



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
Roger P. Asch
Scott E. Herrick
Christopher E. Pazar
Nathaniel R. Huckel-Bauer
Danelle R. Milone
Michael T. Devine

Wadleigh B. Drummond
1885-1979
Josiah H. Drummond
1914-1991

Of Counsel
Robert C. Santomenna
Paul M. Koziell
Barry T. Woods

Telephone: (207) 774-0317 (x136)
Facsimile: (207) 879-5870
E-mail: cpazar@ddl.com

June 6, 2016

City of Portland
Department of Permitting and Inspections
389 Congress Street
Portland, ME 04101

ATTN: Ann B. Machado/ Zoning Administrator

RE: 481 Danforth Street – 71-A-1 R-4 Residential Zone- Transient Guest Rental Issue

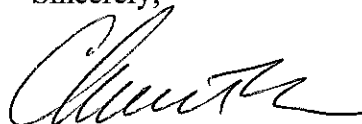
Dear Ms. Machado:

I represent Alex Feddersen/481 LLC, the owner of 481 Danforth Street, Portland, Maine. I am responding to the Notice of Violation sent from your office on May 25, 2016.

Alex Feddersen/481 LLC rented the entirety of 481 Danforth Street to Kenneth Thomas for a period of 17 months from August 2015 through December 2016. To the extent 481 Danforth Street is being rented in violation of the City's Land Use Code regarding Transient Guests, such activity is being carried on by Mr. Thomas and not 481 LLC or Mr. Feddersen.

I have notified Mr. Thomas via his attorney Paul Bulger to immediately cease any and all advertising of the property on short term transient guest rental sites such as Airbnb. I have also asked him to cancel any and all rentals taking place after June 25th, the 30 day period provided for in your letter, which would violate the City's Code. To the extent Mr. Thomas fails to take appropriate steps to terminate transient guest activity, in the time provided the City, 481 LLC/Mr. Feddersen will take steps to evict Mr. Thomas. Thank you.

Sincerely,



Christopher E. Pazar

cc: Alex Feddersen