

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

384-A-B-001
Michelle Paretti
Column Financial, Inc.
c/o DLJ Mortgage Capital Corp.
277 Park Avenue
New York, New York 10172
Fax (212) 892-6683
Attn: Michelle Paretti
Vice President

August 26, 1998

RE: 65-73 Lambert St./ 492-500 Auburn Street - 384A-B-1

Dear Michelle,

This letter is to verify the property located at 65-73 Lambert Street known as the Tara apartments is zoned R-5 Residential which permits the development and use of multifamily (16 units) properties.

The project as it now exists is a legal, conforming use to the best of my knowledge.

To the best of my knowledge, this property is in compliance with all zoning requirements of Portland including but not limited to density, parking, height limitation, bulk, lot coverage, and setback restrictions.

All required certificates of occupancy for the property have been issued without condition or variance and are in effect for all buildings. We are not aware of any circumstance which would render the existing certificate invalid. We are not aware of any circumstances which would render the existing certificates of occupancy invalid or cause them to be revoked.

Attached hereto are true copies of the applicable certificates of occupancy relating to the zoning and use of the property.

Sincerely,

Marge Schmuckal
Zoning Administrator

cc: file