

PERMIT ISSUED

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

Permit No: 03-0223	Issue Date: APR 25 2003	CBL: 033 A019001
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Location of Construction: 65 Portland St	Owner Name: Sea Brix Properties Llc	Owner Address: 12 Newman St	Phone: 774-1894
Business Name:	Contractor Name: Awl Space Remodeling & Millwork	Contractor Address: 696 Meadow Road Casco	Phone: 2076717068
Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: B2b

Past Use: Mixed Use/ 2 Family-Commercial	Proposed Use: 2 Condominiums	Permit Fee: \$230.00	Cost of Work: \$230.00	CEO District: 2
Proposed Project Description: Change of Use/Condo Conversion <i>1st floor restaurant use - rest of Bldg 2-fam. Residential</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2/A Type: 3B 4/18/03	
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: _____				

No change of use permitted

Permit Taken By: gad	Date Applied For: 03/21/2003	Zoning Approval		
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<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"/>	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>4/16/03</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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 030223

Please Read Application And Notes, If Any, Attached

This is to certify that Sea Brix Properties Llc /Aw... Remodeling & Millwork

has permission to Change of Use/Condo Conversion

AT 65 Portland St

033 A019001

provided that the person or persons, of the provisions of the Statutes of the construction, maintenance and u this department. ... applying this permit shall comply with all ... of the City of Portland regulating ... and of the application on file in

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

Inspector must... in process... there... REQUIRED.

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

OTHER REQUIRED APPROVALS PERMITS ISSUED

Fire Dept. 45m

Health Dept. 2-5-2003

Appeal Board

Department Name

CITY OF PORTLAND PENALTY FOR REMOVING THIS CARD

Signature of Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit

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Location of Construction: 65 Portland St	Owner Name: Sea Brix Properties Llc	Owner Address: 12 Newman St	Phone: () 774-1894
Business Name:	Contractor Name: Awl Space Remodeling & Millwork	Contractor Address: 696 Meadow Road Casco	Phone: (207) 671-7068
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 2 Condominiums	Proposed Project Description: Change of Use/Condo Conversion
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/15/2003
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 two (2) family dwelling with a commercial restaurant on the first floor. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 04/17/2003
Note: **Ok to Issue:**

1) No structural changes just no structural floor plan re arrangement

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. McDougall **Approval Date:** 04/28/2003
Note: **Ok to Issue:**

1) the boiler shall be seperated with a one hour fire seperation or smoke protected with domestic sprinkler protection

2) smoke detectors shall be installed in accordance with NFPA 72 standards

3) vertical openings shall be fire rated with a minimum rating of one hour with self closers

Comments:
4/17/2003-mjn: NO PLANS_____called owner and contractor.....need plans!!!!!!!!!!!!!!!!!!!!!!
Floor Plans delivered

03-0223

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>65/67 Portland Street</u>		
Total Square Footage of Proposed Structure <u>EXISTING STRUCTURE 3266 RESIDENTIAL</u> <u>1673 NON RESIDENTIAL</u>	Square Footage of Lot <u>3538</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>033 A</u> Block# <u>B36</u> Lot# <u>019</u>	Owner: <u>Joe L Freund</u>	Telephone: <u>774-1894</u>
Lessee/Buyer's Name (If Applicable) <u>Not Applicable</u>	Applicant name, address & telephone: <u>Awl Spec Remodeling</u> <u>677 7068</u>	Cost Of Work: <u>\$36,000</u> Fee: \$ <u>2</u> units @ \$25.00 per unit \$ <u>50.00</u> <u>30.00</u> <small>Block Fee</small>
Current use: <u>Rental</u> number of units: <u>2</u> <u>Cost 150.00</u>	Proposed use <u>Condo</u> number of units: <u>2</u> <u>Total \$ 230.00</u>	
Project description: <u>Remodel Third Floor to include second Floor as one</u>		
Contractor's name, address & telephone: <u>Awl Spec Remodeling & Millwork</u> <u>696 meadow Rd</u> <u>Casco, Me 04015</u>		
Who should we contact when the permit is ready: <u>Gib Klein</u> Mailing address: <u>same</u> <u>696 meadow Rd.</u> <u>Casco, Me 04015</u> Phone: <u>671-7068</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, March 2003</u>
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This is not a permit, you may not commence ANY work until the permit is issued

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: Number 65/67 Portland Street

NUMBER OF UNITS: 2 RESIDENTIAL, 1 COMMERCIAL

TENANT NAME: PATRICK CORBETT

TENANT'S UNIT #: 2 (UNIT 1 COMMERCIAL SPACE UNDER CONTRACT, UNIT 3 VACANT 3/31/03)

TENANT'S TEL. #: 775-6284

TENANT'S PRESENT ANNUAL INCOME: \$18 - \$20,000

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: LESS THAN ONE
MOVED JULY '02

ATTACH COPY OF TENANT NOTICE

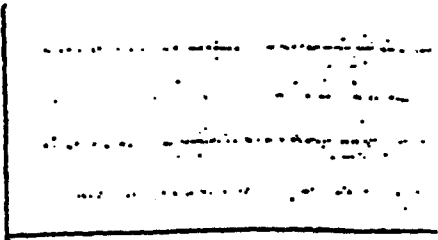
OWNER'S NAME/ADDRESS/TEL. #: SEABRIX PROPERTIES, LLC Joel Freund
12 NEWMAN ST. PORTLAND ME 04103 (5) 774-1894 @ 650-5516

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: SAME

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

NEW ENTRY DOOR 2ND FLOOR, NEW WINDOWS, INSULATE OUTSIDE WALL AND
CAP, ENLARGE SOME CLOSETS, CHANGE SOME DOOR OPENINGS.

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: 65-67 PORTLAND ST. Assessor's chart: 033
Block: A
Lot: 019

Name of Owner: ~~FOOT~~ ~~FRENCH~~ SEABRIX PROPERTIES, LLC

Address: 12 NEUMAN STREET

Telephone No.: 774-1854

Name of Project: 65/67 PORTLAND STREET

No of Units to be Converted: 2

No. of Units applying for: 2

No: of Units in structure ~~2~~ 3

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds DOCUMENTS BEING DRAFTED CURRENTLY. JAMES HOPKINSON, ATTORNEY 772-5845

Approved by: _____

ZONING: _____ Date: _____

		No. of units approved (circle)											
		1	2	3	4	5	6	7	8	9	10	Date: _____	
Fire Dept:	others											Date: _____	
Plumbing:	others											Date: _____	
Elec:	others											Date: _____	
Bldg. & Housing:	others											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



Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: _____
2. Number of units before conversion:
 - 2 units with 1 bedroom;
 - 0 units with 2 bedrooms;
 - 2 units with 3 or more bedrooms;
3. Monthly rent (range)
(specify with or without util.)
550 - 595 WITHOUT UTILS
4. Number of units after conversion:
 - 0 units with 1 bedroom;
 - 0 units with 2 bedrooms;
 - 2 units with 3 or more bedrooms;
5. Purchase Price (range)
~~_____~~
230 - 249,000
6. Length of time building owned by applicant? Three years
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:
 - \$ _____ exterior walls, windows, doors, roof
 - \$ 2000 insulation
 - \$ 34K 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-		15 YRS	8 MONTHS	6 MONTHS							
b) Age of head of household-	COMMERCIAL RESTAURANT		20'S	20'S							
c) Number of children-		N/A	0	0							
d) Number of persons ages 60 or over-		N/A	0	0							
e) Will tenant purchase unit?		YES	NO	NO							
f) If not, was (or will) relocation payment (be) made?		N/A		NO							
g) If moving, check destination below:											
i) Same Neighborhood-											
ii) Elsewhere in Portland-											
iii) Out of Portland-				✓							
iv) Unknown-			✓								

[Handwritten mark]

Sec. 14-562. Reserved.
Sec. 14-563. Reserved.
Sec. 14-564. Reserved.

ARTICLE VII. CONDOMINIUM CONVERSION

Sec. 14-565. Purpose.

The purpose of this article is to regulate the conversion of rental housing to condominiums; to minimize the potential adverse impacts of such conversion on tenants; to ensure that converted such housing is safe and decent; and to maintain a reasonable balance of housing alternatives within the city for persons of all incomes. To these ends, this article shall be liberally construed. (Ord. No. 213-81, § 608.1, 11-16-81)

Sec. 14-566. Applicability.

This article shall apply to the conversion of any rental unit to a condominium unit. (Ord. No. 213-81, § 608.2, 11-16-81)

Sec. 14-567. Definitions.

For the purpose of this article, the following terms shall be defined as follows, unless otherwise clearly implied:

Condominium means any interest in real estate created pursuant to the Unit Ownership Act, 33 M.R.S.A. § 560 et seq., or its equivalent, as it may from time to time be amended.

Developer means and includes any person or other legal entity, but not including an established lending institution unless it is an active participant in a common promotional scheme, who, whether acting as principal or agent, records a declaration of condominium that includes real estate, any portion of which was previously a rental unit.

Tenant means and includes any occupant in lawful possession of a rental unit, whether by lease, sublease, or otherwise.

Unit means any building, or portion thereof, used or intended

to be used primarily as a separate dwelling.
(Ord. No. 213-81, § 608.3, 11-16-81)

Cross reference(s)--Definitions and rules of construction generally, § 1-2.

Sec. 14-568. Protection of tenants.

(a) *Notice of intent to convert.* A developer shall give to each tenant written notice of intent to convert at least one hundred twenty (120) days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days. The notice shall set forth specifically the rights of tenants under subsections (a) and (b) of this section and section 14-569, and shall contain the following statement:

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: ~~775-5451~~).
874-8703

If the notice specifies a date by which the tenant is required to vacate, the notice may also serve as a notice of termination under the applicable law of forcible entry and detainer, if it meets the requirements thereof. The notice shall be hand-delivered to the tenant or mailed, by certified mail, return receipt requested, postage prepaid, to the tenant at the address of the unit or such other address as the tenant may provide. The notice shall be effective when actually received. No tenant may be required by a developer to vacate without having been given notice as required herein, except for the reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of a tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within one hundred twenty (120) days after a tenant is required by a developer to vacate, the developer records a declaration of condominium

without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

(b) *Option to purchase.* For a sixty-day period following the giving of notice as required in subsection (a), the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional sixty-day period. This subsection shall not apply to any rental unit that, when converted, will be restricted exclusively to nonresidential use. If, within two (2) years after a developer records a declaration of condominium, the use of any such unit is changed such that but for the preceding sentence, this subsection would have applied, the developer shall be presumed to have converted in violation of this article.

(Ord. No. 213-81, § 608.4, 11-16-81)

Sec. 14-569. Relocation payments.

If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by the tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80) percent 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 notice is given as required in section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenant's eligibility for relocation payments as provided herein.

(Ord. No. 213-81, § 608.5, 11-16-81)

Sec. 14-570. Conversion permit.

Before conveying or offering to convey a converted unit, the

developer shall obtain a conversion permit from the building inspection division of the department of planning and urban development. The permit shall issue only upon receipt of a completed application therefor in a form to be devised for that purpose, payment of a fee of twenty-five dollars (\$25.00) per unit, and a finding, upon inspection, that each unit, together with any common areas and facilities appurtenant thereto, is in full compliance with all applicable provisions of article II of chapter 6 (building code), article III of chapter 6 (electrical installations), article V of chapter 6 (minimum standards for dwellings) and article II of chapter 10 (fire prevention code) of this Code, and the Life Safety Code as adopted by the state. 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.

(Ord. No. 213-81, § 608.6, 11-16-81)

Sec. 14-571. Variation by agreement.

No provision of, or right conferred by, this article may be waived by a tenant, by agreement or otherwise, and any such waiver shall be void. Any attempt to require, encourage, or induce a tenant to waive any provision hereof, or right conferred hereby, shall be a violation of this article. Nothing herein shall be construed to void any term of a lease which offers greater rights than those conferred hereby.

(Ord. No. 213-81, § 608.7, 11-16-81)

- Sec. 14-572. Reserved.
- Sec. 14-573. Reserved.
- Sec. 14-574. Reserved.
- Sec. 14-575. Reserved.
- Sec. 14-576. Reserved.
- Sec. 14-577. Reserved.
- Sec. 14-578. Reserved.
- Sec. 14-579. Reserved.
- Sec. 14-580. Reserved.
- Sec. 14-581. Reserved.
- Sec. 14-582. Reserved.

ARTICLE VIII. RESERVED*

JOEL S. FREUND

12 Newman Street
Portland ME 04103

**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 18, 2003

Patrick Corbett
65 Portland Street
Portland, Maine 04101

Re: 65-69 Portland Street, Portland, Maine

Dear Tenant:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that my building at 65-69 Portland 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, as is, for a purchase price of \$230,000.00. 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.

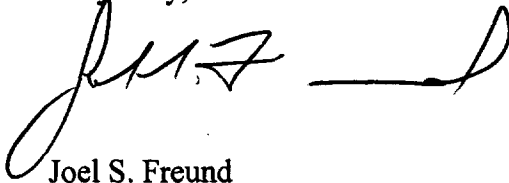
If you do not buy the unit being created to include your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the 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).

Patrick Corbett
March 18, 2003
Page 2

As required by law, I have enclosed for your review the Declaration of Condominium and the Bylaws of the Condominium Association.

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,



Joel S. Freund

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE

I hereby give Joel S. Freund notice that we received this Notice of Conversion on March 19, 2003.



Patrick Corbett

I hereby state that we:

accept

decline

the offer to purchase the unit as contained in the above Notice.

Dated: 3/19/03



Patrick Corbett

A Notice of Intent was hand delivered to Patrick Corbett on March 19, 2003.

Patrick Corbett resides at 65 Portland Street. His apartment will become unit two of Back Bay Townhouse Condominiums.

His is the only Letter of Intent that is required. The building will include three units. What will become Unit One is presently occupied by the Back Bay Grill Restaurant. A purchase and sale agreement has been signed for this unit. The unit is commercial and not a residential space.

The third unit is 67 Portland Street. That unit is being vacated by the present tenant at the end of March as she is relocating to Nashua, NH for a new job. I will not rent this space until the condominium conversion has been completed.



Certificate of Occupancy

Issued to Lucia Quattrucci on 10/10/1988

This is to certify that the building, 1000 N. Dearborn St., Chicago, Ill., built—altered—changed as to use under Building Permit No. 1000-1000-1000, has been found to conform substantially to requirements of Zoning Ordinance No. 1000-1000-1000 and is hereby approved for occupancy or use, limited or otherwise, as indicated on the certificate.

ENTIRE PORTION OF BUILDING OR PART THEREOF

Entire

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

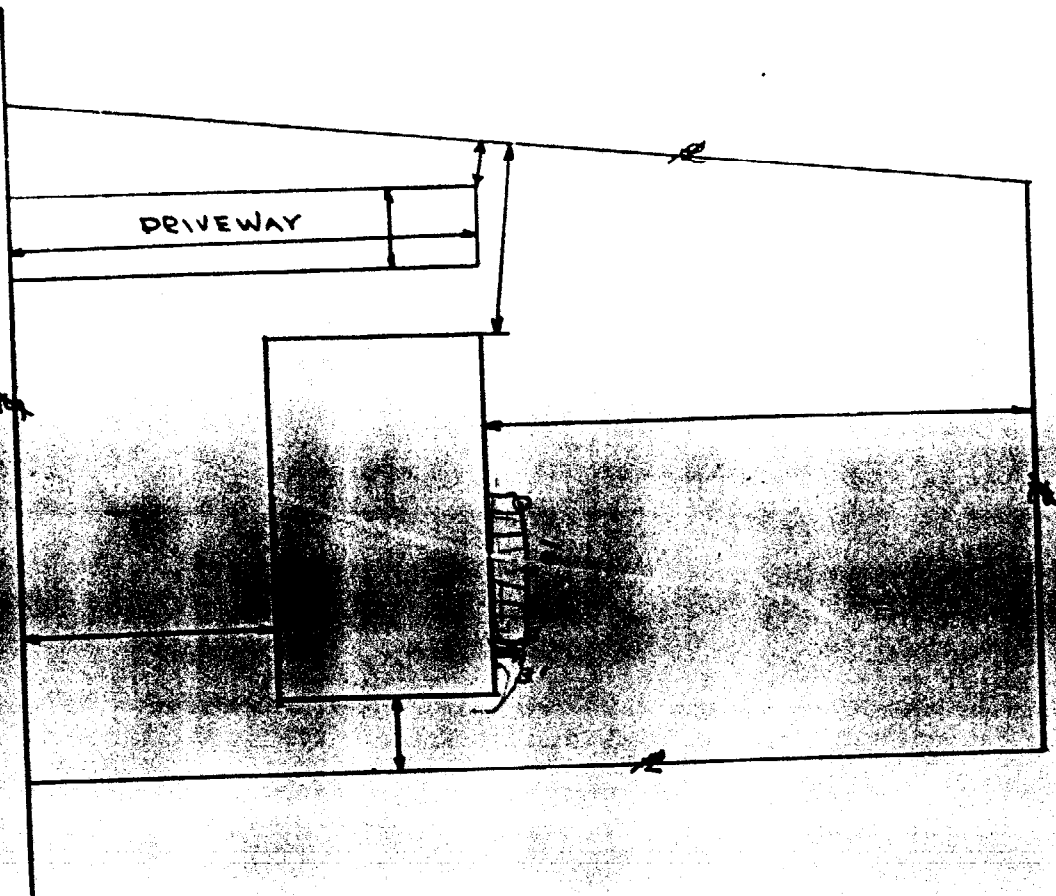
D. [Signature]
10/10/88

Notice: This certificate is void if the building is not occupied by the owner or owner's agent within the time specified on the certificate.

JRD

[Signature]
[Signature]

TYPICAL PLOT PLAN



655 Portland St

NOTE:

- STREET NAME
 - SIZE OF BLDG
 - OWNER
 - CONTRACTOR
- INDICATE PROJECTIONS

RECEIVED
JUN 29 1971
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

RECORD OF BUILDINGS

• DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

EAR 19

1927-76: S.B. x 1/2 A last - dummy store
1/2 way - 1 story

CONSTRUCTION		
FOUNDAT ON	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST ✓	BATHROOM 2 ✓
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE ✓	MILL TYPE	WATER CLOSET
PIERS	REIN. CONCRETE	LAVATORY ✓
CELLAR AREA FULL ✓	FLOOR FINISH	KITCHEN SINK 2 ✓
1/4 1/2 3/4		B 1 2 3
NO. CELLAR	CEMENT	AUTO. WAT. HEAT
EXTERIOR WALLS	EARTH ✓	ELECT. WAT. SYST.
	PINE ✓✓	LAUNDRY TUBS
CLAPBOARDS	HARDWOOD	NO PLUMBING
WIDE SIDING	TERRAZZO	TILING
DROP SIDING	TILE	
NO SHEATHING	ATTIC FLR. & STAIRS	TOILET FL. & WCOT.
WOOD SHINGLES		INTERIOR FINISH
ASBES. SHINGLES	B 1 2 3	
STUCCO ON FRAME	PINE ✓✓	NO LIGHTING
STUCCO ON TILE		HARDWOOD ✓✓
BRICK VENEER	PLASTER ✓✓	BSMT. 2ND 7
BRICK ON TILE	UNFINISHED ✓	1ST SHOP 3RD 8
SOLID BRICK ✓	METAL CLG.	OCCUPANCY
STONE VENEER	RECREAT. ROOM	SINGLE FAMILY
CONC. OR CIND. B.L.		FINISHED ATTIC
TERRA COTTA	FIREPLACE	APARTMENT
VITROLITE	HEATING	STORE ✓
PLATE GLASS		PIPELESS FURNACE
INSULATION	HOT AIR FURNACE ✓	HOTEL
WEATHERSTRIP	FORCED AIR FURN.	OFFICES
ROOFING	STEAM	WAREHOUSE
	ASPH. SHINGLES ✓	HOT WAT. OR VAPOR
WOOD SHINGLES	NO HEATING ✓	GAS STATION
ASBES. SHINGLES	GAS BURNER	BARBER SHOP 1ST ✓
BLATE TILE		OIL BURNER 53 ✓
METAL	STOKER	OVER BUILT
COMPOSITION	REPAIRS	UNDER BUILT
ROLL ROOFING		DT 67/50
INSULATION	LD. 7	PD. M.M.
	MS.	CK. 10

COMPUTATIONS		
UNIT	1951	1953
2009 S. F.	9280	9280
S. F.		
ADDITIONS	+ 20	20
BASEMENT		
WALLS		
ROOF		
FLOORS B	- 300	- 300
ATTIC		
FINISH		
FIREPLACE		
HEATING	- 1400	+ 2200 1700
PLUMBING	+ 480	480
TILING		
TOTAL	9010	9300
FACT.		
REP. VAL.	9010	9400

SUMMARY OF BUILDINGS											
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REF. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
BARBERSHOP	A 2 1/2 BR.	C	66		1	9010 50		4500	10%	4050	7421
RWG	B							CRK # 2		640	395
	C					9400 50		4700	10%	4230	2550
	D										
	E										
	F										
	G										
YEAR	1953						1951 TOTAL BLDGS.		4690		7421
TAX VAL.	2300						125		2421		19
CLD VAL.	3200										19
CHANGE	+ 120										19

ESTATE ASSESSMENT RECORD - CITY OF PORTLAND

BLDG. NO. _____

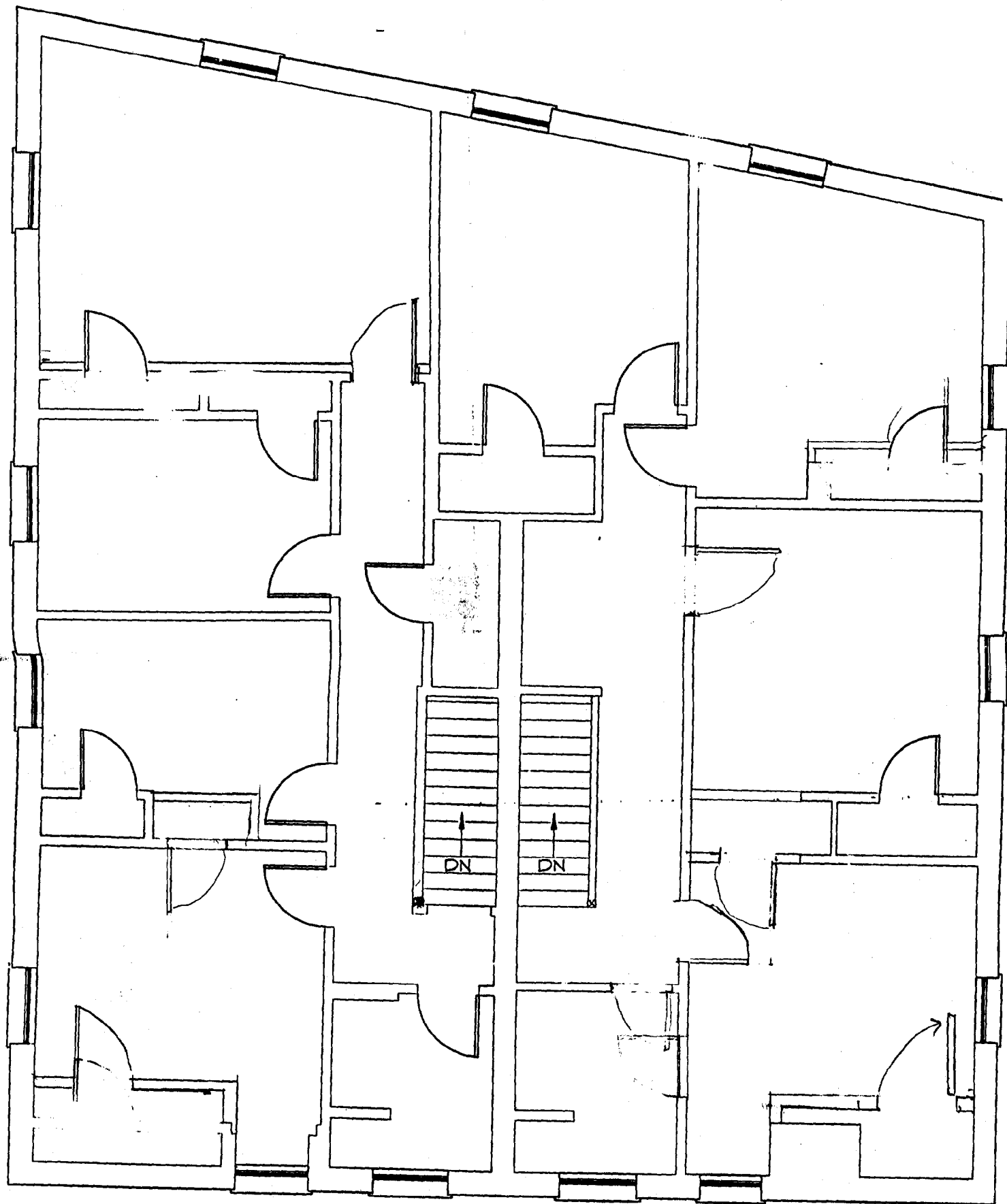
CARD NO. 2 OF 2

DEVELOPMENT NO. _____

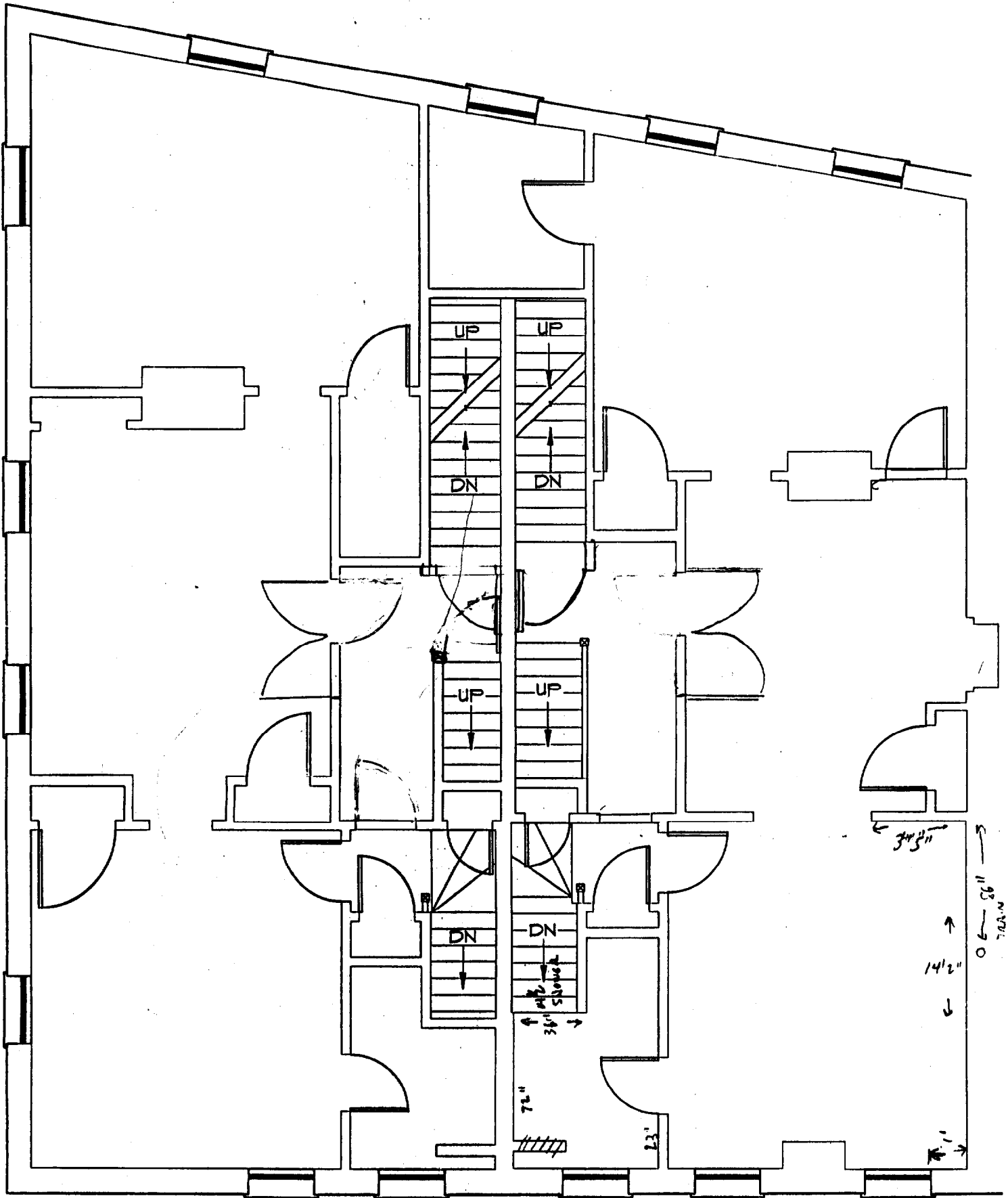
RECORD OF TAXPAYER _____

AREA _____

DIST _____



ASB III T 3RD FLOOR



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

2nd FLOOR
 11'8" → 0
 14 1/2" →

72"
 36" SLAB
 23"

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8632~~ 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 initializing 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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

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.

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

[Signature]
Signature of applicant/designee

4/28/03
Date

[Signature]
Signature of Inspections Official

Date

CBL: 033A019 Building Permit #: 030223