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*Penny St. Louis Littell- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

November 13, 2008

Maine State Housing Authority and
Classic Title Company
84 Marginal Way
Suite 600
Portland, Maine 04101-2480

RE: Northfield Green (the "Project") located at 145-151 Allen Avenue, Portland, Maine, Tax Map #436-A-022 (the "Jurisdiction") – R-5

Ladies and Gentlemen:

In response to your request concerning the Project's compliance with applicable zoning codes, regulations and ordinances, please be advised as follows:

- (i) the Department of Planning and Development is responsible for (a) enforcement of building codes, zoning ordinances and similar codes or ordinances related to commercial development in the Jurisdiction and (b) the issuance of certificates of occupancy in the Jurisdiction;
- (ii) certificates of occupancy have been issued and are in effect for all buildings and other units at the Project and we are not aware of any circumstances which would render the certificates of occupancy invalid or cause them to be revoked;
- (iii) the Project more particularly described in Exhibit A attached hereto is zoned **R-5** under the laws or ordinances of the City of Portland, which zoning is proper for the residential housing for the elderly and related amenities comprising the Project, and accordingly the Project is a conforming use. Attached hereto as Exhibit B are true copies of the applicable ordinances, resolutions or regulations relating to the zoning and use of the Project; as a condition to the issuance of the certificates of occupancy in the Jurisdiction, a project must comply with all applicable codes and ordinances including, but not limited to, building codes, subdivision and setback requirements, any regulations pertaining to an entry sign board, fire department codes and regulations, applicable zoning laws, landscaping and parking requirements, obtaining appropriate curb cut permits and provisions for applicable sanitary sewer, water, storm drainage and other utilities. The issuance of the certificates of occupancy for the Project is evidence that the conditions set forth have been satisfied at the Project.; and

- (iv) a research of our files indicate that there are no pending or threatened zoning enforcement actions against the Project.

Sincerely,

Marge Schmuckal
Zoning Administrator

Cc: file

enclosures