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December 14, 2016

Ms. Ann Machado
City of Portland
Zoning Administration
389 Congress St, Room 315
Portland, Maine 04101

RE: Zoning Determination Letter
146 Pine Street / Tax Map 65, Block A, Lot 5

Dear Ms. Machado:

In anticipation of a closing scheduled for January 3, 2017, I am requesting a zoning and code enforcement determination letter on behalf of Dragon Seed LLC for the following property:

Property Address: 146 Pine Street
CBL: 62-A-5
Owner Name: Hospitality West L.L.C.

This request is being made in connection with Dragon Seed LLC's potential acquisition of the 146 Pine Street (the "Property"), which is currently being utilized as a 6-room bed and breakfast with an owner's quarters (the "Current Use"). If acquired, Dragon Seed LLC plans to continue the Current Use.

Please independently review the files that you have at your disposal, and verify whether the Current Use is permitted. Additionally, please include in your zoning determination letter confirmation that the Property, as developed, conforms with all requirements of the City of Portland's Land Use Ordinance, including applicable building, land use and subdivision regulations, and that, to the best of your knowledge, all required City permits, licenses and

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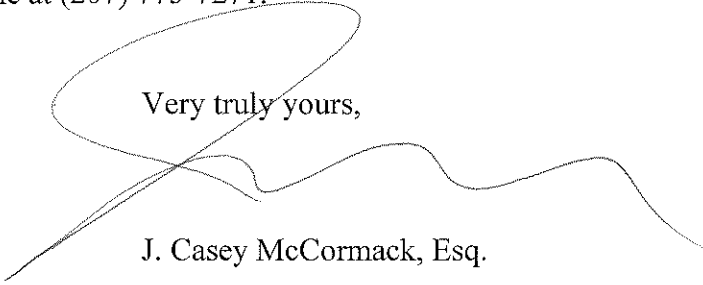
Jensen Baird
Gardner Henry

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approvals have been issued for the Current Use. I would also request that you confirm that there are no current violations or enforcement actions involving the Property.

Enclosed herewith you also find a check in the amount of \$250.00 payable to the City of Portland for payment of the necessary zoning determination letter fee. If I can provide any additional information to assist you in your determination, please feel free to contact me by email at emccormack@jbgh.com or by telephone at (207) 775-7271.

Very truly yours,



J. Casey McCormack, Esq.