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

December 21, 2010

Brian Connell
c/o The Federated Companies
404 Washington Ave, Floor 8
Miami Beach, FL 33139

RE: Bayside Village – 132 Marginal Way – 442-A-1 (the “Property”) – B-7 Zone

Dear Mr. Connell,

I am in receipt of your request for a determination letter concerning the Property. The Property is located within a B-7 Mixed Development District Zone. The Property was reviewed and approved by the Planning Board and under Zoning as a 400-bed student lodging house (a total of 100 lodging units with 4 beds each).

The B-7 Zone allows lodging houses as a permitted use.

I am not aware of any pending or contemplated zoning violations regarding the Property.

If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file