

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

SECTION

PERMIT

Permit Number: 030088

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Chase Mark E/n/a

has permission to Chang of Use; three apartments to three condominiums

AT 62 St Lawrence St 016 I001001

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 before this building or part thereof is altered or enclosed-in-
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: 03-0088	Issue Date:	CBL: 016 I001001
-----------------------	-------------	---------------------

Location of Construction: 62 St Lawrence St	Owner Name: Chase Mark E	Owner Address: 62 St Lawrence St	Phone: 207-450-5334
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: R-7b

Past Use: Multi Family / Three Units	Proposed Use: Change of Use; from three apartments to three condominiums	Permit Fee: \$330.00	Cost of Work: \$0.00	CEO District: 1
---	---	-------------------------	-------------------------	--------------------

Proposed Project Description: Change of Use; three apartments to three condominiums change of owner ship only, not use	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SS
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

legal: 3 DU per microfiche - no change of use permitted

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 02/05/2003	Zoning Approval
------------------------	---------------------------------	------------------------

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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"/>	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	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: <i>3/2/03</i>	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>

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: 03-0088	Date Applied For: 02/05/2003	CBL: 016 1001001
------------------------------	--	----------------------------

Location of Construction: 62 St Lawrence St	Owner Name: Chase Mark E	Owner Address: 62 St Lawrence St	Phone: 207-450-5334
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: Condo Conversion; from three leased apartments to three condominiums	Proposed Project Description: Condo Conversion; three leased apartments to three condominiums
--	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 02/18/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>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.</p> <p>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.</p> <p>3) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.</p>			

Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

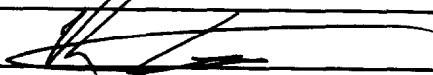
All Purpose Building Permit Application

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.

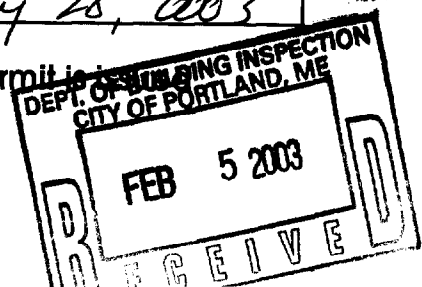
Location/Address of Construction: <u>62 St. Lawrence Street</u>		
Total Square Footage of Proposed Structure <u>No Construction planned</u>	Square Footage of Lot <u>N/A</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>016</u> Block# <u>I</u> Lot# <u>001</u>	Owner:	Telephone:
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Mark Chase</u> <u>P.O. Box 7701</u> <u>Portland ME</u> <u>04112</u>	Cost Of Work: \$ <u>0</u> Fee: \$ <u>3</u> units @ \$25.00 per unit \$ <u>75</u>
Current use: <u>Apartment</u> number of units: <u>3</u>	Bldg Fee 30.00	
Purposed use <u>Condominium</u> number of units: <u>3</u>	3 units @ 75.00 3 copo @ 225.00	
Project description: <u>Change of use - Apartment to Condo</u>	<u>\$330.00</u>	
Contractor's name, address & telephone: <u>N/A</u>		
Who should we contact when the permit is ready: <u>Mark Chase +1</u>		
Mailing address: <u>P.O. Box 7701, Portland ME 04112 Cell</u>		
Phone: <u>450-5334</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>January 28, 2003</u>
---	-------------------------------

This is not a permit, you may not commence ANY work until the permit is issued.



Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: _____
2. Number of units before conversion:
 - _____ units with 1 bedroom;
 - _____ units with 2 bedrooms;
 - 3 units with 3 or more bedrooms;
3. Monthly rent (range)
(specify with or without util.)

\$775 - \$803/month
4. Number of units after conversion:
 - _____ units with 1 bedroom;
 - _____ units with 2 bedrooms;
 - 3 units with 3 or more bedrooms;
5. Purchase Price (range)

\$155,000 to \$195,000
6. Length of time building owned by applicant? 4.5
7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit
 Yes _____ No (Please circle applicable permit type.)
8. Type and cost of building improvements associated with this conversion that do not require permits: None Planned
 - \$ _____ exterior walls, windows, doors, roof
 - \$ _____ insulation
 - \$ _____ interior cosmetic (wall/floor/refinishing, etc.)
 - \$ _____ other (specify) _____
 - _____ none

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-
- b) Age of head of household-
- c) Number of children-
- d) Number of persons ages 60 or over-
- e) Will tenant purchase unit?
- f) If not, was (or will) relocation payment (be) made?
- g) If moving, check destination below:
 - i) Same Neighborhood-
 - ii) Elsewhere in Portland-
 - iii) Out of Portland-
 - iv) Unknown-

See Attachment



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 62 St. Lawrence Street

NUMBER OF UNITS: 3

TENANT NAME: Solie Vohs

TENANT'S UNIT #: 2

TENANT'S TEL. #: 879-2279

TENANT'S PRESENT ANNUAL INCOME: Unknown

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 1.5

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Mark Chase, 62 St. Lawrence St, #1
P.O. Box 7701 Portland ME 04112 Tel 540 5334

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: SAME

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL
None



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 62 St. Lawrence Street

NUMBER OF UNITS: 3

TENANT NAME: Maggie Drummond

TENANT'S UNIT #: 2

TENANT'S TEL. #: 879-2279

TENANT'S PRESENT ANNUAL INCOME: Unknown

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 1

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Mark Chase, P.O. Box 7701
Portland ME 04112 - Tel 450 5334

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: Same

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

None



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 62 St. Lawrence St.

NUMBER OF UNITS: 3

TENANT NAME: Maggie Erik Hermann

TENANT'S UNIT #: 2

TENANT'S TEL. #: 318 5798

TENANT'S PRESENT ANNUAL INCOME: Unknown

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 1

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Mark Chase, P.O. Box 7701
Portland ME 04112, Tel: 450-5334

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: Same

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL
None

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:

Assessor's chart: 16-1-1

Block: ST. LAWRENCE

Lot: 62

Name of Owner: Mark E Chase

Address: 62 St. Lawrence Street #1

Telephone No.: 450 5334

Name of Project: Casa 62 Unit Association

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 January 3, 2003

Approved by: _____

Date: _____

ZONING: _____

No. of units approved (circle)

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

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

No Rush to sell these units
as I'm planning on selling to
friends only. It may be several
years.

Date: Dec 31, 2002

From: Mark Chase, Owner, ~~62~~ St. Lawrence Street

To: Maggie Drummond, Tenant 62 St. Lawrence Street- Unit 2

Re: Notice of Intent to Convert

As you know I am in the process of converting 62 St. Lawrence Street into 3 condominium units. I am required by law to give you at least 120 days notice of intent to convert before you can be required to vacate. I am also required by law to give you (meaning all of the occupants of the unit jointly or if only one so opts, individually) a 60 day exclusive, non-assignable option to purchase the unit which you currently occupy. Therefore you have an exclusive, non-assignable option to purchase or to contract to purchase your unit until March 7, 2003 at a price of \$178,000 (15% below appraised value) upon such other mutually acceptable terms. If you do not opt to buy, you will have until at least May 30, 2003 to vacate your apartment if another person offers to buy the unit. If there are no offers to purchase the unit, you may stay on after May 30, 2003 as a month to month tenant at the current rent until I give you at least 30 days prior written notice to quit terminating your month to month tenancy.

If your gross income is equal to or less than 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time this notice is given and you do not purchase your unit, I may be required to make a cash relocation payment to you equal to your last two months rent. Upon request, I will provide assistance to you in the form of referrals to other reasonable accommodations and assistance in determining whether you are eligible for relocation payments.

If you have questions about your rights under the law, or have complaints about the way you have been treated by me, 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).

Date: Dec 31, 2002



From: Mark Chase, Owner, 62 St. Lawrence Street

To: Erik Hermann, Tenant 62 St. Lawrence Street- Unit 41

Re: Notice of Intent to Convert

As you know I am in the process of converting 62 St. Lawrence Street into 3 condominium units. I am required by law to give you at least 120 days notice of intent to convert before you can be required to vacate. I am also required by law to give you (meaning all of the occupants of the unit jointly or if only one so opts, individually) a 60 day exclusive, non-assignable option to purchase the unit which you currently occupy. Therefore you have an exclusive, non-assignable option to purchase or to contract to purchase your unit until March 7, 2003 at a price of \$156,000 (15% below appraised value) upon such other mutually acceptable terms. If you do not opt to buy, you will have until at least May 30, 2003 to vacate your apartment if another person offers to buy the unit. If there are no offers to purchase the unit, you may stay on after May 30, 2003 as a month to month tenant at the current rent until I give you at least 30 days prior written notice to quit terminating your month to month tenancy.

If your gross income is equal to or less than 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time this notice is given and you do not purchase your unit, I may be required to make a cash relocation payment to you equal to your last two months rent. Upon request, I will provide assistance to you in the form of referrals to other reasonable accommodations and assistance in determining whether you are eligible for relocation payments.

If you have questions about your rights under the law, or have complaints about the way you have been treated by me, 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).

Date: Dec 31, 2002

From: Mark Chase, Owner, 62 St. Lawrence Street

To: Julie Vohs, Tenant 62 St. Lawrence Street- Unit 2

Re: Notice of Intent to Convert

As you know I am in the process of converting 62 St. Lawrence Street into 3 condominium units. I am required by law to give you at least 120 days notice of intent to convert before you can be required to vacate. I am also required by law to give you (meaning all of the occupants of the unit jointly or if only one so opts, individually) a 60 day exclusive, non-assignable option to purchase the unit which you currently occupy. Therefore you have an exclusive, non-assignable option to purchase or to contract to purchase your unit until March 7, 2003 at a price of \$178,000 (15% below appraised value) upon such other mutually acceptable terms. If you do not opt to buy, you will have until at least May 30, 2003 to vacate your apartment if another person offers to buy the unit. If there are no offers to purchase the unit, you may stay on after May 30, 2003 as a month to month tenant at the current rent until I give you at least 30 days prior written notice to quit terminating your month to month tenancy.

If your gross income is equal to or less than 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time this notice is given and you do not purchase your unit, I may be required to make a cash relocation payment to you equal to your last two months rent. Upon request, I will provide assistance to you in the form of referrals to other reasonable accommodations and assistance in determining whether you are eligible for relocation payments.

If you have questions about your rights under the law, or have complaints about the way you have been treated by me, 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).

Tenant Name	Address/ Apt. #	Date Notice Given	Age	Length of Occupancy	Number of Children	Number of persons over 60	Will tenant purchase unit	Relocation payment made?	Moving Location?
Erik Hermann	62 St. Lawrence, Apt 1	12/31/2002	32 +/-	1 year	0	0	No	Not moving	Not moving
Julie Vohs	62 St. Lawrence, Apt 2	12/31/2002	41 +/-	18 Months	0	0	No	No rush to sell/ No relocation	No plans to move
Maggie Drummond	62 St. Lawrence, Apt 2	12/31/2002	26 +/-	8 Months	0	0	No	No rush to sell/ No relocation	No plans to move

Note: I occupied unit 3 until Dec 31, 2002. I vacated this apartment and moved in to unit 1 with Erik Hermann. The buyer of unit 3 is moving in as a tenant on January 15. She will occupy the apartment until closing.
 — Mark Chase