

003-G-004 - 3 Family
 003-G-021 - Vacant Lot being used for parking for 3 unit complex
 \$ 25 per unit + \$30, change of use

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 99 BECKETT STREET # 3222 SFT Total	
Total Square Footage of Proposed Structure 4416 SFT of living space	Square Footage of Lot 1242 SFT for Lot# 2 1980 SFT for Lot# 4

Tax Assessor's Chart, Block & Lot Chart# 3 Block# 6 Lot# 4	Owner: CYNTHIA HOLMES	Telephone: 828-1591
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Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: CYNTHIA HOLMES 99 BECKETT ST. PORTLAND, ME 04101	Cost Of Work: \$ -0- Fee: \$
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Current use: 3-UNIT MULTI-FAMILY

If the location is currently vacant, what was prior use: SAME

Approximately how long has it been vacant: _____

Proposed use: 3 UNIT CONDOMINIUM

Project description: Condo conversion


Contractor's name, address & telephone: N/A

Who should we contact when the permit is ready: DAVID SHEED 253-3141

Mailing address: DE WOLF
53 BAXTER BOULEVARD
PORTLAND, ME 04101
Phone: 253-3141

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:  FOR CYNTHIA HOLMES	Date: 8/3/01
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This is not a permit, you may not commence ANY work until the permit is issued

BUILDING PERMIT REPORT

DATE: 7/Aug/2001 ADDRESS: 99 Beckett ST. CBL: 003-G-004
 REASON FOR PERMIT: Condo Conv.
 BUILDING OWNER: Cynthia L Holme
 PERMIT APPLICANT: CONTRACTOR OWNER
 USE GROUP: R-3 CONSTRUCTION TYPE: 53 CONSTRUCTION COST: _____ PERMIT FEES: \$155.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: * 1, *35 #32

- * 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" O.C. between bolts. Section 2305.17
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- 16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

9/7

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *to remain 3 residential units*
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999)

38. This permit is being issued with the understanding that you shall adhere to the rules and regulations set forth by the City of Portland for Code Compliance

[Signature]
 P. Sabud, Building Inspector
 Cc: M. McDougall, PFD
 Marga Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

City

003 G004001

Page

1 of 1

Property Address

99 BECKETT ST

Owner Name 1

HOLMES CYNTHIA L

Property Type

RESIDENTIAL

Owner 2

[Redacted]

Description

3-G-4 9-21
BECKETT ST 99-101
CONGRESS ST 62
1980 SF

Mailing Address

99 BECKETT ST

City, State, Zip

PORTLAND

ME

04101

THREE FAMILY

3

LIGHT

R6

010

EAST END

4416

PUBLIC WATER

PUBLIC SEWER

GAS

99 BECKETT ST

12/28/2000

vjm

99 Beckett St — 3 fam
1990 OK

LAW OFFICE OF
ROBERT E. DANIELSON

ROBERT E. DANIELSON*

ADAM N. GONZALEZ

*ALSO ADMITTED IN MA AND NY

TWO CANAL PLAZA, SUITE 401

P.O. Box 545

PORTLAND, MAINE 04112-0545

TELEPHONE: (207) 879-1337

TELECOPIER: (207) 879-1579

E-MAIL: agoptlaw@maine.rr.com

CONFIDENTIAL FAX COVER LETTER

DATE: August 17, 2001

TRANSMISSION TO: Marge E. Schmuckal

FAX NO: 874-8716

RE: Condominium Conversion Permit Application
Cynthia Holmes / Beckett on the Prom Condominiums
97-101 Beckett Street, Portland, Maine

Number of Pages (Including cover page): 3

Sent by: Adam N. Gonzalez, Esq.

Dear Marge:

Attached please find a copy of the Affidavit of William Holmes and Joanne Leo indicating that they have received the Relocation Payments.

Please feel free to call me with any questions or concerns.

The information contained in this fax message is intended only for the personal and confidential use of the designated recipient named above. This message is confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us by return mail.

Thank you.

E:\FILES\ADAM\HOLMES\SCIDM0817\FAX

AFFIDAVIT

We, William Holmes and Joanne Leo, of Portland, Maine, being first duly sworn, do certify the following:

1. That William Holmes is the son of Cynthia L. Holmes (the "Owner"), owner of property located at 97-101 Beckett Street, Portland, Cumberland County, Maine (the "Property").
2. That we are tenants in the third floor apartment on the Property and our monthly rent is \$625.
3. That we are aware that if we do not buy our apartment and if we meet certain income guidelines, adjusted for family size, as determined by the United States Department of Housing and Urban Development, we may be entitled to receive relocation payments, equal to the amount of rent for the preceding two (2) months (the "Relocation Payments"), from the Owner.
4. That we have informed the Owner that we do not desire to purchase our apartment.
5. That we have received from the Owner a sum which is in excess of the Relocation Payments.
6. That this Affidavit is given for the purpose of inducing the City of Portland to accept Cynthia L. Holmes' Condominium Conversion Permit application for the conversion of the Property from rental units to a condominium.
7. That we are familiar with the nature of an oath and with the penalties provided by law for falsely swearing to statements made in an instrument of this nature.

Witness or hands and seals this 13 day of August, 2001.

Jan W. Ellett
Witness

Maura Calernick
Witness

William Holmes
William Holmes

Joanne Leo
Joanne Leo

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

August ____, 2001

Then personally appeared the above-named William Holmes and being first duly sworn, acknowledged the foregoing affidavit to be true and accurate and to be his free act and deed.

Before me, Amanda McDonough
Notary Public
Print Name AMANDA MCDONOUGH
My commission expires August 26, 2006

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

August 13, 2001

Then personally appeared the above-named Joann Leo and being first duly sworn,
acknowledged the foregoing affidavit to be true and accurate and to be her free act and deed.

Before me,

Amanda McDonough

Notary Public

Print Name

AMANDA MCDONOUGH
Notary Public, Maine

My commission expires My Commission Expires August 28, 2008

LAW OFFICE OF
ROBERT E. DANIELSON

ROBERT E. DANIELSON*

ADAM N. GONZALEZ

*ALSO ADMITTED IN MA AND NY

TWO CANAL PLAZA, SUITE 401

P.O. Box 545

PORTLAND, MAINE 04112-0545

TELEPHONE: (207) 879-1337

TELECOPIER: (207) 879-1579

E-MAIL: agopdlaw@maine.rr.com

April 13, 2001

HAND DELIVERED

Mr. Tim Smith
99 Beckett St. #2
Portland, ME 04101

RE: Notice of Intent to Convert

Dear Mr. Smith:

As stated in our letter to you dated January 29, 2001 (the "Notice"), this firm represents Cynthia L. Holmes in connection with the condominium conversion of the property located at 99-101 Beckett Street. This notice is being provided to you pursuant to Sec. 14-568 of the City of Portland Zoning Ordinance and pursuant to 33 M.R.S.A. §1604-111, a copy of which was attached to the Notice for your reference.

As the tenant of the second floor apartment at 99-101 Beckett Street, Portland, Maine, you have a sixty (60) day exclusive, irrevocable and unassignable option to purchase your apartment for One Hundred Forty Thousand Dollars (\$120,000.00). If you do not purchase or contract to purchase the apartment during the sixty (60) day period, the developer may not convey or offer to convey the apartment to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to you, unless the more favorable price or terms are first offered exclusively and irrevocably to you for an additional sixty (60) day period.

If do not buy your apartment and if you meet certain income guidelines, adjusted for family size, as determined by the United States Department of Housing and Urban Development, you may be entitled to receive relocation payments from the developer.

If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8695).

Should you desire to exercise this option please contact me at the telephone number or address printed at the top of the first page of this letter.

Very truly yours,



Adam N. Gonzalez

The undersigned hereby acknowledges receipt of this notice this 13th day of April, 2001.


Print name: Tim Smith

ANG/ang

cc: Cynthia L. Holmes
David R. Shedd

SAFILESADAM@HOLMES&SMITHLLP

LAW OFFICE OF
ROBERT E. DANIELSON

ROBERT E. DANIELSON*
ADAM N. GONZALEZ
*ALSO ADMITTED IN MA AND NY

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E-MAIL: agoptlaw@maine-ny.com

April 13, 2001

HAND DELIVERED

Mr. William Holmes and Ms. Joanne Leo
99 Beckett St. #3
Portland, ME 04101

RE: Notice of Intent to Convert

Dear Mr. Holmes and Ms. Leo:

As stated in our letter to you dated January 29, 2001 (the "Notice"), this firm represents Cynthia L. Holmes in connection with the condominium conversion of the property located at 99-101 Beckett Street. This notice is being provided to you pursuant to Sec. 14-568 of the City of Portland Zoning Ordinance, a copy of which was attached to the Notice for your reference, and pursuant to 33 M.R.S.A. §1604-111.

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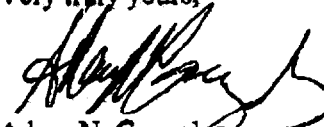
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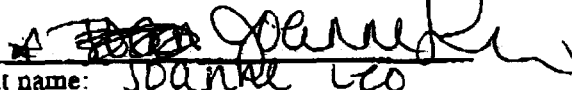
Mr. William Holmes and Ms. Joanne Leo
April 13, 2001
Page 2

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Very truly yours,


Adam N. Gonzalez

The undersigned hereby acknowledges receipt of this notice this 13th day of April, 2001.


Print name: JOANNE LEO

ANG/ang

cc: Cynthia L. Holmes
David R. Shedd

R:\FILE\ADAM\HOLMES\LEO\0413.LTR

LAW OFFICE OF
ROBERT E. DANIELSON

ROBERT E. DANIELSON*
ADAM N. GONZALEZ
*ALSO ADMITTED IN MA AND NY

TWO CANAL PLAZA, SUITE 401
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E-MAIL: rgopllaw@maine.rr.com

April 13, 2001

HAND DELIVERED

Mr. William Holmes and Ms. Joanne Leo
99 Beckett St. #3
Portland, ME 04101

RE: Notice of Intent to Convert

Dear Mr. Holmes and Ms. Leo:

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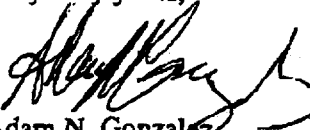
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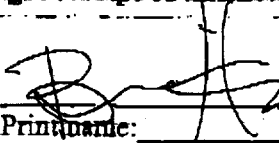
Mr. William Holmes and Ms. Joanne Leo
April 13, 2001
Page 2

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Very truly yours,


Adam N. Gonzalez

The undersigned hereby acknowledges receipt of this notice this 13th day of April, 2001.


Print name: BILL HOLMES

ANG/ang

cc: Cynthia L. Holmes
David R. Shedd

EAFTLESADAM@HOLMESLEO.COM U.S. LTR

LAW OFFICE OF
ROBERT E. DANIELSON

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E-MAIL: agoptlaw@maine.rr.com

CONFIDENTIAL FAX COVER LETTER

DATE: August 10, 2001
TRANSMISSION TO: Marge E. Schmuckal
FAX NO: 874-8716
RE: Condominium Conversion Permit Application
Cynthia Holmes / Beckett on the Prom Condominiums
97-101 Beckett Street, Portland, Maine

Number of Pages (Including cover page): 13

Sent by: Adam N. Gonzalez, Esq.

Dear Marge:

Attached please find notices which we sent to the tenants regarding the captioned condominium conversion. Please note that there are typographical errors in the April 13, 2001 letters which were hand delivered by Ms. Holmes to the tenants.

I trust that these notices are satisfactory. Please feel free to call me with any questions or concerns.

The information contained in this fax message is intended only for the personal and confidential use of the designated recipient named above. This message is confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us by return mail.

Thank you.

LAW OFFICE OF
ROBERT E. DANIELSON

ROBERT E. DANIELSON*

ADAM N. GONZALEZ

*ALSO ADMITTED IN MA AND NY

TWO CANAL PLAZA, SUITE 401

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PORTLAND, MAINE 04112-0545

TELEPHONE: (207) 879-1337

TELECOPIER: (207) 879-1579

E-MAIL: agoptlaw@maine.rr.com

January 29, 2001

VIA CERTIFIED MAIL

Mr. Tim Smith
99 Beckett St. #2
Portland, ME 04101

RE: Notice of Intent to Convert

Dear Mr. Smith:

Please be advised that this firm represents Cynthia L. Holmes in connection with the condominium conversion of the property located at 99-101 Beckett Street. **This notice is being provided to you pursuant to Sec. 14-568 of the City of Portland Zoning Ordinance and pursuant to 33 M.R.S.A. §1604-111, copies of which are attached hereto for your reference, and to supplement the notice sent to you on December 28, 2000 by Ms. Holmes.**

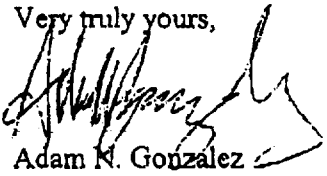
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Mr. Tim Smith
January 29, 2001
Page 2

Should you desire to exercise this option please contact me at the telephone number or address printed at the top of the first page of this letter. If you do not purchase your apartment you will be expected to vacate your apartment as provided in your existing lease, which expires on Monday, April 30, 2001.

Very truly yours,

Adam N. Gonzalez

ANG/ang

cc: Cynthia L. Holmes
David R. Shedd
Robert E. Danielson, Esq.

SENDER COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Received by (Please Print Clearly)	B. Date of Delivery
1. Article Addressed to:		C. Signature	<input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
Tim Smith 99 Beckett St. #2 Portland, ME 04101		D. Is delivery address different from item 1? If YES, enter delivery address below:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Article Number (Copy from service label)			3. Service Type
7099 3400 0009 0095 3291		<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	4. Restricted Delivery? (Extra Fee)
PS Form 3811, July 1999			<input type="checkbox"/> Yes

U.S. Postal Service
CERTIFIED MAIL RECEIPT
 (Domestic Mail Only - No Insurance Coverage Provided)

Article Number: 7099 3400 0009 0095 3291

Name (Please Print Clearly): Tim Smith

Postage	\$.55
Certified Fee	1.40
Return Receipt Fee (Endorsement Required)	1.25
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$3.20

Name (Please Print Clearly) (to be completed by mailer): Tim Smith
 Street Apt. Name or P.O. Box No.: 99 Beckett St. #2
 City, State, Zip: Portland, ME 04101

LAW OFFICE OF
ROBERT E. DANIELSON

ROBERT E. DANIELSON*

ADAM N. GONZALEZ

*ALSO ADMITTED IN MA AND NY

TWO CANAL PLAZA, SUITE 401

P.O. Box 545

PORTLAND, MAINE 04112-0545

TELEPHONE: (207) 879-1337

TELECOPIER: (207) 879-1579

E-MAIL: agoptlaw@maine.rr.com

January 29, 2001

VIA CERTIFIED MAIL

Mr. William Holmes and Ms. Joanne Leo
99 Beckett St. #3
Portland, ME 04101

RE: Notice of Intent to Convert

Dear Mr. Holmes and Ms. Leo:

Please be advised that this firm represents Cynthia L. Holmes in connection with the condominium conversion of the property located at 99-101 Beckett Street. **This notice is being provided to you pursuant to Sec. 14-568 of the City of Portland Zoning Ordinance, copies of which are attached hereto for your reference, and pursuant to 33 M.R.S.A. §1604-111.**

As the tenant of the third floor apartment at 99-101 Beckett Street, Portland, Maine, you have a sixty (60) day exclusive, irrevocable and unassignable option to purchase your apartment for One Hundred Fifty Thousand Dollars (\$150,000.00). If you do not purchase or contract to purchase the apartment during the sixty (60) day period, the developer may not convey or offer to convey the apartment to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to you, unless the more favorable price or terms are first offered exclusively and irrevocably to you for an additional sixty (60) day period.

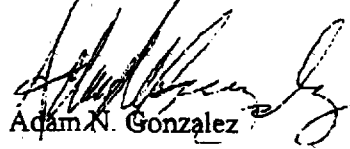
If do not buy your apartment and if you meet certain income guidelines, adjusted for family size, as determined by the United States Department of Housing and Urban Development, you may be entitled to receive relocation payments from the developer.

If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8695).

Mr. William Holmes and Ms. Joanne Leo
January 29, 2001
Page 2

Should you desire to exercise this option please contact me at the telephone number or address printed at the top of the first page of this letter.

Very truly yours,




Adam N. Gonzalez

ANG/ang

cc: Cynthia L. Holmes
David R. Shedd
Robert E. Danielson, Esq.

E:\FILES\ADAM\HOLMES\LEO\129.LTR

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Received by (Please Print Clearly) B. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>William Holmes Joanne Leo 99 Beckett St # 3 Portland, ME 04101</p>	<p>C. Signature</p> <p>X </p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Copy from service label)</p> <p>709 9 3400 0009 0095 32 to 1</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>PS Form 3811, July 1999 Domestic Return Receipt 102695-99-M-1789</p>	

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided.)

709 9 3400 0009 0095 32 to 1

Name (Please Print Clearly) to be completed by addressee:
William Holmes / Joanne Leo

Street, Apt. No., or PO Box No.
99 Beckett St. #3

City, State, ZIP+4
Portland, ME 04101

Postage	\$.55
Certified Fee	1.40
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	1.25
Total Postage & Fees	\$3.20

Portland, ME 04101

LAW OFFICE OF
ROBERT E. DANIELSON

ROBERT E. DANIELSON*
ADAM N. GONZALEZ
*ALSO ADMITTED IN MA AND NY

TWO CANAL PLAZA, SUITE 401
P.O. BOX 545
PORTLAND, MAINE 04112-0545

TELEPHONE: (207) 879-1337
TELECOPIER: (207) 879-1579
E-MAIL: agoptlaw@maine.rr.com

CONFIDENTIAL FAX COVER LETTER

DATE: August 13, 2001

TRANSMISSION TO: Cynthia Holmes

FAX NO: 775-4948

RE: 97-101 Beckett Street, Portland, Maine

Number of Pages (Including cover page): 3

Sent by: Adam N. Gonzalez, Esq.

Cynthia:

Attached please find a proposed affidavit to be signed by your son and his girlfriend before a notary public and the original returned to me with a copy to Marge Schmuckal.

Please return the executed form to me as soon as possible. Once your application has been approved we need to set up a time for you to come in and meet with me to sign the Declaration and the votes which are necessary to complete the condominium conversion.

The information contained in this fax message is intended only for the personal and confidential use of the designated recipient named above. This message is confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us by return mail.

Thank you.

E:\FILES\ADAM\HOLMES\HOLM0813 FAX

AFFIDAVIT

We, William Holmes and Joanne Leo, of Portland, Maine, being first duly sworn, do certify the following:

1. That William Holmes is the son of Cynthia L. Holmes (the "Owner"), owner of property located at 97-101 Beckett Street, Portland, Cumberland County, Maine (the "Property").
2. That we are tenants in the third floor apartment on the Property and our monthly rent is \$625.
3. That we are aware that if we do not buy our apartment and if we meet certain income guidelines, adjusted for family size, as determined by the United States Department of Housing and Urban Development, we may be entitled to receive relocation payments, equal to the amount of rent for the preceding two (2) months (the "Relocation Payments"), from the Owner.
4. That we have informed the Owner that we do not desire to purchase our apartment.
5. That we have received from the Owner a sum which is in excess of the Relocation Payments.
6. That this Affidavit is given for the purpose of inducing the City of Portland to accept Cynthia L. Holmes' Condominium Conversion Permit application for the conversion of the Property from rental units to a condominium.
7. That we are familiar with the nature of an oath and with the penalties provided by law for falsely swearing to statements made in an instrument of this nature.

Witness or hands and seals this 13 day of August, 2001.

Jan W. Eltete
 Witness

Maria Calernick
 Witness

William Holmes
 William Holmes

Joanne Leo
 Joanne Leo

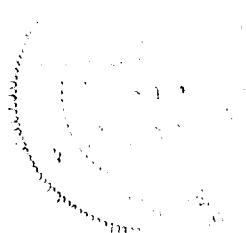
STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

August __, 2001

Then personally appeared the above-named William Holmes and being first duly sworn, acknowledged the foregoing affidavit to be true and accurate and to be his free act and deed.

Before me, *Amanda McDonough*
Notary Public

Print Name AMANDA MCDONOUGH
Notary Public, Maine
My commission expires August 26, 2006



STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

August 13, 2001

Then personally appeared the above-named Joannc Leo and being first duly sworn,
acknowledged the foregoing affidavit to be true and accurate and to be her free act and deed.

Before me, Amanda McDonough

Notary Public

Print Name

AMANDA MCDONOUGH

Notary Public, Maine

My commission expires My Commission Expires August 26, 2006



Zoning Division
Marge Schmuckal
Zoning Administrator

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



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 97-101 Beckett Street, Portland, ME 04101

NUMBER OF UNITS: 3

TENANT NAME: Cynthia L. Holmes (Owner)

TENANT'S UNIT #: 1

TENANT'S TEL. #: 207-773-7897

TENANT'S PRESENT ANNUAL INCOME: N/A

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 3 yrs.

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Cynthia L. Holmes, 99 Beckett Street, Portland, Maine 04101, ph. 207-773-7897

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: same

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

N/A

Zoning Division
Marge Schmuckal
Zoning Administrator

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



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 97-101 Beckett Street, Portland, ME 04101

NUMBER OF UNITS: 3

TENANT NAME: Tim Smith

TENANT'S UNIT #: 2

TENANT'S TEL. #: _____

TENANT'S PRESENT ANNUAL INCOME: approximately \$40,000.00 *over income limit*

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 1 *

*Note: Tenant has vacated premises due to expiration of lease

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Cynthia L. Holmes

99 Beckett Street, Portland, ME 04101 phone: (207) 773-7897

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: same

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

N/A

Zoning Division
Marge Schmuckal
Zoning Administrator

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



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 97-101 Beckett Street, Portland, Maine 04101

NUMBER OF UNITS: 3

TENANT NAME: William Holmes (owner's son) and Joannie Leo

TENANT'S UNIT #: 3

TENANT'S TEL. #: _____

TENANT'S PRESENT ANNUAL INCOME: less than \$20,000*

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 3 years

ATTACH COPY OF TENANT NOTICE

*Note: Tenant is Owner's son.

OWNER'S NAME/ADDRESS/TEL. #: Cynthia L. Holmes

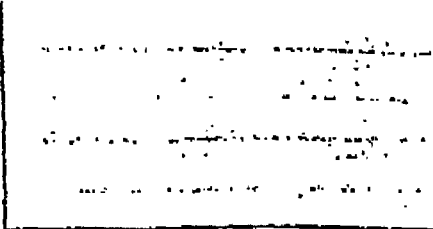
99 Beckett Street, Portland, ME 04101 phone: 207-773-7897

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: same

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION -- PLEASE DETAIL

N/A

CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I



To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: 97-101 Beckett Street Assessor's chart: 3
Portland, ME 04101 Block: G
Lot: 4 & 21

Name of Owner: Cynthia L. Holmes

Address: 99 Beckett Street, Portland, ME 04101

Telephone No.: (207) 773-7897

Name of Project: Beckett on the Prom Condominiums

No of Units to be Converted: 3

No. of Units applying for: 3

No. of Units in structure 3

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds

Approved by:

ZONING: R6 Date:

No. of units approved (circle)

Fire Dept:	1	3	3	4	5	6	7	8	9	10	Date:
others											
Plumbing:	1	2	3	4	5	6	7	8	9	10	Date: 11/29/95
others											
Elec:	1	2	3	4	5	6	7	8	9	10	Date: 2/11/95
others											
Bldg. & Housing:	1	2	3	4	5	6	7	8	9	10	Date: 11/29/95

Comments:

CONDOMINIUM CONVERSION APPLICATION
PART II

CODE COMPLIANCE:

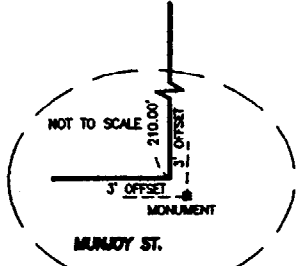
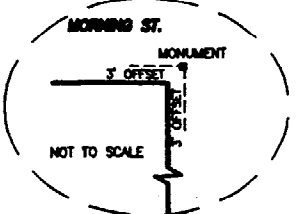
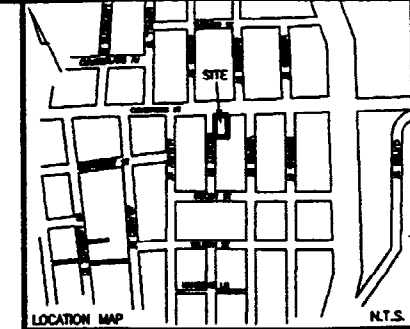
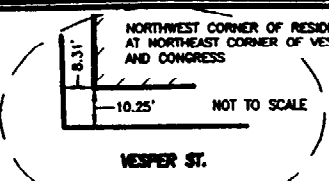
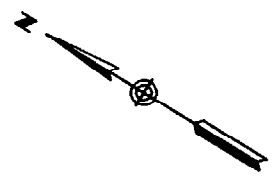
1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?
 yes no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes no
6. Have relocation referrals and assistance been provided to tenants on demand?
 yes no

9. For each converted rental unit supply the following information on last tenants prior to conversion:

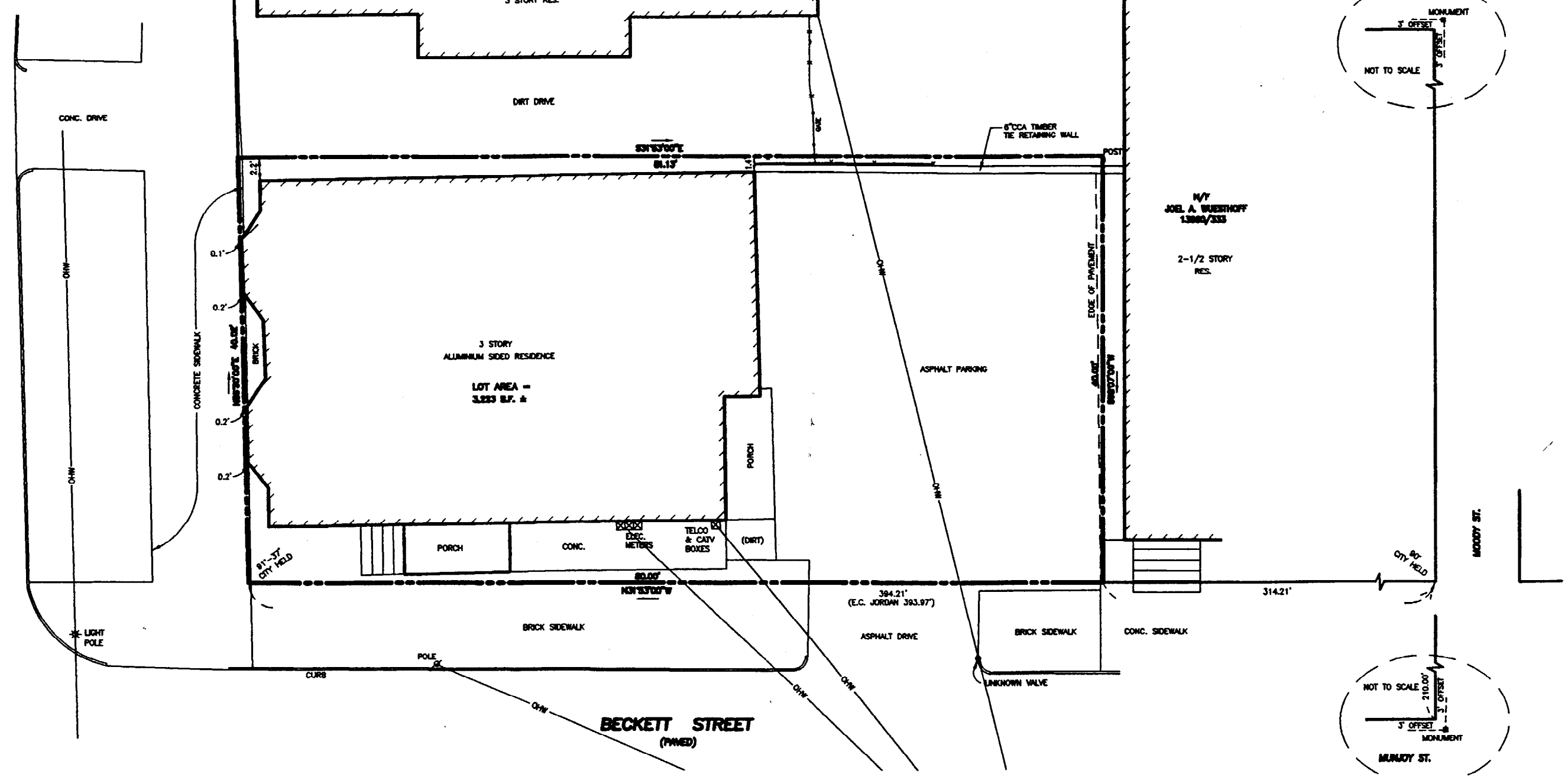
	Unit Number:	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy-		3 yrs.	1 yr.	3 yrs.							
b) Age of head of household-		47	25 +/-	26							
c) Number of children-		1	0	2							
d) Number of persons ages 60 or over-		0	0	0							
e) Will tenant purchase unit?		No*	No	No**							
f) If not, was (or will) relocation payment (be) made?		N/A	No	N/A							
g) If moving, check destination below:											
i) Same Neighborhood-											
ii) Elsewhere in Portland-											
iii) Out of Portland-		x	x	x							
iv) Unknown-											

* Owner

** Owner's son



TO VESPER ST. —
CONGRESS STREET (PAVED)



NOTES:

1. OWNER OF RECORD: CYNTHIA L. HOLMES, C.C.R.D. BOOK 14053 PAGE 081.
2. LOCUS IS SHOWN AS LOTS 4 AND 21 ON CITY OF PORTLAND ASSESSORS MAP NO. 3 BLOCK G.
3. BEARINGS ARE BASED ON A WARRANTY DEED REFERENCED IN NOTE 1.
4. THE CURRENT DEED DESCRIPTION FOR THE SUBJECT PREMISES IS TAKEN FROM PLAN REFERENCE 1. THAT PLAN DID NOT MAINTAIN THE HISTORIC DEED CALL FOR A 90° ANGLE OFF BECKETT STREET AT THE LAND OF WUESTHOFF.
5. STREET LINES OF BECKETT AND CONGRESS ESTABLISHED BY MONUMENTATION AND BUILDING TIES FROM SURVEYS PERFORMED BY H.L. & E.C. JORDAN.
6. PAVEMENT, CURB AND SIDEWALK LOCATIONS APPROXIMATE DUE TO HEAVY SNOW AND ICE COVERAGE.

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY 2 SURVEY, WITH THE FOLLOWING EXCEPTIONS:
NO DEED DESCRIPTION; NO REPORT; CORNERS NOT MARKED

DATE _____ JOHN W. SHAW, PLS #1038

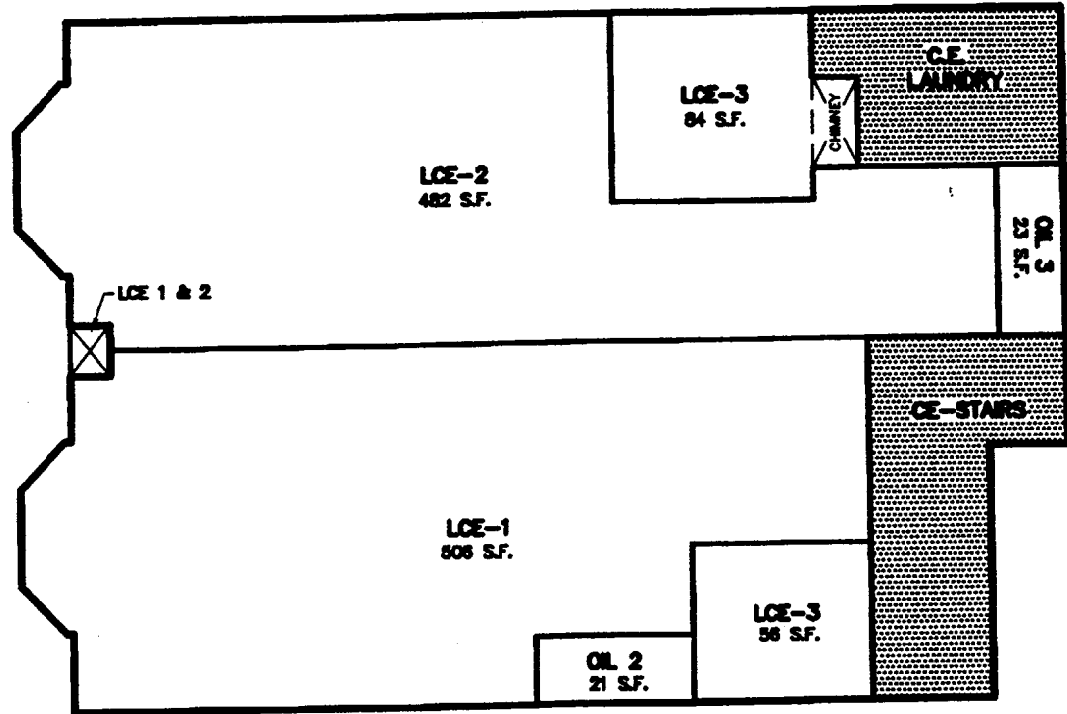


SURVEY PLAT
"BECKETT ON THE PROM"
CONDOMINIUMS
88 BECKETT STREET, PORTLAND, MAINE
MADE FOR
CYNTHIA L. HOLMES
88 BECKETT STREET, PORTLAND, MAINE

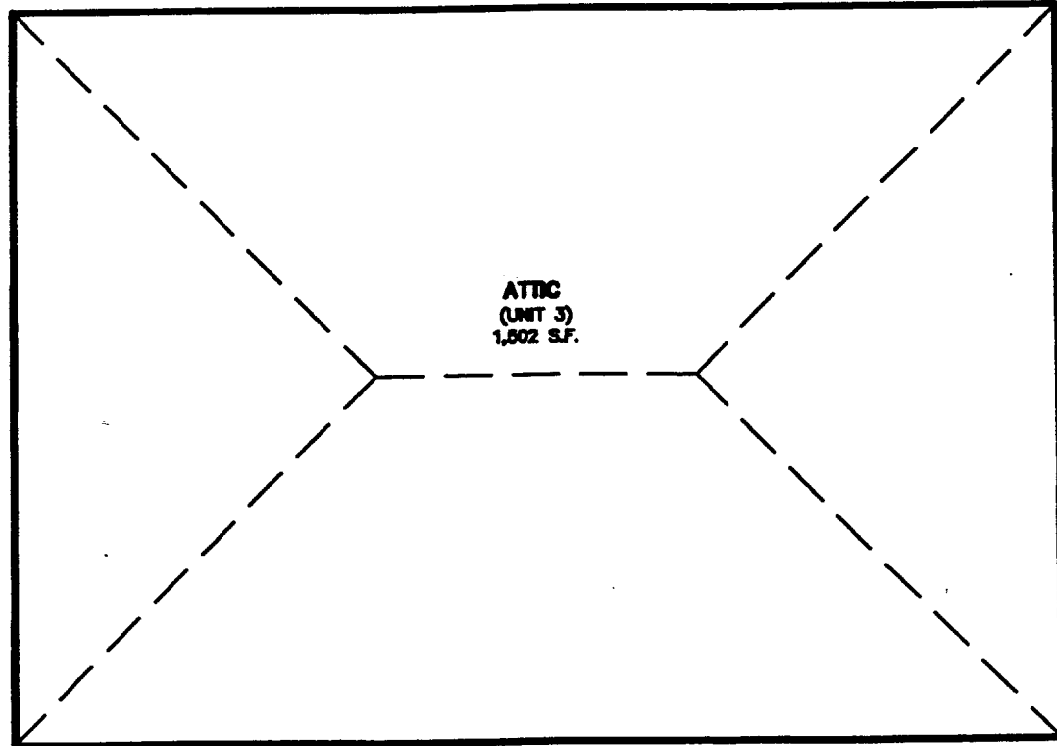
OWEN HASKELL, INC.
18 CALDER ST., PORTLAND, ME 04101 (407) 774-0484
PROFESSIONAL LAND SURVEYORS

Drawn By	JWS	Date	AUGUST 2, 2001	Job No.	2001-001P
Checked By	JWS	Scale	1" = 5'	Drawn No.	1 OF 3
Book No.	917				

1 Aug 03 15:15:26 2001

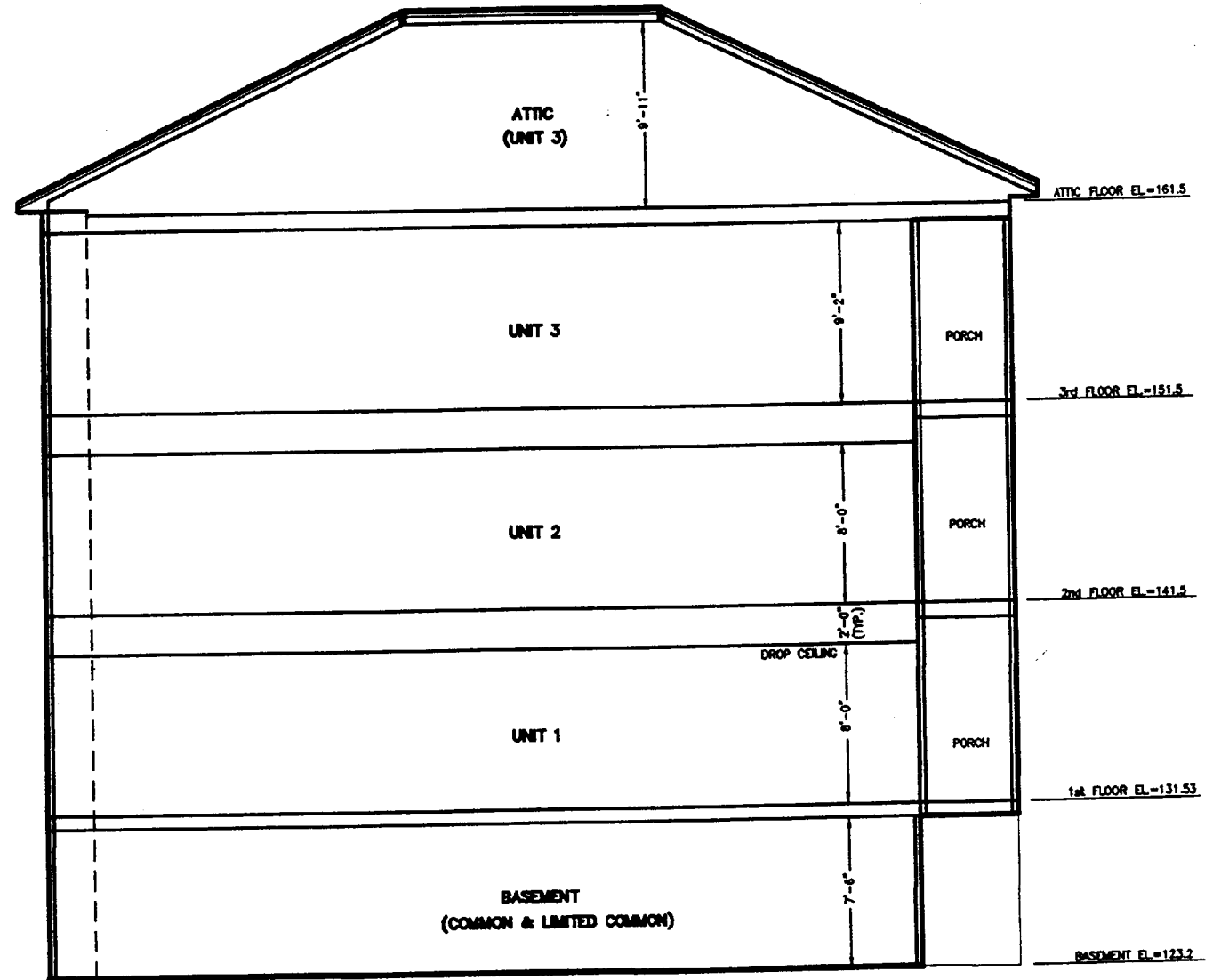


BASEMENT



ATTIC
VERTICAL BOUNDARIES

- LEGEND:**
- LCE LIMITED COMMON ELEMENT
 - COMMON ELEMENT
 - UNIT BOUNDARY

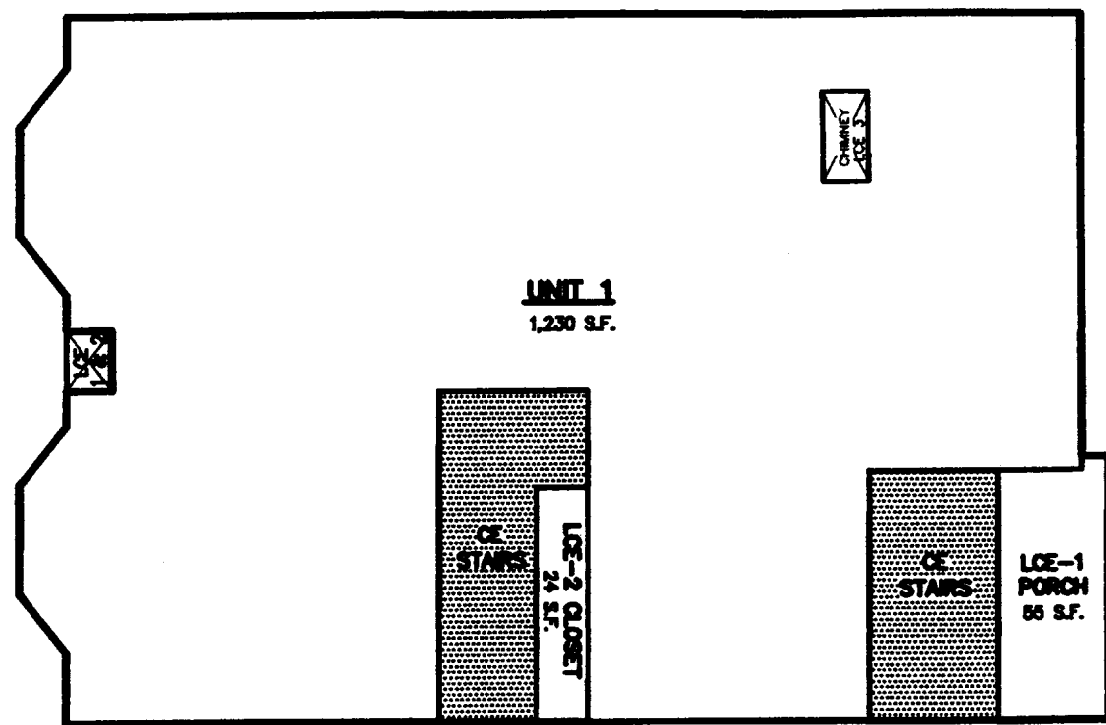


HORIZONTAL BOUNDARIES

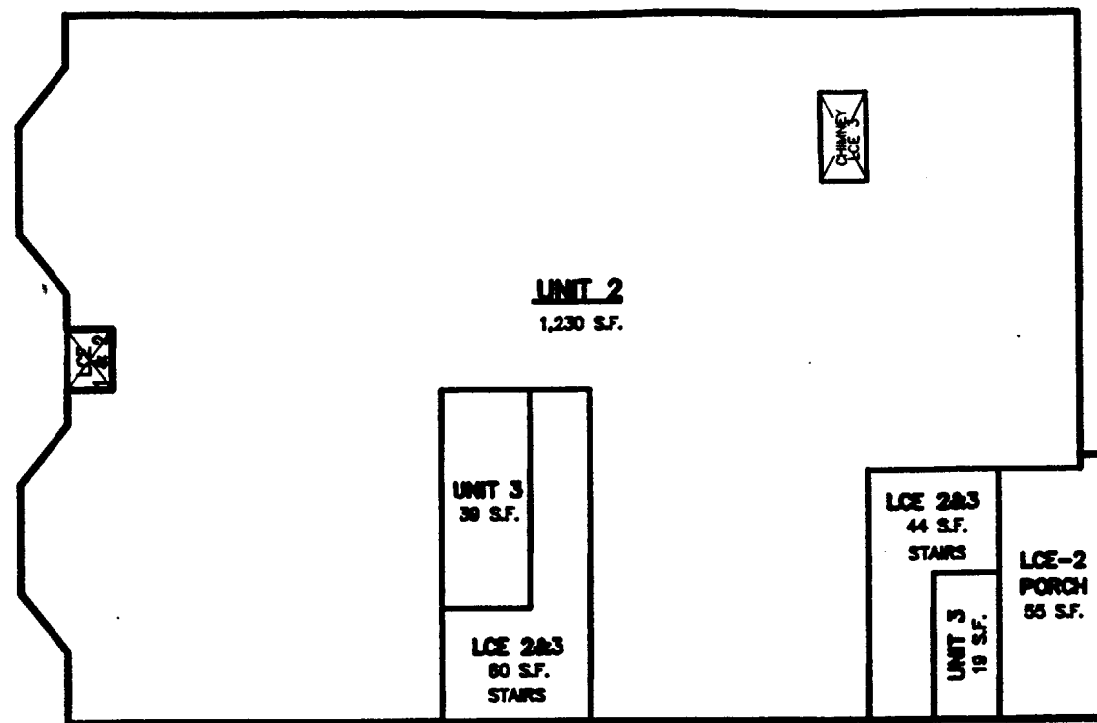
VERTICAL & HORIZONTAL BOUNDARIES
"BECKETT ON THE PROM" CONDOMINIUMS
 99 BECKETT STREET, PORTLAND, MAINE
 MAKE FOR
CYNTHIA L. HOLMES
 99 BECKETT STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
 16 CARO ST., PORTLAND, ME 04101 (207) 774-4444
 PROFESSIONAL LAND SURVEYORS

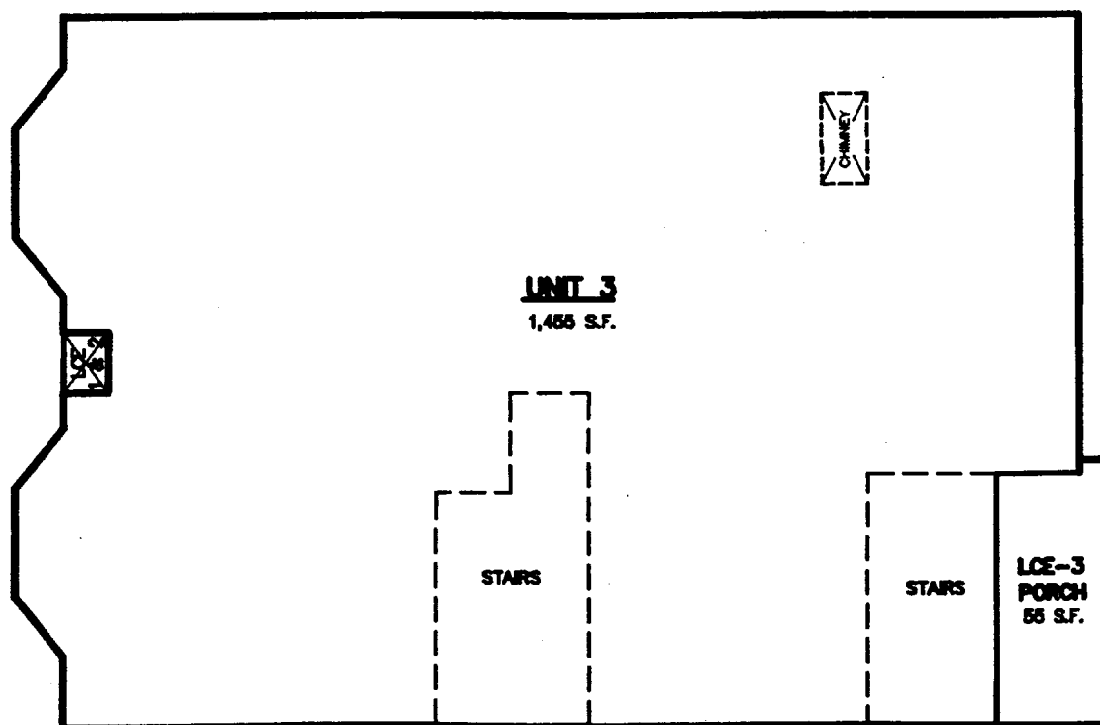
Drawn By	JMW	Date	AUGUST 2, 2001	Job No.	2001-001P
Traced By	JLW	Scale	1/4" = 1'	Draw. No.	3 OF 3
Checked By	JHS	Book No.	917		



1st FLOOR



2nd FLOOR



3rd FLOOR

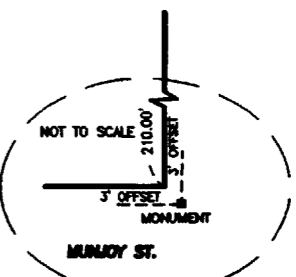
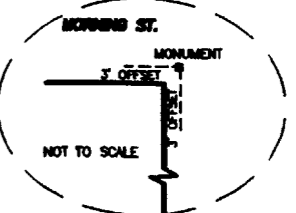
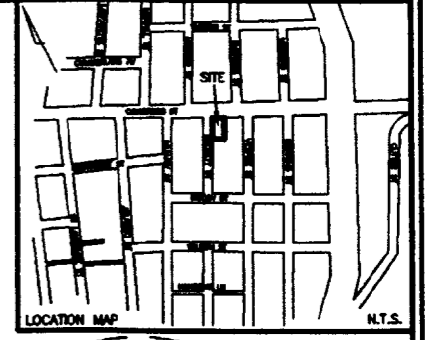
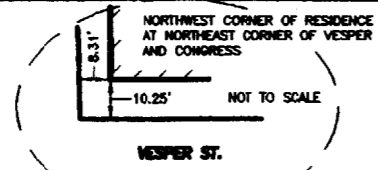
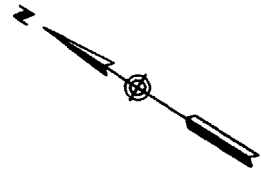
LEGEND:
 LCE LIMITED COMMON ELEMENT
 COMMON ELEMENT
 UNIT BOUNDARY



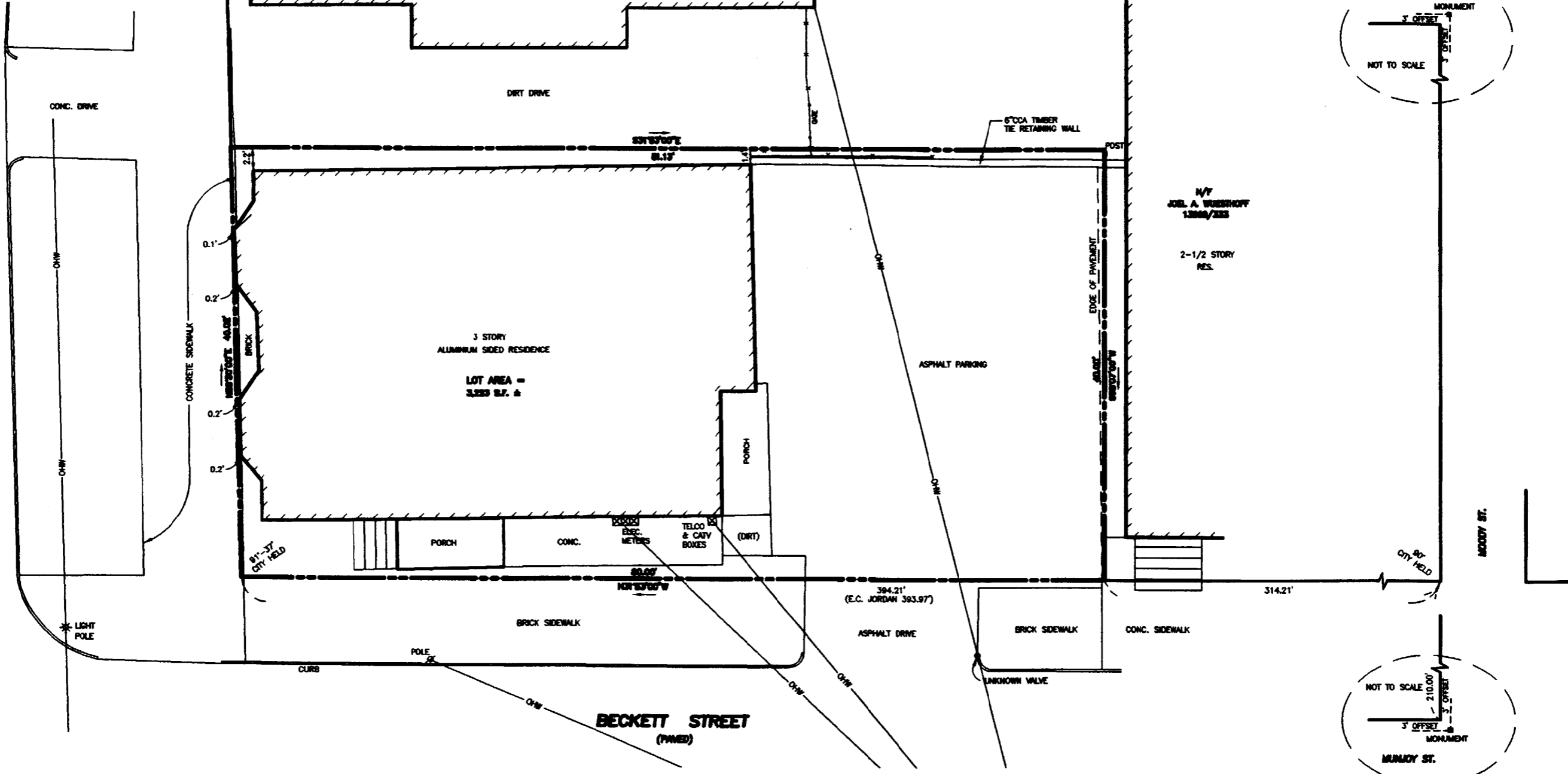
VERTICAL BOUNDARIES
"BECKETT ON THE PROM"
CONDOMINIUMS
 99 BECKETT STREET, PORTLAND, MAINE
 MADE FOR
CYNTHIA L. HOLMES
 99 BECKETT STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
 16 CANON ST., PORTLAND, ME 04101 (807)774-0484
 PROFESSIONAL LAND SURVEYORS

Drawn By: JWH	Scale: 1/4" = 1'	Job No.: 2001-001P
Checked By: JHC	Block: 1/4" = 1'	Drawn No.: 2 OF 3
Block No.: 917		



TO VESPER ST. —
CONGRESS STREET (PAVED)



NOTES:

- OWNER OF RECORD: CYNTHIA L. HOLMES, C.C.R.D. BOOK 14053 PAGE 081.
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- STREET LINES OF BECKETT AND CONGRESS ESTABLISHED BY MONUMENTATION AND BUILDING TIES FROM SURVEYS PERFORMED BY H.I. & E.C. JORDAN.
- PAVEMENT, CURB AND SIDEWALK LOCATIONS APPROXIMATE DUE TO HEAVY SNOW AND ICE COVERAGE.

CERTIFICATION:

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NO DEED DESCRIPTION; NO REPORT; CORNERS NOT MARKED

DATE _____ JOHN W. SHAW, PLS #1038

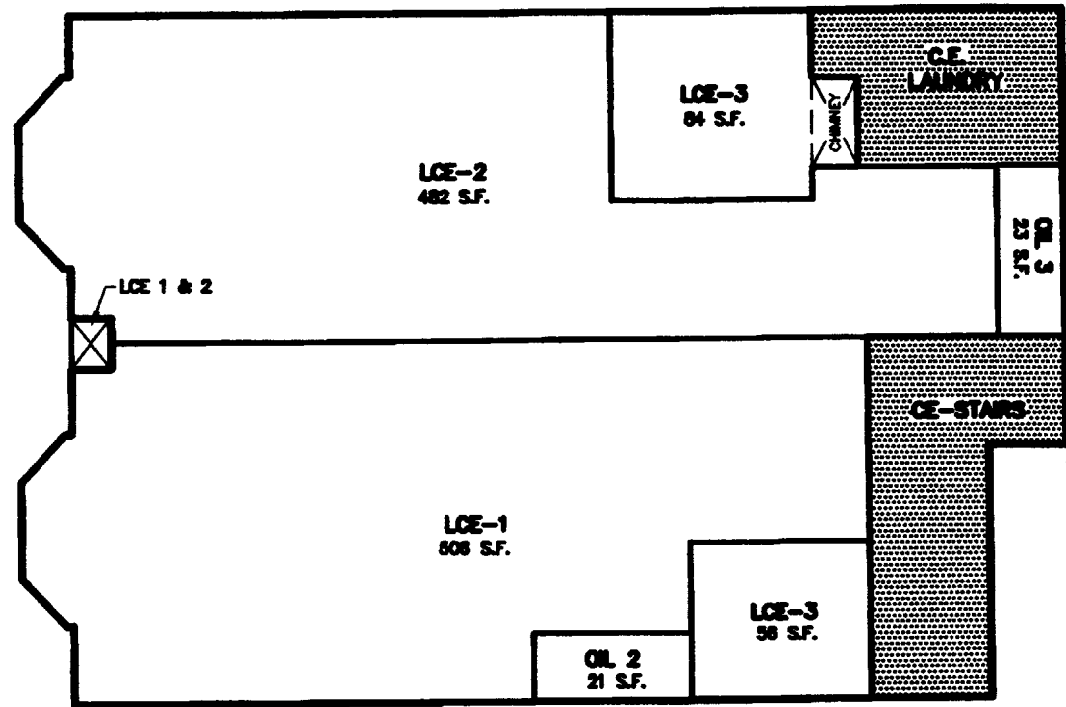
- PLAN REFERENCE:**
- PROPERTY OF MAURICE TURESKY, PORTLAND, MAINE OCT. 1947, FRANCIS A. GRIFFIN, PRO. ENGR.



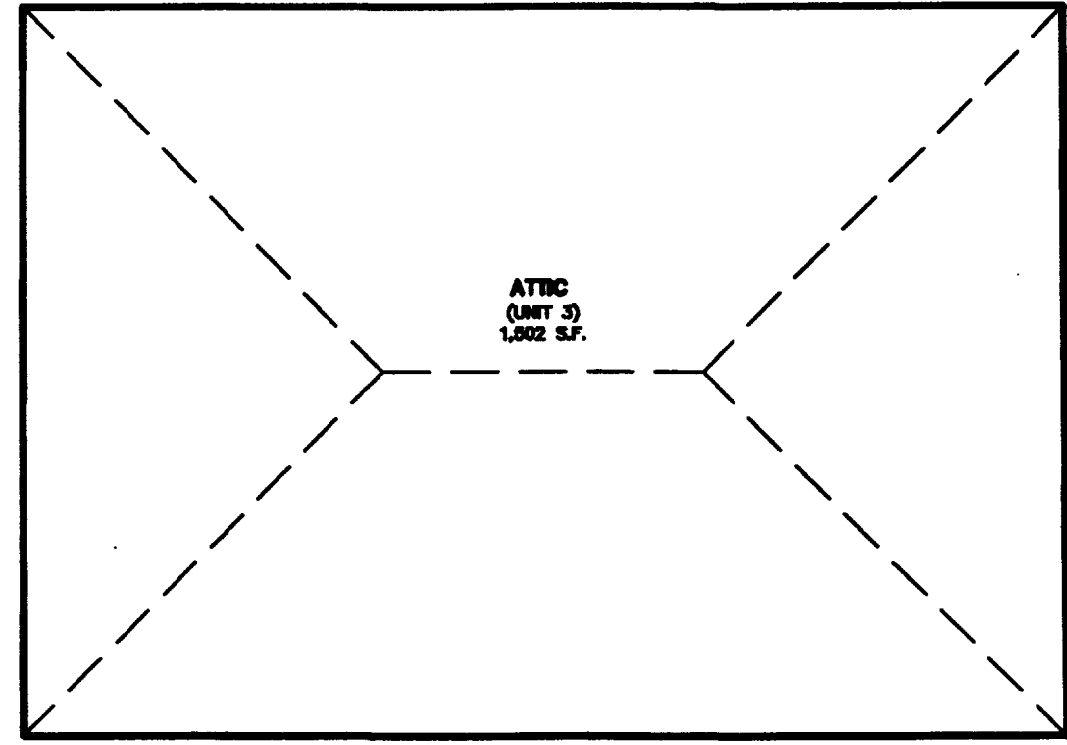
SURVEY PLAT
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CONDOMINIUMS
 99 BECKETT STREET, PORTLAND, MAINE
 MADE FOR
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 99 BECKETT STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
 18 CANOE ST., PORTLAND, ME 04101 (857)774-0484
 PROFESSIONAL LAND SURVEYORS

Drawn By: JWC	Date: AUGUST 2, 2001	Job No.: 2001-001P
Checked By: JWC	Scale: 1" = 5'	Sheet No.: 1 OF 3
Block No.: 917		

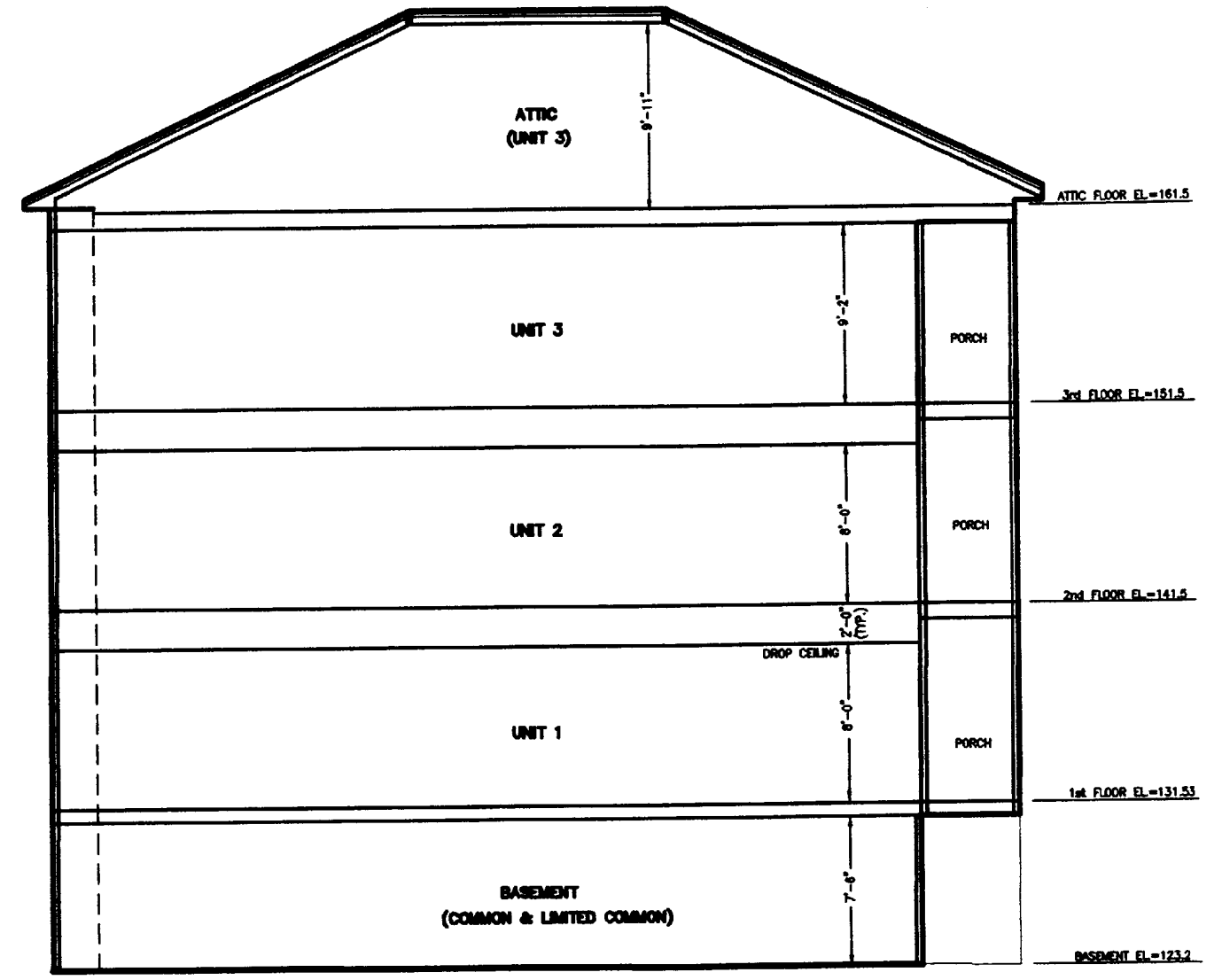


BASEMENT



ATTIC
VERTICAL BOUNDARIES

- LEGEND:**
- LCE LIMITED COMMON ELEMENT
 - COMMON ELEMENT
 - UNIT BOUNDARY



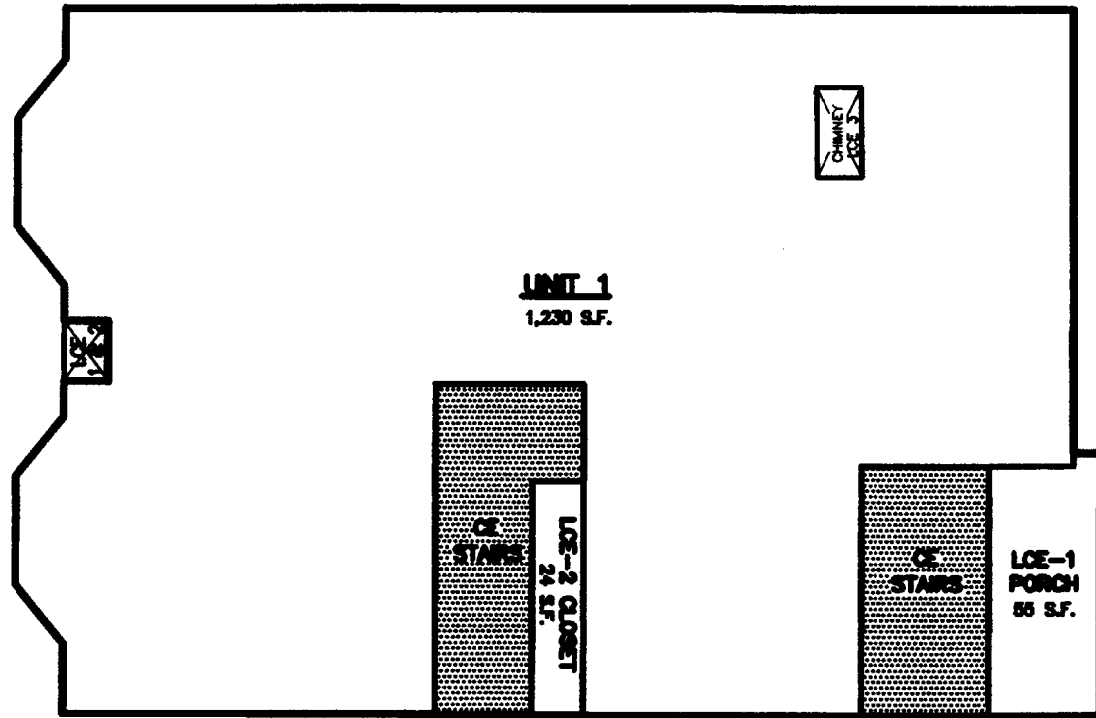
HORIZONTAL BOUNDARIES

VERTICAL & HORIZONTAL BOUNDARIES
"BECKETT ON THE PROM" CONDOMINIUMS
 99 BECKETT STREET, PORTLAND, MAINE
 MADE FOR
CYNTHIA L. HOLMES
 99 BECKETT STREET, PORTLAND, MAINE

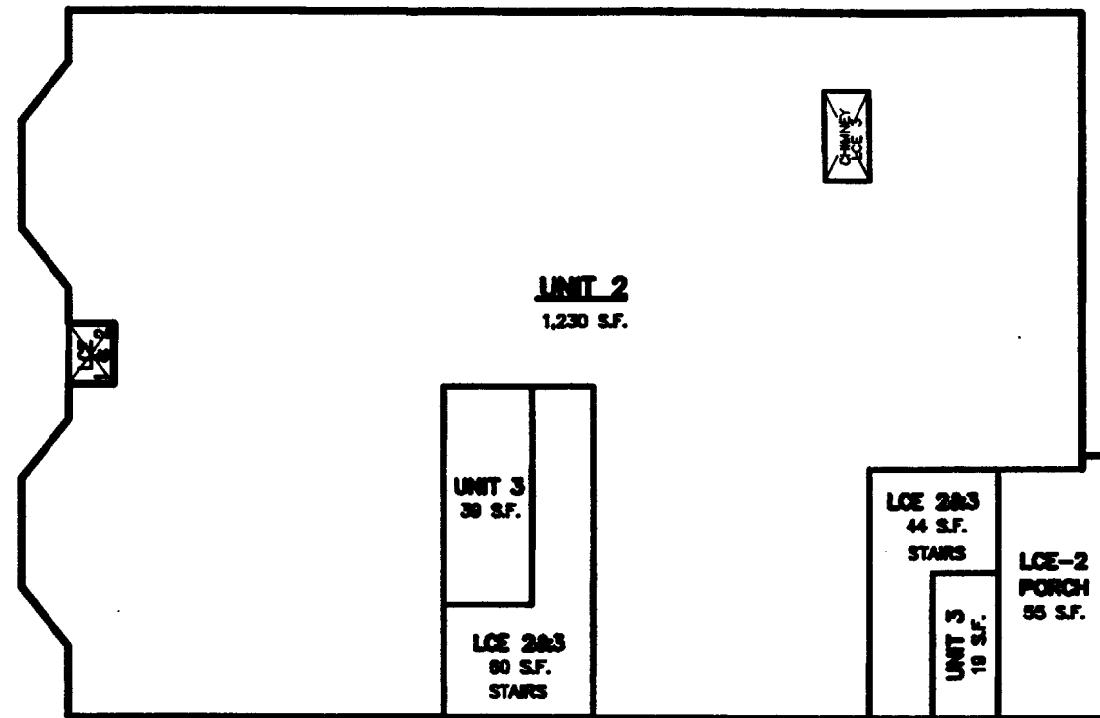
OWEN HASKELL, INC.
 16 CARO ST., PORTLAND, ME 04101 (207)774-0404
 PROFESSIONAL LAND SURVEYORS

Drawn By	JWH	Date	AUGUST 2, 2001	Job No.	2001-001P
Traced By	JLW	Scale	1/4" = 1'	Drawn No.	3 OF 3
Checked By	JWS				
Book No.	917				

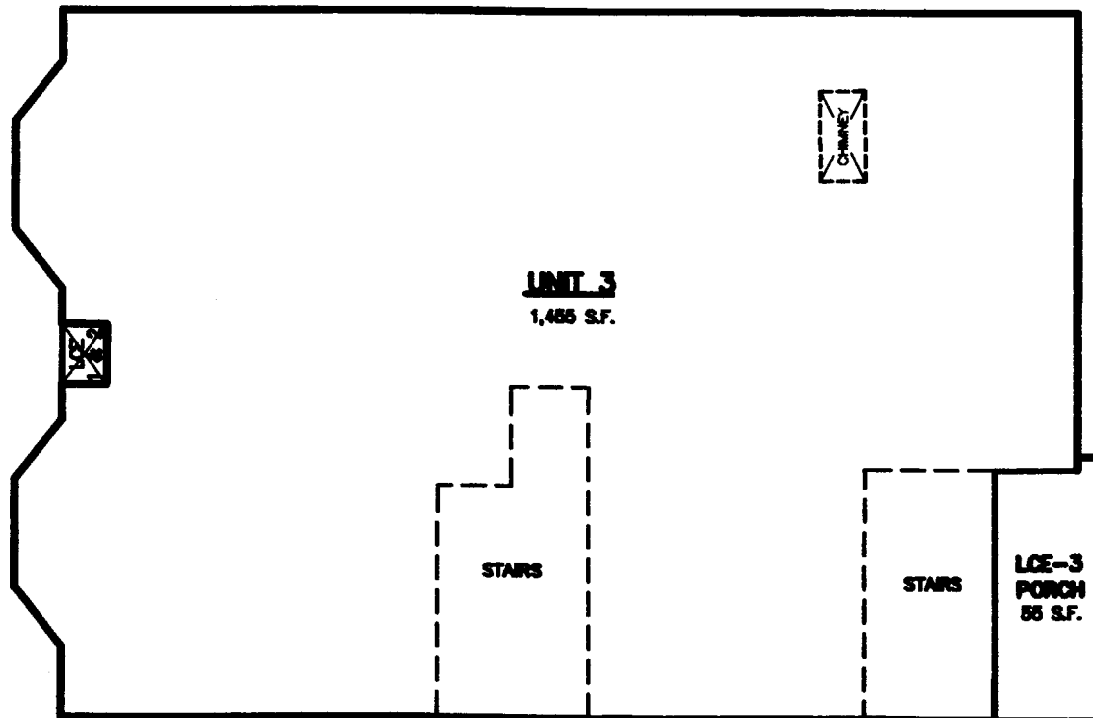
Fri Aug 03 15:15:26 2001



1st FLOOR



2nd FLOOR



3rd FLOOR

LEGEND:
 LCE LIMITED COMMON ELEMENT
 COMMON ELEMENT
 UNIT BOUNDARY



VERTICAL BOUNDARIES
"BECKETT ON THE PROM"
CONDOMINIUMS
 88 BECKETT STREET, PORTLAND, MAINE
 MADE FOR
CYNTHIA L. HOLMES
 88 BECKETT STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
 16 CAROL ST., PORTLAND, ME 04101 (207) 774-0484
 PROFESSIONAL LAND SURVEYORS

Drawn By	JW	Date	AUGUST 2, 2001	Job No.	2001-001P
Checked By	JWS	Scale	1/4" = 1'	Drawn No.	2 OF 3
Proj. No.	917				