

Zoning Division  
Marge Schmuckal  
Zoning Administrator



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

**CITY OF PORTLAND**

February 20, 1998

Nomura Asset Capital Corporation, its successors and/or assigns  
Two World Financial Center  
Building B  
New York, New York 10281

RE: ~~238 Auburn Street~~ Portland, ME - 373-B-5  
Brookfield Apartments (the "Project")

Gentlemen/Ladies:

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

- (i) Housing and Neighborhood Services is responsible for (a) enforcement of building codes, zoning ordinances, housing codes, and similar codes or ordinances related to commercial development in the City of Portland, Maine; and (b) responsible for the issuance of certificates of occupancy in the City of Portland, Maine.
- (ii) I am assuming that certificates of occupancy have been issued and are in effect for the Project, although copies of them are not in our files. We are not aware of any circumstances which would render occupancy invalid or cause them to be revoked.
- (iii) The Project is zoned R-5 with RP for frontage and access, under the laws or ordinances of the City of Portland, which zoning is proper for an apartment complex and related amenities comprising the Project, and accordingly the Project is a conforming use; and
- (iv) As a condition to the issuance of the certificates of occupancy in the City of Portland (the "Authority") an apartment complex project must comply with all applicable codes and ordinances including, but not limited to, building and occupancy codes, any regulations pertaining to an entry sign board, fire department codes and regulations, housing codes, applicable zoning and use laws, landscaping and parking requirements, obtaining appropriate curb cut permits and provisions for applicable sanitary sewer, water, storm drainage and other utilities. To the best of

our knowledge, the Project currently complies with all applicable laws, rules and regulations pertaining to zoning, land use, parking, and is in compliance with applicable building and fire codes.

(v) A current search of the Authority's applicable records indicates that there are no pending violations of any applicable laws, codes, rules, regulations or ordinances described in paragraph (iv) above and there are no pending rezoning applications, hearings, cases, appeals or other proceedings which could affect the zoning classification of the Project.

Very Truly Yours,



Marge Schmuckal  
Zoning Administrator

cc: file

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

October 06, 1994

HARRIS RICHARD S JR  
35 PENRITH RD  
PORTLAND ME 04102

Re: 238 Auburn St  
CBL: 373- - B-005-001-01  
DU: 66

Dear Mr. Harris:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.


Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:


- |    |                                                                                                                                    |        |
|----|------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1. | INT - BASEMENT - ALL BUILDINGS - LAUNDRY ROOMS<br>WALLS THAT SURROUND WASHER & DRYER HAVE EXPOSED FIBERGLASS<br>--SHOULD SHEETROCK | 108.20 |
| 2. | EXT - BUILDING A - ROOF<br>FASCIA BOARD HAS ROTTED TRIM                                                                            | 108.10 |

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

  
David Jordan  
Code Enforcement Officer

  
Marge Schumuckal  
Asst. Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

May 5, 1994

HARRIS RICHARD S JR  
35 PENRITH RD  
PORTLAND ME 04102

Re: 238 Auburn St  
CBL: 373- - B-005-001-01  
DU: 66

Dear Mr. Harris:

I am sending you this letter to request an inspection at the property which you own or manage at the above referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 X8709 between 8:00-9:00AM or 4:00-5:00PM to make arrangements to inspect the building.

Sincerely,

  
David Jordan  
Code Enforcement Officer