



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: 9-11 Hunt 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 130, Chart I, Lot 002:

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 R-5 Residential Zone (the "Zoning District") as set forth in Division 6, R-5 RESIDENTIAL ZONE, §§ 14-117 thru 14-125 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 ten 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 1/14/44 stating the use as a ten family apartment house and a building permit issued 10/24/08 listing the use as a ten family residential unit building. 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