Planning & Urban Development Department

Jeff Levine, AICP, Director
Ann Machado, Zoning Administrator
September 21, 2015

CBRE Capital Markets, Inc.
And/or Federal Home Loan Mortgage Corporation

Re: 252 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 K, Lot 004:

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 and the R-5 Residential Zone (the **"Zoning District"**) as set forth in Division 6, R-5 RESIDENTIAL ZONE, §§ 14-117 thru14-125 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 seven 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 certificate of occupancy issued on August 2, 1961 stating the use as seven 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 21st day of September, 2015

By: _____
      (Signature)

Name: Ann B. Machado
Title: Zoning Administrator
         City of Portland, Maine
         Planning & Urban Development Department – Inspections Division
         (207) 874-8709