

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 070441
MAY 15 2007
CITY OF PORTLAND

This is to certify that Shea & Joseph McGonigal has permission to Change of use from Duplex to (two) units located AT 55 MOODY ST

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 before this building or part thereof is leased or otherwise closed-in. 24 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept.
Health Dept.
Appeal Board
Other Department Name

Handwritten signature and date 5/17/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialzing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

5-17-07
Date

[Signature]
Signature of Inspections Official

5-17-07
Date

CEL: 3 h 018

Building Permit #: 07-0441

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0441	Issue Date:	CBL: 003 L018001
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Location of Construction: 55 MOODY ST	Owner Name: Shea & Joseph McGonigal	Owner Address: 57 Mackworth Street	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: R6

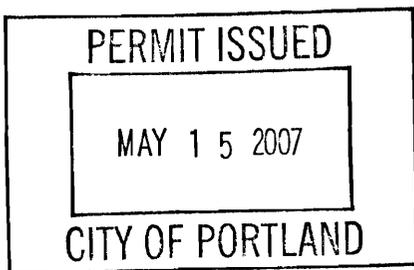
Past Use: duplex	Proposed Use: 2 Unit Residential Condo - Change of use from Duplex to 2(two) unit Condo	Permit Fee: \$450.00	Cost of Work: \$450.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>FRC 2003</i>	

Proposed Project Description: Change of use from Duplex to 2(two) unit Condo	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: Idobson	Date Applied For: 04/27/2007	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied <i>ABH</i>
Date: <i>5/16/07 ABH</i>	Date:	Date:



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: 07-0441	Date Applied For: 04/27/2007	CBL: 003 L018001
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Location of Construction: 55 MOODY ST	Owner Name: Shea & Joseph McGonigal	Owner Address: 57 Mackworth Street	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

Proposed Use: 2 Unit Residential Condo - Change of use from Duplex to 2(two) unit Condo	Proposed Project Description: Change of use from Duplex to 2(two) unit Condo
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/16/2007

Note: **Ok to Issue:**

- 1) With the issuance of this permit and the certificate of occupancy, this property will be two residential condominiums. Any change of use shall require a separate permit application for review and approval.
- 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) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/17/2007

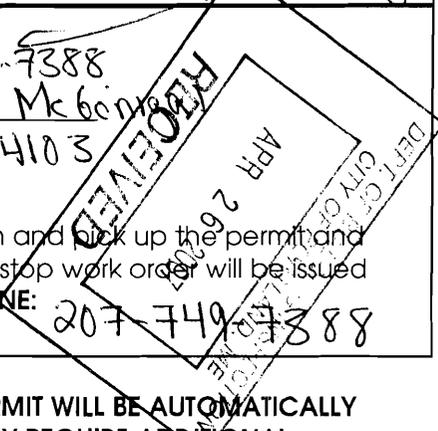
Note: **Ok to Issue:**

- 1) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

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>53-55 Moody St. Portland, ME 04101</u>		
Total Square Footage of Proposed Structure <u>2032</u>	Square Footage of Lot <u>.047 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>L</u> Lot# <u>18</u>	Owner: <u>Joseph and Shea McBonigal</u>	Telephone: <u>207-749-7387 or 207-749-7388</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>207-749-7387 Shea and Joseph McBonigal 57 Mackworth St. Portland, ME 04103</u>	Cost Of Work: \$ <u>4290.00</u> Fee: \$ <u>4070.00 300</u> C of O Fee \$ <u>150</u> Total Fees: \$ <u>450</u>
Current use: <u>2 Family - Residential</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>1 unit is currently vacant. (4 months)</u>		
Proposed use: <u>2 residential condos.</u>		
Project description: <u>We plan to convert this 2 family home into 2 residential condos. and cosmetic updates throughout and cosmetic updates throughout.</u>		
Contractor's name, address & telephone: <u>Joseph McBonigal 57 Mackworth St. Portland, ME 04103 - 207-749-7388</u>		
Who should we contact when the permit is ready: <u>Joseph or Shea McBonigal</u>		
Mailing address: <u>57 Mackworth St. Portland, ME 04103</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>207-749-7388</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: <u>Shea McBonigal</u>	Date: <u>4/25/07.</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

Submit with Condominium Conversion Permit Application

Project Data:

Address: 53-55 Moody St. Portland, ME 04101

C-B-L: 3-L-18

Number of Units in Building: 2

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Lance Gray Sara Kaufman	207- 761-2920	4 years.	4/4/07	No
Unit 2 John Green 36 main St #4	207 776-3640	Former owner moves Dec 1 06		
Unit 3 Topsam maine 04086				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 2 months.

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:

\$ 1650 Exterior walls, windows, doors, roof

\$ 40 Insulation

\$ 2100 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ 500 Other (specify)

Sara Kaufman
53 Moody Street
Portland, Maine 04101

April 4, 2007

Dear Sara:

I am writing this letter to inform you of our intent to convert the property located at 55 Moody Street in Portland, Maine to residential condominiums. This notice contains a specific offer and terms for you to purchase the unit that you currently are renting if you so desire. This notice identifies your irrevocable rights as tenants and how to contact the City of Portland if needed.

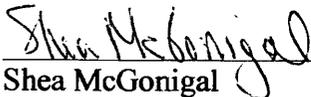
The City of Portland Condominium Conversion Permits process requires that tenants be given notice to vacate based upon the number of years that they have occupied their unit. The period of notice that applies to you is 120 days from receipt of this notice.

Sixty days from the receipt of this notice, you will have an exclusive, irrevocable option to purchase your unit at a purchase of \$250,000. During this time we may not convey nor offer to convey the unit to any other person. For the next 180 days, we may not offer a more favorable price or terms to any other person unless the same terms are offered to you. Your rent will not be altered during the official notice period.

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: 874-8703).

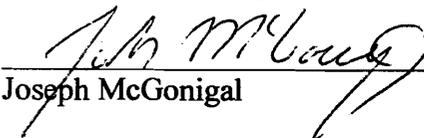
Please feel free to call us with any questions that you may have regarding this notice. We can be reached at the following number: 207-749-7387.

Sincerely:



Shea McGonigal

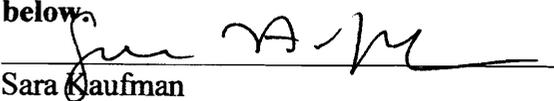
Date: 4/4/07



Joseph McGonigal

Date: 4-4-07

By signing below you hereby acknowledge receipt of this notice on the date stated below.



Sara Kaufman

Date: 4/11/07