

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 071523

This is to certify that TACKA JOSEPH / Joseph Tacka

has permission to Residential 3 unit - change of ownership - 3 cond units.

AT 80 VESPER ST 003 G010001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured for this building or part thereof, no work shall be done on closed-in areas. FOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

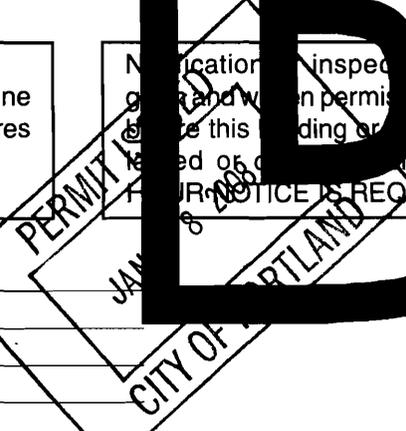
OTHER REQUIRED APPROVALS

Fire Dept. Greg Cuss

Health Dept. _____

Appeal Board _____

Other _____
Department Name



[Handwritten Signature]
1/3/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

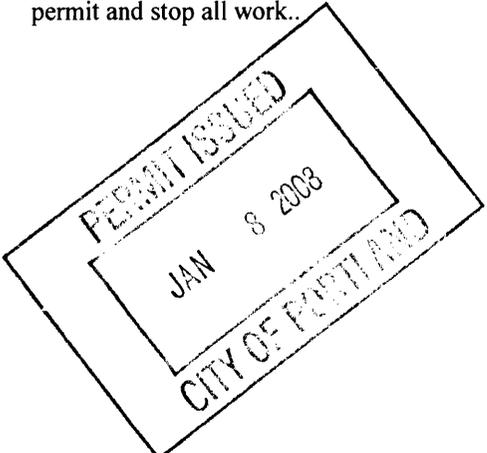
Permit No: 07-1523	Issue Date:	CBL: 003 G010001
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Location of Construction: 80 VESPER ST	Owner Name: TACKA JOSEPH	Owner Address: 80 VESPER ST	Phone: 332-3613
Business Name:	Contractor Name: Joseph Tacka	Contractor Address: 49 Deering Street Portland	Phone: 2073323613
Lessee/Buyer's Name	Phone:	Permit Type: <i>Condo Conversion</i>	Zone: R-6

Past Use: Residential-3 unit apartment building	Proposed Use: Residential- 3 unit condominiums.	Permit Fee: <i>675.00</i>	Cost of Work: \$0.00	CEO District: 1
<i>legal use - 3 d.u.</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NFPA 101</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC 2003</i>	
Proposed Project Description: Residential 3 unit - change of ownership to 3 condo units.		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: lmd	Date Applied For: 12/26/2007	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i> Date: <i>12/27/07 ABM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ABM</i></p> <p>Date: _____</p>
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-1523	Date Applied For: 12/26/2007	CBL: 003 G010001
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Location of Construction: 80 VESPER ST	Owner Name: TACKA JOSEPH	Owner Address: 80 VESPER ST	Phone: () 332-3613
Business Name:	Contractor Name: Joseph Tacka	Contractor Address: 49 Deering Street Portland	Phone: (207) 332-3613
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

Proposed Use: Residential- 3 unit condominiums.	Proposed Project Description: Residential 3 unit - change of ownership to 3 condo units.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/27/2007

Note: **Ok to Issue:**

- 1) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.
- 2) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- 3) With the issuance of this permit and the certificates of occupancy, this property will be three residential condominiums. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/03/2008

Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 12/27/2007

Note: **Ok to Issue:**

- 1) The entire structure shall comply with NFPA 101 "Existing Apartments"
Compliance shall be insured prior to the issuance of a Certificate of Occupancy.

Submit with Condominium Conversion Permit Application

Project Data:

Address: 80 VESPER ST.

C-B-L: 3-G-10

Number of Units in Building: 3

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 MARY JO STORMS	841-5134	SINCE 6-1-07	8-31-07	NO
Unit 2 KATHERINE HULIT (occupied) NATHAN BEAL (1 1/2 years)	653-7859 615-8025	VACATED-10-18-07 VACATED-10-18-07	8-31-07	NO
Unit 3 DAN MAY JEFF JONES	807-3384 266-3338	OCCUPIED SINCE 9-1-06	8-31-07	NO
Unit 4		VACATED 11-30-07		
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant SINCE - 8-15-07

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES _____ NO (check one)

Type and cost of building improvements associated with this conversion that do not require permits:

- \$ 11,000 PAINT Exterior walls, windows, doors, roof
- \$ _____ Insulation
- \$ 35,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.) PAINT WALLS/CEILING, PAINTING, TILE/WOOD FLOORING CARPET
- \$ 16,000 Other (specify) CABINETS, HARDWARE. REPLACE SOME INTERIOR DOORS

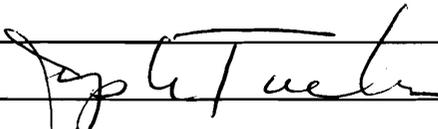
All Purpose Building Permit Application

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: <u>80 VESPER ST. PORTLAND, ME 04101</u>		
Total Square Footage of Proposed Structure <u>3600</u>	Square Footage of Lot <u>3360</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>G</u> Lot# <u>10</u>	Owner: <u>JOSEPH TACKA</u>	Telephone: <u>332-3613</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>JOSEPH TACKA</u> <u>49 DEERING ST.</u> <u>PORTLAND, ME 04101</u>	Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee \$ _____ Total Fees: \$ _____
Current use: <u>APARTMENTS</u>		
If the location is currently vacant, what was prior use: <u>1 UNIT STILL OCCUPIED - #1</u>		
Approximately how long has it been vacant: <u>UNIT 2 - VACANT SINCE 10-18-07, UNIT 3 VACANT SINCE 11-30-07</u>		
Proposed use: <u>CONDOMINIUMS</u>		
Project description: <u>- CONVERT TO CONDOMINIUMS,</u>		
Contractor's name, address & telephone: <u>JOSEPH TACKA</u> <u>332-3613</u>		
Who should we contact when the permit is ready: <u>49 DEERING ST.</u>		
Mailing address: <u>PORTLAND, ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>332-3613</u>		

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: 	Date: <u>12-26-07</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the

Joseph Tacka
49 Deering Street
Portland, ME 04101

August 31, 2007

Dear Mary Jo Storms (1st floor Apt.),

This notice is to inform you of my intent to convert the apartments at 80 Vesper St., Portland, ME into condominiums. As required by the City of Portland's condominium conversion ordinance, it is necessary that I give tenants a notice of 120 days to vacate their apartment. If you have lived in your unit for more than 4 years an additional 30 days notice per year of occupancy over 4 years is required. Since your current lease goes until May 31, 2008, that will be your vacating date. Until that time the terms of the rental agreement you signed at the beginning of your occupancy will be in effect with the rent remaining the same. As stated in the rental agreement, your security deposit will be returned to you upon your vacancy and satisfactory completion of the terms of security deposit agreement. If you wish to leave prior to May 31, 2008, a 30 day notice of your vacating given by the first of the month will be necessary.

As stated in the condominium conversion ordinance, a tenant occupying a unit to be converted has the exclusive option to buy their unit for a period of 60 days from the date of notice. If you are interested in purchasing your unit, it is available for sale to you during this period for \$200,000. Please let me know if this of interest to you. This offer will be valid until October 31, 2007.

Additionally mandated by the conversion ordinance: "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, ME 04101 (telephone:874-8703)". If the tenant does not purchase their unit, the developer shall (before the tenant vacates) make a cash payment to the tenant in the amount of rent for the 2 preceding months **only if the tenant meets the current 80% of the low/moderate income, adjusted for family size**, as given to the City of Portland by the Federal Government. (Income limits guidelines are attached) Additionally, the developer shall provide other assistance to the tenant in the form of reasonable accommodations, referrals, and determining tenant eligibility.

If you have any questions about this notice, please contact me to discuss them,

Sincerely,

Joseph Tacka

Joseph Tacka
49 Deering Street
Portland, ME 04101

August 31, 2007

Dear Katherine Hulit and Nathan Beal (2nd floor Apt.),

This notice is to inform you of my intent to convert the apartments at 80 Vesper St., Portland, ME into condominiums. As required by the City of Portland's condominium conversion ordinance, it is necessary that I give you a notice of 120 days to vacate your apartment. If you have lived in your unit for more than 4 years an additional 30 days notice per year of occupancy over 4 years is required. Therefore you must vacate your unit by December 31, 2007. Until that time the terms of the rental agreement you signed at the beginning of your occupancy will be in effect with the rent remaining the same. As stated in the rental agreement, your security deposit will be returned to you upon your vacancy and satisfactory completion of the terms of security deposit agreement. If you wish to leave prior to December 31, 2007, a 30 day notice of your vacating given by the first of the month will be necessary.

As stated in the condominium conversion ordinance, a tenant occupying a unit to be converted has the exclusive option to buy their unit for a period of 60 days from the date of notice. If you are interested in purchasing your unit, it is available for sale to you during this period for \$225,000. Please let me know if this of interest to you. This offer will be valid until October 31, 2007.

Additionally mandated by the conversion ordinance: "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, ME 04101 (telephone:874-8703)". If the tenant does not purchase their unit, the developer shall (before the tenant vacates) make a cash payment to the tenant in the amount of rent for the 2 preceding months **only if the tenant meets the current 80% of the low/moderate income, adjusted for family size**, as given to the City of Portland by the Federal Government. (Income limits guidelines are attached) Additionally, the developer shall provide other assistance to the tenant in the form of reasonable accommodations, referrals, and determining tenant eligibility.

If you have any questions about this notice, please contact me to discuss them,

Sincerely,

Joseph Tacka

Joseph Tacka
49 Deering Street
Portland, ME 04101

August 31, 2007

Dear Daniel May and Jeffrey Jones (3rd floor Apt.),

This notice is to inform you of my intent to convert the apartments at 80 Vesper St., Portland, ME into condominiums. As required by the City of Portland's condominium conversion ordinance, it is necessary that I give you a notice of 120 days to vacate your apartment. If you have lived in your unit for more than 4 years an additional 30 days notice per year of occupancy over 4 years is required. Therefore you must vacate your unit by December 31, 2007. Until that time the terms of the rental agreement you signed at the beginning of your occupancy will be in effect with the rent remaining the same. As stated in the rental agreement, your security deposit will be returned to you upon your vacancy and satisfactory completion of the terms of security deposit agreement. If you wish to leave prior to December 31, 2007, a 30 day notice of your vacating given by the first of the month will be necessary.

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Sincerely,

Joseph Tacka



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

Number of People in Household - Income Limits

Limits Effective March 2006

1	-	\$38,200
2	-	\$43,600
3	-	\$49,100
4	-	\$54,550
5	-	\$58,900
6	-	\$63,300
7	-	\$67,650
8	-	\$72,000

- INCLUDED WITH EACH
TENANT NOTIFICATION LETTER