

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 050371
MAY - 5 2005
CITY OF PORTLAND

This is to certify that Bisson Dents F

has permission to Condo Conversion 3 units

AT 13 Anderson St

013 D010001

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 is procured before this building or part thereof is altered or closed-in. 24 HOUR 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. Jay Kelley P.F.D.

Health Dept.

Appeal Board

Other DepartmentName

Handwritten signature and date 5/3/05

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: 05-0371	Issue Date: PERMIT ISSUED MAY - 5 2005	Code: 013 D010001
-----------------------	---	----------------------

Location of Construction: I3 Anderson St	Owner Name: Bisson Denis F	Owner Address: 4 Sturdivant Dr	Phone:
Business Name:	Contractor Name:	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R6
Past Use: Residential 3 unit	Proposed Use: Residential 3 unit condo conversion	Permit Fee: \$675.00	Cost of Work: \$675.00
Proposed Project Description: Condo Conversion 3 units <i>legal use: Three (3) residential dwelling units</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 22 Type: SB IBC 2003
		Signature: <i>Jay Kelley P.F.D. 4/26/05</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: dmartin	Date Applied For: 04/08/2005	Zoning Approval	

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with condit</i> Date: <i>4/26/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied 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: 05-0371	Date Applied For: 04/08/2005	CBL: 013 D010001
------------------------------	--	----------------------------

Location of Construction: 13 Anderson St	Owner Name: Bisson Denis F	Owner Address: 4 Sturdivant Dr	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Residential 3 unit condo conversion	Condo Conversion 3 units
-------------------------------------	--------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/26/2005**Note:** **Ok to Issue:**

- 1) 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.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a three (3) family residential condominium dwelling with the issuance of this permit and subsequent certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/03/2005**Note:** **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 04/29/2005**Note:** **Ok to Issue:**

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.

Total Square Footage of Proposed Structure 3834 sq. ft.		Square Footage of Lot 3010 sq. ft.	
Tax Assessor's Chart, Block & Lot Chart# 13 Block# D Lot# 10		Owner: Catherine Wieland and Drew Tieman	
Lessee/Buyer's Name (If Applicable) None		Telephone: (978)884-8583	
Applicant name, address & telephone: 13-15 Anderson Street Unit 2 Portland, ME		Cost Of \$450/permit Work: \$ \$225/Cof O Fee: \$ 675	
Current use: <u>Residential</u>			
If the location is currently vacant, what was prior use: <u>Residential</u>			
Approximately how long has it been vacant: <u>Unit 2 since before purchase</u>			
Proposed use: <u>Residential</u>			
Project description: <u>Convert existing 3 unit building to 3 condominium units</u>			

Contractor's name, address & telephone: Andrew Tieman (same address as above) / telephone #	
Who should we contact when the permit is ready: <u>Alan E. Tracy, Attorney</u>	
Mailing address: 511 Congress Street, Suite 801 Portland, ME 04101	
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.	

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.

--	--

Submit with Condominium Conversion Permit Application

Project Data:

Address: 13-15 Anderson Street

C-B-L: 13/D/10

Number of Units in Building: 3

Unit 1	Linda D'Andrea		7 years	3/3 1/05	?
Unit 2	owner occupied				
Unit 3	Lisa Wolford		1 year	4/2/05	?
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 less than 1 year

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) unknown at this time

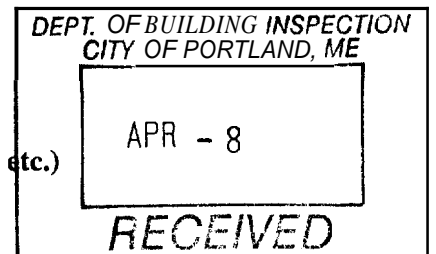
Type and cost of building improvements associated with this conversion that do not require permits:

\$? Exterior walls, windows, doors, roof

\$? Insulation

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

\$? Other (specify)

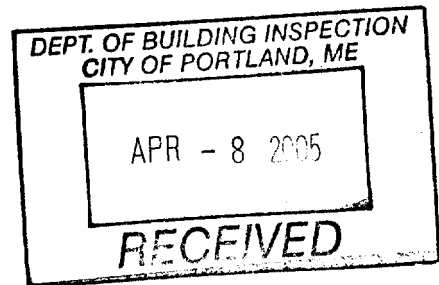


Please respond to our Portland office

- James A. Hopkinson
- Richard J. Abbondanza
- David J. Backer
- Eric J. Schaeffer
- John E. Stetson
- Alan E. Tracy

April 7, 2005

Marge Schmuckal
Zoning Administrator
City of Portland
Room 315
389 Congress Street
Portland, ME 04101



Re: Condominium Conversion Permit for 13-15 Anderson Street

Dear Marge:

This letter accompanies our application for condo conversion permits for 13-15 Anderson Street. As required by the application packet, the details of the conversion are contained herein.

13-15 Anderson Street is an existing three unit building consisting of a total of 3834 square feet. The building consists of three residential units. The proposed conversion plan is to convert the existing units into condominiums, the construction details are unknown at this time.

Currently the building has two residential tenants and with the remaining unit being occupied by the owner, he is unaware of a previous tenant occupying this unit. The two residential tenants have been provided notice of the conversion along with an explanation of their rights under the ordinance.

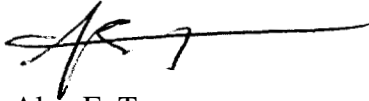
Enclosed please find the following materials required to complete our application:

1. The completed application pages.
2. Copy of the notice letter sent to tenant Linda D'Andrea.
3. Copy of the notice letter sent to tenant Lisa Wolford.
4. A check in the amount of \$675 to cover the cost of application. (three units @ \$150, three CofO's @ \$75).
5. Copy of owner's deed

Marge Schmuckal
April 7, 2005
Page 2

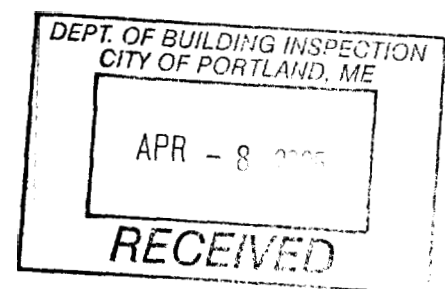
It is our understanding that our application is complete, Please confirm this is the case at your earliest convenience as the owner is eager to market the units. Thank you for your assistance with this matter.

Very truly yours,



Alan E. Tracy
Attorney
Email: atracy@hablaw.com

Enclosure(s)



**NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A
CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. §1604-111
(Portland Code Article VII)**

March 21, 2005

Linda D'Andrea
13-15 Anderson Street
Unit 1
Portland, ME 04101

RE: 13-15 Anderson Street, Unit 1

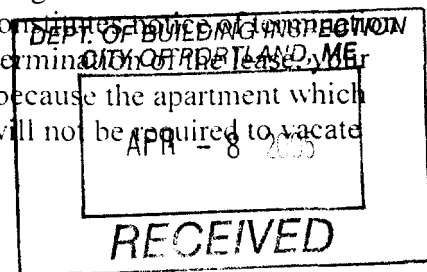
Dear Linda:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that the building at *13-15 Anderson Street, Portland, Maine* is being converted into condominiums. Pursuant to §1604-111 and Article VII of the Land Use Ordinance for the City of Portland, you, as the tenant, have the right for 60 days after delivery or mailing of this notice to you to purchase the condominium unit that is being created that will include your apartment, for a purchase price of \$160,000. During the following 180 days, I cannot offer to dispose my interest in the unit at a price or terms more favorable than the price or terms offered to you. As required by law, I have enclosed for your review a draft of the Declaration of Condominium and the Bylaws of the Condominium Association.

If you do not buy the unit being created to include 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: 775-5451).

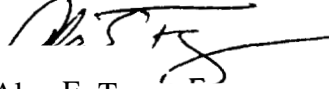
The new owners are planning a substantial renovation to the building and these renovations will include your unit. Pursuant to the terms of your lease this letter constitutes notice of termination of your lease, effective 30 days from receipt of this letter. Upon termination, your continued tenancy will be on a month to month basis. However, because the apartment which you are now leasing will be converted into a condominium, you will not be required to vacate your unit for a minimum of 210 days from receipt of this letter.

ok



The new owner recognizes that you have resided in the building for a substantial period of time and is wants to work with you to make alternative living arrangements that allow for the best transition possible under the circumstances. If you are interested in pursuing the purchase of the condominium or if you have any further questions, please **do** not hesitate *to* contact me.

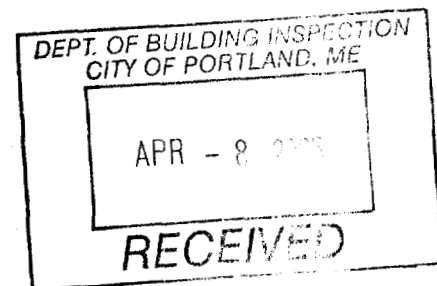
Very truly,



Alan E. Trac
Attorney for Andrew M. Tieman

Hopkinson, Abbondanza & Backer
511 Congress St., Suite 801
Portland, ME 04101
Phone: (207)772-5845
Fax: (207)874-2330

AET/
Enclosure(s)



WARRANTY DEED

DENIS F. BISSON

of 4 Sturdivant Drive, Portland, ME 04103

for consideration paid, grants to

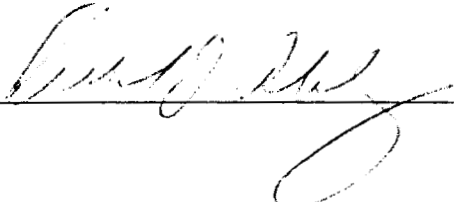
CATHERINE WEILAND AND ANDREW TIEMAN

of 2 Atkinson Street, Newburyport, MA 01950, as **joint tenants and not as tenants in common**, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit **A** attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hands and seals this 1st day of March, 2005.



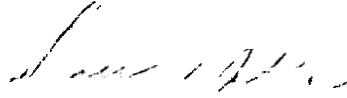

_____ Denis F. Bisson

State of Maine
Cumberland, ss.

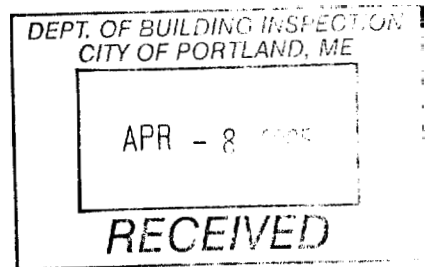
March 1, 2005

Personally appeared before me the above-named Denis F. Bisson and acknowledged the foregoing instrument to be his free act and deed.

Before me,


_____ Richard J. Abbondanza, Attorney-at-Law

H-WIELAND



MAINE REAL ESTATE TAX PAID

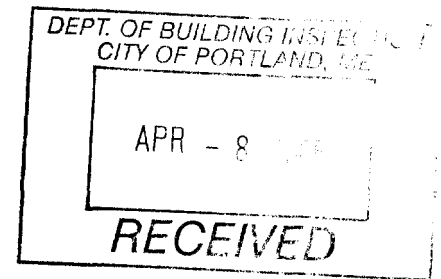
EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Anderson Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the southeasterly corner of land formerly of Samuel J. Anderson, sold to McClusky by deed dated March 29, 1980 and recorded in Cumberland County Registry of Deeds in Book 492, Page 353, said point being two hundred (200) feet southerly by said sideline from Oxford Street; thence northeasterly at right angles with said Anderson Street seventy (70) feet, more or less, to land now or formerly of the children of Samuel J. Anderson; thence southeasterly by said Anderson children's land fifty-one (51) feet, more or less, to land now or formerly of A. M. Wilson; thence southwesterly by said Wilson's land twenty-one (21) feet, more or less, to land formerly of John F. Anderson, et al., sold to Augustus M. Maynard September 7, 1860 and recorded in said Registry in Book 305, Page 180; thence southwesterly by said Maynard's land fifty-one (51) feet, more or less, to said Anderson Street; thence northwesterly by said Anderson Street forty-four and one-half (44 1/2) feet, more or less, to the point of beginning.

For title of Grantor reference is hereby made to a deed of Sadpro Enterprises dated September 18, 1986 recorded in Cumberland County Registry of Deeds in Book 7384, Page 72 and quitclaim deed of Sandra L. Brown dated May 4, 1992 recorded in Book 10044, Page 193.

H-WIELAND



Received
Recorded Register of Deeds
Mar 04, 2005 12:21:17P
Cumberland County
John B O'Brien

After Recording Return to:
Hopkinson, Abbondanza & Backer
511 Congress Street, Ste. 801
Portland, Maine 04101
(207) 772-5835