



Planning & 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: 278 Woodford 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 026:

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 fourteen 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 letter dated February 23, 1989 from Warren Turner certifying that there are fourteen apartments in the building, and a building permit (#081224) issued on October 3, 2008 which states the use as a "Multi-family 14 units". The assessor's card from 1953 (pre-ordinance) lists the use as 14 apartments. 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 18th day of September, 2015

By:

A handwritten signature in black ink, appearing to read "Ann B. Machado", written over a horizontal line.

(Signature)

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