0317
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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.

CITY OF PORTLAND ZONING LETTER

May 9, 2014

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

Re: 812 Congress Street, Portland, Maine; Tax Map 54-A-4 (the "Premises")

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by IONCYN

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: Business Community – B2b, and the current use of the 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) Certificate of Occupancy.
- (b) Conditional Use Approval.
- (c) Site Plan Approval.
- (d) Subdivision Approval.
- (e) Building Permit.
- (f) Condominium Conversion.
- (g) 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

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1916	Applicant: JONCYN PROPERTIES LLC
Project Name: 812 CONGRESS ST	Location: 812 CONGRESS ST
CBL: 054 A004001	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
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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 054 A004001
Bill to: JONCYN PROPERTIES LLC
 168 SHAKER RD
 GRAY, ME 04039

Application No: 0000-1916
Invoice Date: 05/14/2014
Invoice No: 45080
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>