

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 16, 1997

TO: AMRESKO CAPITAL, L.P.
c/o Kristen Moye, Esquire
McGuire Woods Battle & Boothe
8280 Greensboro Drive
Suite 900
McLane, VA 22102

Re: PROJECT: PJH Associates Limited Liability Company
Embassy Suites Hotel
1050 Westbrook Street
Portland, Maine

Ladies and Gentlemen:

We have been advised that AMRESKO CAPITAL, L.P. is considering financing the above-described project. In that regard, we have been asked to provide you with certain zoning information in connection with this project.

1. Current Zoning: The property upon which the project is located is currently located in the Airport Business Zone ("A-B" Zone") which allows the use of the property as a hotel as a permitted use. A copy of the applicable provision of A-B Zone is attached for your reference.

2. Conformance with Current Zoning Requirements: Based on the materials available from our records, the project is a legally conforming use and structure in the A-B Zone.

3. Right to Rebuild Following Casualty: In the event of casualty to the project, in whole or in part, the project may currently be rebuilt substantially in its current form (i.e., no loss of square footage, same footprint, same number of units) within one year.

4. No Violations; All Development-Related Fees Paid: We are unaware of (a) the existence of any violations or alleged violations of any zoning, subdivision, building or similar land use ordinances or regulations applicable to the project within the past three years, or (b) any enforcement proceedings against

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the project that are pending or contemplated. All fees required to have been paid to this office in connection with the development and use of the project, including any impact-related fees, have been paid, and no such fees which would have applicability to the project are otherwise pending or contemplated.

This letter is based on the Code of Ordinances of the City of Portland as of the date hereof. No assurances can be given in the event of any changes in the Code of Ordinances. If you should have any questions concerning this matter, please contact me at (207) 874-8695.

Sincerely yours,

City of Portland

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is written in a cursive style with a large initial "M".

By: Marge Schmuckal

Title: Zoning Administrator

CC: John S. Upton, Esq.
Counsel to PJH Associates