



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*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,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is written in a cursive style with a large, sweeping initial "M" and a long horizontal stroke at the end.

Marge Schmuckal
Zoning Administrator

Cc: file
enclosures



APPLICATION FOR PERMIT

PERMIT ISSUED
OCT 29 1976
1000
CITY OF PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION _____ PORTLAND, MAINE, Oct. 25, 1976

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 145-147 Allen Ave. Fire District #1 , #2
1. Owner's name and address Northfield Green Assoc., 1330 Boylston St., Portland, Me Telephone 617-734-9600
2. Lessee's name and address Telephone
3. Contractor's name and address Barkan Constr., same as above Telephone 797-5991
4. Architect Specifications Plans No. of sheets
Proposed use of building housing for elderly No. families 201
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 2,800,000. Fee \$ 11,200.

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION *5 appeal fee paid*
This application is for: @ 775-5451
Dwelling Ext. 234 **To construct a housing complex consisting**
Garage **of 3 buildings and a community bldg**
Masonry Bldg. **as per plans**
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use Appeal sustained 3-31-76
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of a tree on a public street? ..
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept: to see that the State and City requirements pertaining thereto
Health Dept: are observed? ... **YES**.
Others:

Signature of Applicant *[Signature]* Phone # 617-734-9600



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 147-151 Allen Avenue

Issued to **Barken Const. Co. Inc.** Date of Issue **August 25, 1977**
1330 Boylston St. Chestnut Hill, Mass. 02167

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 76/1000 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Bldg. # 1- 72 Units

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8/25/77
(Date)

Inspector

Inspector of Building

Notice: This certificate identifies legal use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner at issuance for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 147-151 Allen Avenue

Issued to Barkan Construction Company, Inc. Date of Issue 12/15/89
1330 Boylston St., Chestnut Hill, MA 02167

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 76/1900, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE

BUILDING 59 UNITS

Limiting Conditions:

NONE

This certificate supersedes certificate issued 8/25/77

Approved:

12/15/89
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 147-151 Allen Avenue

Issued to Barkan Construction Company Inc. Date of Issue 12/15/89
1330 Boylston St, Chestnut Hill, MA 02167

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

ENTIRE

Building 3 - 70 Units

Limiting Conditions:

None

This certificate supersedes
certificate issued 8/25/77

Approved:

12/15/89

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies legal use of building or premises and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lease for use during

147-151 Allen Avenue

April 1, 1976

Barken Const. Co., Inc.
1330 Boylston Street
Chestnut Hill, MA 02167

cc: Jerome L. Marconi
1330 Boylston Street
Chestnut Hill, MA 02167

William B. Troubh
465 Congress Street
Portland, ME 04111

Following is the decision of the Board of Appeals regarding your petition to construct three wood frame buildings with 201 dwelling units and one building as a community development building in the R-5 Residence Zone in which this property is located. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Therefore, we will have to know the estimated contractual cost.

Very truly yours,

A. Allan Soule
Assistant Director

AAS/mt

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Barken Const. Co., Inc., owner of property at 147-151 Allen Avenue

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit: the construction of three wood frame buildings with 201 dwelling units and one building as a community development building in the R-5 Residence Zone in which this property is located. This permit is not issuable under the Zoning Ordinance because only 67 parking spaces are to be provided instead of the 201 spaces required (Section 602.14.B.1)

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.


APPELLANT



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. # 1
Portland, Maine, Nov. 9, 1977

PERMIT ISSUED

NOV 10 1977

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 76/100Q pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 145- 151 Allen Ave. Within Fire Limits? Dist. No.
Owner's name and address Northfield Green Assoc. - 1330 Boylston St. Telephone 617-7249600
Chestnut Hill, Mass. 02167
Lessee's name and address Telephone
Contractor's name and address Barkan Constr. - same Telephone same
Architect Plans filed No. of sheets
Proposed use of building Housing for elderly No. families
Last use same No. families
Increased cost of work 5,000 Additional fee 20.00

Description of Proposed Work

Amendment to original permit to extend parking lot. Plan will be brought in.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

Handwritten signature and date: 11/9/77

o.k. E.S. 11/9/77
INSPECTION COPY

Signature of Owner

Handwritten signature of owner and inspector

Approved:

Inspector of Buildings

City Of Portland

11/6/2008

CHECK NO. 90115

Inv. Date Invoice Number
1/6/2008 Copies/JG

Amount Paid
150.00

Check Total: 150.00

DRUMMOND WOODSUM & MacMAHON
OPERATING ACCOUNT
84 MARGINAL WAY, SUITE 600
PORTLAND, MAINE 04101-2480
(207) 772-1941

BANGOR SAVINGS BANK
BANGOR, MAINE 04401

52-7438
2112

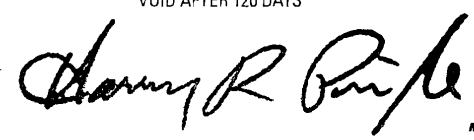
90115

DATE	CHECK NO	AMOUNT
11/6/2008	90115	*** 150.00

***** One Hundred Fifty & No/100 Dollars

PAY TO THE ORDER OF
City Of Portland
389 Congress Street
PO Box 544
Portland ME 04112-0544

VOID AFTER 120 DAYS



AUTHORIZED SIGNATURE



⑈090115⑈ ⑆211274382⑆ 2010088805⑈

Drummond Woodsam

FAX



To: Catherine D. Alexander

Fax Number: 772-3627

From: Marge Schmuckel

Fax Number:

Date: 11/13/08

Regarding: Northfield Green

Total Number Of Pages Including Cover: 3

Phone Number For Follow-Up:

Comments:

Catherine -
I hope this helps you -
The original is in the Mail -

Marge

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

Catherine D. Alexander*
Daniel Amory*
David J. Backer*
S. Campbell Badger*
Melissa L. Cilley◇
Jerrol A. Crouter*
Jessica M. Emmons*
Peter C. Felimly*
Jonathan M. Goodman*
Abigail Greene Goldman*
Sara S. Hellstedt*
Eric R. Herlan††
Melissa A. Hewey*†
Michael E. High*
John S. Kaminski*
Edward J. Kelleher*
Jeanne M. Kincaid*†
John Lisnik, Jr.*†
Benjamin E. Marcus*
Brianna M. Martin*
Jordan D. McColman*
Elizabeth D. McEvoy*
Robert P. Nadeau*
Daina J. Nathanson*
Jeffrey T. Piampiano*
William L. Plouffe*
Aaron M. Pratt*††
Harry R. Pringle*
Daniel J. Rose*†
Gregory W. Sample*
James C. Schwelienbach*††
David S. Sherman, Jr.*
Richard A. Shinay*
Richard A. Spencer*
Kaighn Smith, Jr.*
Bruce W. Smith*
Chris G. Stevenson*
E. William Stockmeyer*
Amy K. Tchao*†
Amy J. Visentin*
Gary D. Vogel*
Ronald N. Ward*
Brian D. Willing*
Gerald M. Zelint

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Policy & Labor Relations

Roger P. Kelley
Labor Relations &
Conflict Management

Christopher P. O'Neil
Governmental Affairs

Michael J. Opuda Ph.D.
Special Education

Of Counsel

Joseph L. DeLafield III*
Robert L. Gips*
Donald A. Kopp*
Hugh G. E. MacMahon*
Harold E. Woodsum, Jr.*

* Admitted in Maine
† Admitted in New Hampshire
◇ Admitted in Missouri

November 3, 2008

Marge Schmuckal.
City Of Portland
City Hall - Room 315,
389 Congress Street
Portland, ME 04101

RE: Northfield Green

Dear Ms. ^{Marge} Schmuckal:

Enclosed is a check for \$150 to cover the cost of a zoning opinion on Northfield Green, a 201 unit residential rental project located at 145-151 Allen Avenue in Portland (Tax Map 436-A-022).

Please call my office if you have any questions.

Sincerely,


Catherine D. Alexander

Enclosure

CDA/jjg





Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov

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

November 4, 2008

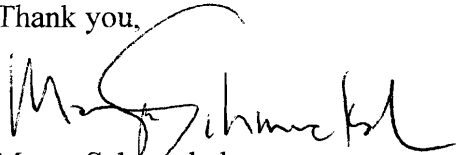
Catherine D. Alexander
Drummond Woodsum & MacMahon
84 Marginal Way, Suite 600
Portland, ME 04101

RE: Determination letter for Northfield Green – 436-A-022

Dear Ms. ^{Catherine}~~Alexander~~,

I have returned your check for \$150 that was to go toward a zoning determination letter. I have noted that there is no authorized signature on it. Please have it signed and returned to me.

Thank you,


Marge Schmuckal
Zoning Administrator

Cc: file

City Of Portland

11/3/2008

CHECK NO.

79202

Inv. Date Invoice Number
11/3/2008 Copies/JG

Amount Paid
150.00

Check Total: 150.00

DRUMMOND WOODSUM & MacMAHON
245 COMMERCIAL STREET
PORTLAND, MAINE 04101
(207) 772-1941

BANK OF AMERICA
PORTLAND, MAINE 04101

52-36
112

79202

DATE	CHECK NO	AMOUNT
11/3/2008	79202	*** 150.00

***** One Hundred Fifty & No/100 Dollars

PAY
TO THE
ORDER OF

City Of Portland
City of Portland Parking Division
PO Box 544
389 Congress St. Room 102
Portland, ME 04112

VOID AFTER 120 DAYS

AUTHORIZED SIGNATURE

 SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈079202⑈ ⑆011200365⑆ 000064149628⑈

From: Marge Schmuckal
To: Catherine Alexander
Date: 11/4/2008 12:44:41 PM
Subject: Determination letter

Catherine,
I received your cover letter and \$150 check in the mail today. However, the check does not have an authorized signature on it. I will be mailing it back to you in order to get it signed.
Marge

From: Marge Schmuckal
To: Catherine Alexander
Date: 10/29/2008 4:43:47 PM
Subject: Re: Northfield Green Zoning Opinion request

Hi Catherine,

I can do a new determination letter for you concerning this site. There is a \$150 fee for such a request. I will do more research to be sure nothing has changed as far as the ordinances concerning the site or whether there are any pending enforcement actions. I assume that you would prefer a similar format as the previous letter 2 years ago.

Thank you,
Marge

>>> Catherine Alexander <cda@dwmlaw.com> 10/29/2008 1:18:23 PM >>>

Hi Marge:

I represent Community Housing of Maine, Inc. in connection with its pending acquisition of Northfield Green, a 201 unit residential rental project located at 145-151 Allen Avenue in Portland (Tax Map 436-A-022) ("Northfield Green"). In 2006, you drafted a zoning opinion regarding Northfield Green for the Maine State Housing Authority and Monument Title. I have attached a copy of the opinion for your convenience. I am writing to ask you for an updated zoning opinion to be addressed to the Maine State Housing Authority and Classic Title Company (address is 84 Marginal Way, Suite 600, Portland, Maine 04101-2480). In the updated opinion could you address whether there are any pending or threatened zoning enforcement actions against Northfield Green in addition to the matters you addressed for the 2006 opinion. The anticipated closing date for the acquisition is November 12 and I would appreciate it if you could provide the opinion to me in advance of that date. Please let me know if you will be able to help me with this matter. Thanks.

I hope all is well with you and that you are enjoying the fall.

Best,

Catherine

Catherine D. Alexander, Esq.

[cid:481145216@29102008-14A4]
245 Commercial Street
P.O. Box 9781
Portland, Maine 04104-5081
207-772-1941
207-253-0502 Direct Line
207-772-3627 Fax
calexander@dwmlaw.com

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Treasury Regulations require us to notify you that any tax advice in this communication (including any attachment) is not intended or written to be used, and cannot be used, for the purpose of avoiding tax penalties, and may not be referred to in any marketing or promotional materials.

Please note that our Portland office is moving. As of Monday, November 3, our new address will be 84 Marginal Way, Suite 600, Portland, Maine 04101-2480. All telephone and fax numbers will remain the same. Thank you.

CC: 'Erin Cooperrider'



City of Portland
GIS



DISCLAIMER: This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 3
Parcel ID 436 A022001
Location 145 ALLEN AVE
Land Use BENEVOLENT & CHARITABLE

Owner Address ALLEN AVE HOUSING ASSOCIATES
 707 SABLE OAKS DR
 SOUTH PORTLAND ME 04106

Book/Page 9037/328
Legal 436-A-22
 ALLEN AVE 145-151
 831193 SF

Current Assessed Valuation

Land	Building	Total
\$2,026,100	\$9,561,700	\$11,587,800

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1977	59	57598	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
19.082	57598	APARTMENT - GARDEN	NORTHFIELD GREEN

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	5604	SUPPORT AREA
1	01/01	33316	APARTMENT
1	02/02	15274	APARTMENT
2	01/01	3404	OFFICE ENCLOSURE

Height	Walls	Heating	A/C
8		HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
10	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - ENCL	2
2	GARAGE - FRAME	1
2	PORCH - COVERED	1
3	PORCH - ENCL UPPER	1
3	OPEN AREA - MOTEL/APARTMENT	1
2	PORCH - ENCL	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1977	ASPHALT PARKING	57390	1
1977	PAVING CONC AVG	1936	1



From: Catherine Alexander <cda@dwmlaw.com>
To: 'Marge Schmuckal' <MES@portlandmaine.gov>
Date: 10/29/2008 2:31:11 PM
Subject: Northfield Green Zoning Opinion request

Hi Marge:

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Best,

Catherine

Catherine D. Alexander, Esq.

[cid:481145216@29102008-14A4]
245 Commercial Street
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Portland, Maine 04104-5081
207-772-1941
207-253-0502 Direct Line
207-772-3627 Fax
calexander@dwmlaw.com

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PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

June 26, 2006

Maine State Housing Authority
353 Water Street
Augusta, ME 04330-4633

Commonwealth Land Title Insurance
Company
c/o Monument Title Company
100 Middle Street
Portland, ME 04104

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

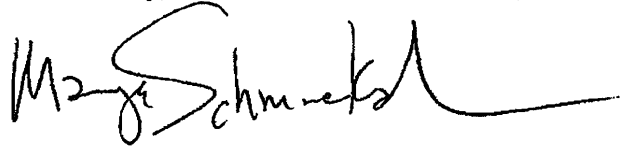
Ladies and Gentlemen:

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- (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;
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- (iv) 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator

Drummond Woods & MacMahon

Catherine D. Alexander

(207) 772-1941
(207) 772-3627 Fax
(800) 727-1941

calexander@dwmlaw.com

84 Marginal Way, Suite 600
Portland, ME 04101-2480

Admitted in ME only
www.dwmlaw.com

Catherine D. Alexander*
Daniel Amory*
David J. Backer*
S. Campbell Badger*
Melissa L. Cilley◊
Jerrol A. Crouter*
Jessica M. Emmons*
Peter C. Felmy*
Jonathan M. Goodman*
Abigail Greene Goldman*
Sara S. Hellstedt*
Eric R. Herlan*†
Melissa A. Hewey*†
Michael E. High*
John S. Kaminski*
Edward J. Kelleher*
Jeanne M. Kincaid*†
John Lisnik, Jr.*†
Benjamin E. Marcus*
Brianna M. Martin*
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Donald A. Kopp*
Hugh G. E. MacMahon*
Harold E. Woodsum, Jr.*

November 3, 2008

Marge Schmuckal.
City Of Portland
City Hall - Room 315,
389 Congress Street
Portland, ME 04101

RE: Northfield Green

Dear Ms. ^{Marge} Schmuckal:

Enclosed is a check for \$150 to cover the cost of a zoning opinion on Northfield Green, a 201 unit residential rental project located at 145-151 Allen Avenue in Portland (Tax Map 436-A-022).

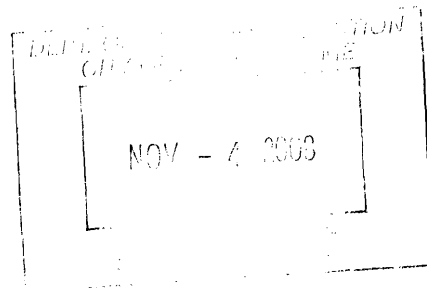
Please call my office if you have any questions.

Sincerely,


Catherine D. Alexander

Enclosure

CDA/jjg



* Admitted In Maine
† Admitted In New Hampshire
◊ Admitted in Missouri

CC: 'Erin Cooperrider' <erin@cooperrider.org>