



Planning &amp; Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

May 27, 2013

Ladder Capital Finance LLC  
 345 Park Avenue  
 8<sup>th</sup> floor  
 New York, New York 10154

RE: 812 Congress Street – 054-A-004 (the "Premises") -

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 Joncyn 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: Community Business – B-2b, and the use of the property as 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

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)  [Not On File] Certificate of Occupancy
  - (b)  [N/A] Conditional Use Approval
  - (c)  [N/A] Site Plan Approval
  - (d)  [N/A] Subdivision Approval
  - (e)  [ ] Building Permit
  - (f)  [N/A] Condominium Conversion
  - (g)  [N/A] Other:



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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 cursive script that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator  
City of Portland, Maine

enclosures

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ..... 01472

NOV 27 1984

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

ZONING LOCATION ..... PORTLAND, MAINE ..Nov.. 26, 1984

CITY of PORTLAND

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

The undersigned hereby applies for 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 plans 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 R. Bartley, 48 Christy Rd. .... Telephone ... 797-4706

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

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

..... No. of sheets .....

Proposed use of building ... multi-family ..... 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. .... Base Fee ..... 15.00 .....

@ 775-5451 ..... 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 .....  2  3  4

Other .....