



Planning &amp; Urban Development Department

*Jeff Levine, AICP, Director**Ann Machado, Zoning Administrator*

September 18, 2015

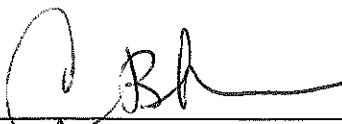
CBRE Capital Markets, Inc.  
And/or Federal Home Loan Mortgage Corporation**Re: 138 Highland Street, Portland, Maine (the "Property")**  
**Zoning Determination Letter**

The undersigned hereby certifies with respect to the above-referenced Property owned by Woodford Highland, LLC and described as Tax Map 123, Chart F, Lot 021:

1. **Zoning District:** Pursuant to the current City of Portland Code of Ordinances effective as of the date hereof (the "Code"), the Property is located in the B-1 Neighborhood Business Zone (the "Zoning District") as set forth in Division 9, B-1 AND B-1B NEIGHBORHOOD BUSINESS ZONES, §§ 14-161 thru 14-180 of Article III, Zoning §§ 14-46 thru 14-490 (the "Zoning Ordinance") under Chapter 14, Land Use (the "Land Use Ordinance") of the Code.
2. **Permitted Use:** The current legal use of the Property as a six unit residential building is a legal nonconforming use under the Zoning District.
3. **Code Enforcement:** 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.
4. **Permits and Approvals:** With respect to the current Use of the Property, our records show a permit issued on September 9, 1944 stating the use of the property as a "6 tenement" building. The assessor's card from 1953 (pre-ordinance) lists the use as 6 apartments (attached). A building permit is required for any construction on the building, and a certificate of occupancy would be issued for any change of use to the building based on final inspections and approval by the City.

Dated this 18<sup>th</sup> day of September, 2015

By:

  
(Signature)Name: Ann B. Machado  
Title: Zoning Administrator  
City of Portland, Maine  
Planning & Urban Development Department – Inspections Division