

Zoning Division
Marge Schmuckal
Zoning Administrator



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

CITY OF PORTLAND

Michelle Paretti
Column Financial, Inc.
c/o DJL Mortgage Capital Corp.
277 Park Avenue
New York, New York 10172

December 18, 1998

Column Financial, Inc.,
c/o Donaldson, Lufkin & Jenrette
277 Park Avenue, 10th floor
New York, New York 10172

Attn: Michelle Paretti, V.President

RE: 53-57 Allen Avenue, Portland, ME - 435-G-20

Dear Michelle,

This is to verify the property located at 53-57 Allen Avenue, Portland, Maine, is zoned B-2 & R-5, which permits the development and use of multifamily properties.

As far as this office is aware the project as it now exists is a legal conforming use.

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

All required certificates of occupancy of the property have been issued without condition or variance and are in effect for all buildings or no certificates of occupancy, if any, invalid or cause them to be revoked.

Attached hereto are true copies of the applicable certificates of occupancy, ordinances, resolutions, or regulations relating to the zoning and use of the property.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

✓ Filed

435-6-20

COOPER PROPERTIES, INC.

December 14, 1998

To: Zoning Department
From: Joe Cooper

Dear Sir or Madam:

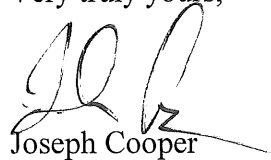
Enclosed please find a letter addressed to my lender for the re-financing of 53-57 Allen Avenue, Portland.

This letter needs to be sent back to my lender at your earliest convenience to verify the zoning and legal occupancy status of my property.

I have enclosed a self addressed stamp envelope for your convenience.

Thank you for your help in this matter and feel free to contact me with any questions.

Very truly yours,



Joseph Cooper

President