



Planning &amp; Urban Development Department

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

September 21, 2015

I-95 Portland Ventures I. LLC  
C/O Drummond & Drummond, LLP  
One Monument Way  
Portland, ME 04101

**Re: 510-516 Deering Avenue, Portland, Maine (Tax Map 125-E-6)**

To Whom It May Concern:

The undersigned hereby certifies with respect to the above-referenced property owned by East End Corp. and described on the attached **Exhibit A**:

1. The applicable zoning code affecting the Premises is as follows:  
Land Use Ordinance of the City of Portland revised through June 1, 2015.
2. The Premises are located in the Residential – R5 Zone. The current legal use of the Premises is eight dwelling units. The current use of the premises as a 9 unit apartment building is not legal.
3. The only known, unresolved, violation or pending enforcement action with respect to any applicable land use or zoning codes, and City ordinances is the one existing nonconforming dwelling unit. There are no known, unresolved or pending enforcement actions with respect to any building, environmental, or energy codes, ordinances or regulations.
4. There are no assessment records or other City records that would indicate the current uses of the buildings are in violation of any applicable land use or zoning codes, City ordinances, or building, environmental, or energy codes, ordinances or regulations.
5. The most recent record that we have on file is a letter from Warren Turner, Zoning Enforcement Inspector, from August 1988, stating that the legal use of the building is eight dwelling units. That there was an appeal that was denied in 1955 to add a tenth unit and that there have been no change of use permits applied for since then to make the building a ten unit.

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado  
Zoning Administrator  
City of Portland, Maine  
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