

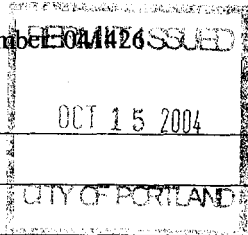
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number E012001



Please Read Application And Notes, If Any, Attached

This is to certify that Ckt Inc /n/a
has permission to Condominium Conversion; change of use from 3 units to 3 condominiums.
AT 105 North St 015 E012001

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 work on permit must be completed before this building or part thereof is opened or closed-in. **48 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 (signature)
Health Dept _____
Appeal Board _____
Other _____
Department Name _____

(signature)
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: 04-1426	Issue Date: 09/22/2004	CBL: 015 E012001
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Location of Construction: 105 North St	Owner Name: Ckt Inc	Owner Address: Po Box 4271	Phone: 207-774-5358
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion	Zone: R6

Past Use: Multi Family / 3 Units <i>past legal use 3 res. dwelling units</i>	Proposed Use: Condominium Conversion; change of use from 3 units to 3 condominiums.	Permit Fee: \$675.00	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Condominium Conversion; change of use from 3 units to 3 condominiums.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B 10/12/04	
		Signature: <i>[Signature]</i>	Signature:	
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: gg	Date Applied For: 09/22/2004	Zoning Approval		
<ol style="list-style-type: none"> 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 <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"/> Date: <i>9/16/04</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: 04-1426	Date Applied For: 09/22/2004	CBL: 015 E012001
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Location of Construction: 105 North St	Owner Name: Ckt Inc	Owner Address: Po Box 427 1	Phone: 207-774-5358
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion	

Proposed Use: Condominium Conversion; change of use from 3 units to 3 condominium.	Proposed Project Description: Condominium Conversion; change of use from 3 units to 3 condominiums.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/12/2004

Note: **OktoIssue:**

- 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 dwelling condominium after the issuance of this permit. 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:** Mike Nugent **Approval Date:** 10/12/2004

Note: **OktoIssue:**

- 1) No construction is authorized by this permit, simply a change in ownership.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 10/12/2004

Note: **Ok to Issue:**

City of Portland, Maine - Building or Use Permit
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1426	Date Applied For: 09/22/2004	CBL 015 E012001
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/12/2004
Note: **Ok to Issue:**

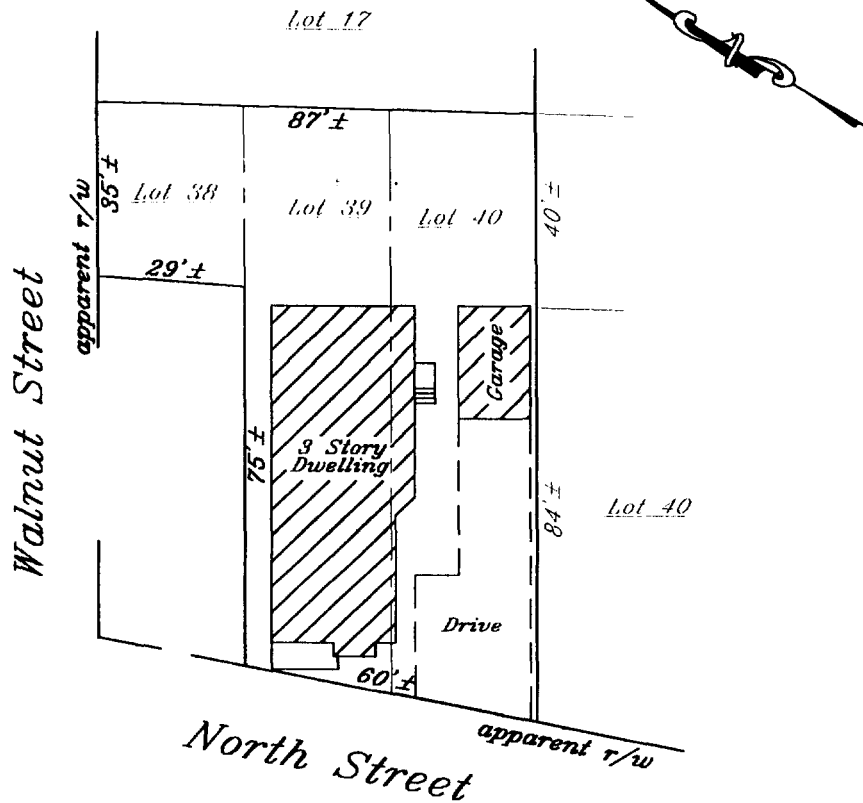
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Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**
Note: **Ok to Issue:**

FOR MORTGAGE LENDER USE ONLY

General Notes: (1) Distances shown are taken from provided title references shown below. (2) The purpose of this inspection is to render an opinion as follows: A) Dwelling and accessory structure's compliance with respect to municipal zoning setbacks, and B) flood zone determination by horizontal scaling on the below referenced FEMA map. (3) This inspection accepts all technical standards set forth by state of Maine Board Of Licensure For Professional Land Surveyors. (4) This inspection is to be used only by the below listed lender, title attorney & title insurer and should not be used by another party for boundary line location or land title opinions. (5) A Boundary Survey should be performed to render a professional opinion pertaining to boundary line location.

Address: 105 North Street Inspection Date: 2-6-02
Portland, Maine Scale: 1" = 30'



See title references for appurtenances.

Applicant: Toothaker Requesting Party: Leate & Lemieux, P. A.
 Owner: Estes & Piergrassi Attorney: James R. Lemieux
 Lender: _____ Your File: 104538
 File # 20211338 Field Book: 255_38

Title References:

Deed Book: 12296 Page: 74
 Plan Book: 1 Page: 41 Lot: 39, 40 P/038
 County: Cumberland

Municipal References:

Map: 15 Block: E Lot: 12

The dwelling **does not** fall within a Special Flood Hazard Zone Per FEMA Community Map No. 230051 Panel: 14B Zone: C Date: 12-8-98

The dwelling was **in** compliance with municipal zoning setback requirements at the time of construction

Comments:

Nadeau & Lodge, Inc.
 Professional Land Surveyors

918 Brighton Avenue 1A Depot Street, Box 618
 Portland, Maine 04102 Alfred, ME 04002-0618
 (207)878-7870 (207)324-8712

James D. Nadeau
 1-7-2

Prepared by: CJF

This Is Not A Boundary Survey

Not For Recording