

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: 070374
APR 27 2007
CITY OF PORTLAND

This is to certify that BROWN J B & SONS/n/a

has permission to Condo Conversion 6 unit

AT 37 PLEASANT ST

039 F022001

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 occupied. 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.
Health Dept.
Appeal Board
Other Department Name

James M. Mackley 4/25/07
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: 07-0374	Issue Date:	CBL: 039 F022001
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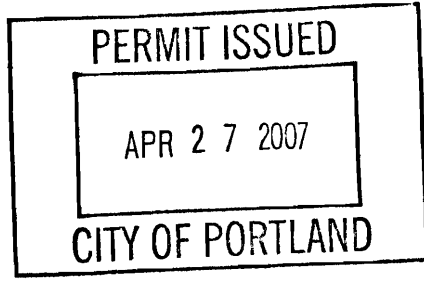
Location of Construction: 37 PLEASANT ST	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name:	Contractor Name: n/ a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: B3

Past Use: Residential 6 unit	Proposed Use: Residential 6 unit Condo Convention	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
<i>legal use : 6 dwelling units per microfiche & assessors records</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NFPA 101 Chapter 31</i>		INSPECTION: Use Group: R2 Type: SB <i>IRC 2003 /IBC2003</i>
		Signature: <i>Carol Cass</i>		Signature: <i>Jim 4/25/07</i>

Proposed Project Description: Condo Conversion 6 unit.	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
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Permit Taken By: dmartin	Date Applied For: 04/09/2007	Zoning Approval
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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"/> <i>Ok w/condi has</i> Date: <i>4/19/07 ABM</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 <i>ABM</i> Date: _____
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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

BUILDING PERMIT INSPECTION PROCEDURES

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 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.


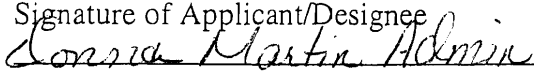
A Pre-construction Meeting will take place upon receipt of your building permit.

- _____ 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

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

^{VAV} **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

 _____
Signature of Applicant/Designee Date
 _____
Signature of Inspections Official Date

CBL: 29E 022 Building Permit #: 07-0374

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0374	Date Applied For: 04/09/2007	CBL: 039 F022001
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Location of Construction: 37 PLEASANT ST	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name:	Contractor Name: n/ a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: Residential 6 unit Condo Convention	Proposed Project Description: Condo Conversion 6 unit.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/09/2007

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 property shall remain a six family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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:** Tom Markley **Approval Date:** 04/25/2007

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 04/10/2007

Note: **Ok to Issue:**

- 1) Structure shall comply with NFPA 101 " Existing apartments"

Comments:

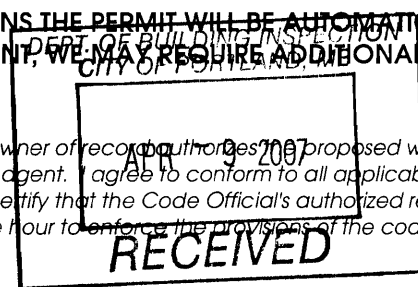
4/9/2007-amachado: Spoke to Vin Veroneau. The letter to tenant in Unit 3 talked about the unit as unit 4 half of the time. Vin will get us a revised letter and hand deliver a revised letter to the tenant.

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>37 Pleasant Street</u>		
Total Square Footage of Proposed Structure <u>6720 sf</u>	Square Footage of Lot <u>1829 sf</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>39</u> Block# <u>F</u> Lot# <u>22</u>	Owner: <u>J.B. Brown & Sons</u>	Telephone: <u>774-5908</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Vincent Veroneau</u> <u>J.B. Brown & Sons</u> <u>482 Congress St</u> <u>Portland, Me 04101</u>	Cost Of Work: \$ <u>N/A</u> Fee: \$ <u>900</u> C of O Fee \$ <u>450</u> Total Fees: \$ <u>1350</u>
Current use: <u>Residential</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Residential Condominium Conversion</u>		
Project description: <u>Units</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>J.B. Brown & Sons</u> <u>40 Vin Veroneau</u>		
Mailing address: <u>482 Congress St</u> <u>Portland, Me 04101</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>774-5908</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>Vincent P. Veroneau</u>	Date: <u>4/8/07</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: 37 Pleasant Street

C-B-L: 39-F-22

Number of Units in Building: 6

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Vacant				
Unit 2 Vacant				
Unit 3 Dave Muldoon	838-7764	9 years	4/6/07	NO
Unit 4 Henry Fontaine	828-8674	11 years	4/6/07	Yes
Unit 5 Vacant				
Unit 6 Vacant				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 100+ years

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:

\$ _____ Exterior walls, windows, doors, roof

\$ _____ Insulation

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

\$ _____ Other (specify)

37 Pleasant Street					
Recent Tenant History					
Apartment	Tenant	Current Status	Tel #	Move-in	Move-out
1	MaryAnne Mason	Moved to new Section 8 Housing	Unknown	10/17/2005	8/31/2006
2	Simmie Butts	Financial	207-671-2513	11/1/2005	3/31/2006
3	Dave Muldoon	Current Resident	207-838-7764	9/1/1997	
4	Henry Fontaine	Current Resident	207-828-8674	4/15/1995	
5	Johanna Griffiths	Moved for new job	Unknown	11/1/2005	8/31/2006
6	Derek Jackson	Moved- J.B.Brown Property	207-577-0475	12/15/2004	8/31/2006
*. * \Michelle \Vin \37 Pleasant St. history					

J. B. Brown & Sons

482 Congress Street
P.O. Box 207
Portland, Maine 04112

**NOTICE OF INTENT TO CONVERT TO CONDOMINIUM
OPTION TO PURCHASE
NOTICE TO QUIT**

HAND DELIVERY

April 6, 2007

Henry Fontaine
37 Pleasant Street, #4
Portland, Maine 04101

TO Henry Fontaine AND ALL OTHER OCCUPANTS OF UNIT 4, 37 PLEASANT STREET,
PORTLAND, MAINE:

This letter is sent to notify you that the building situated at 37 Pleasant Street is being converted to a condominium to be known as "37 Pleasant Street Condominium". Under Article VII of the City of Portland Code (hereinafter called the "Conversion Ordinance"), as a tenant in the apartment building to be converted, you are entitled to (i) one hundred twenty (120) days ^{11 years = 3 20 days} prior notice to vacate the apartment, and (ii) an exclusive and irrevocable sixty (60) day option to purchase your apartment as a condominium unit (hereinafter your apartment is referred to as "Unit 4"), and this letter provides you with each of the required notices. For purposes of counting the days for either vacating or electing to purchase Unit 4, the first (1st) day commences on the day that immediately follows your receipt of this notice.

Enclosed with this notice is a copy of the Condominium Information Package for the Condominium. The purchase price for Unit 4 is \$140,000.00 and as further described in the Condominium Information Package. In order to accept our offer to purchase Unit 4, you must enter into purchase and sale agreement with J. B. Brown & Sons for Unit 4 within sixty (60) days of this offer. **ALL PORTIONS OF THE CONDOMINIUM INFORMATION PACKAGE SHOULD BE READ AND REVIEWED CAREFULLY BEFORE SIGNING A PURCHASE AND SALE AGREEMENT.** Your exclusive option to purchase gives you the right to accept the offer to purchase Unit 4 upon the terms set forth in this offer for a sixty (60) day period. In the event you choose not enter into a purchase and sale agreement for Unit 4 during said sixty (60) day period, then we are free to offer Unit 4 to the public. For a minimum of one hundred eighty

Henry Fontaine

Page 2

April 6, 2007

(180) days after the expiration of your sixty (60) day option period, we may not convey Unit 4 to another person on more favorable terms than offered to you without re-offering it to you for a sixty (60) day period on the same more favorable terms.

In addition, the Conversion Ordinance also requires that we notify you that (i) if your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size, as determined by the United States Department of Housing and Urban Development, then you may be entitled to a relocation payment in the amount equal to the rent you pay to us in the two (2) months immediately prior to your moving out of Unit 4. Additionally, upon your demand, if you do not elect to purchase Unit 4, we will provide assistance "in the form of referrals to other reasonable accommodations" and in determining your eligibility for the relocation payment discussed above. If you believe your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size and that you may be eligible for the relocation payment described above, you must provide us with evidence of your annual gross income as of the date of this notice. Please send such evidence to us as soon as possible so that we can determine your eligibility. In furtherance of the foregoing requirements, the Conversion Ordinance requires the following be included with this notice:

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: 874-8695).

As discussed above, the Conversion Ordinance describes assistance "in finding another place to live" as "referrals to other reasonable accommodations", and you are only eligible for the "relocation payments" if you meet the income requirements described above.

In summation, if you do not accept this offer to purchase Unit 4, you are hereby notified and required to quit and deliver up possession of Unit 4 at 37 Pleasant Street, Portland, Maine to J. B. Brown & Sons no later than 11:59 p.m. on the 330th day following your receipt of this letter). Please make arrangements to remove yourself and your personal belongings from Unit 4 no later than 11:59 p.m. on said 330th day. This notice is also being issued to you pursuant to 14 M.R.S.A. §§ 6001 et seq. and 33 M.R.S.A. § 1604-111.

During the remainder of your occupancy, all of your obligations as tenant **set forth in your current lease dated March 20th, 1995 and subsequent addenda** continue in effect,


Henry Fontaine
Page 3
April 6, 2007

including your obligation to make rent payments. Should you have any questions, please call Ms. Willow Williams of this office at 774-5908.

Thank you for your cooperation in this matter.

Sincerely,

J. B. BROWN & SONS

By: 

Vincent P. Veroneau
President

Enclosure (Condominium Information Package)

From: "Vin Veroneau" <veroneau@jbbrown.com>
To: <amachado@portlandmaine.gov>
Date: 4/9/2007 3:43:06 PM
Subject: 37 Pleasant Street

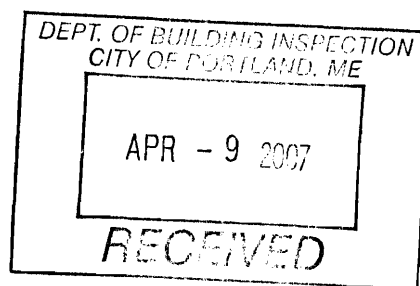
Ann,

Attached is the revised letter being re-delivered to Dave Muldoon. Sorry for the confusion, the risks associated with word processing!

Regards,

Vin

Vincent P. Veroneau, President
J. B. Brown & Sons
482 Congress Street
Portland, Maine 04101



T- (207) 774-5908 Ext. 11
F- (207) 774-0898
veroneau@jbbrown.com <BLOCKED::mailto:veroneau@jbbrown.com>
www.jbbrown.com <BLOCKED::http://www.jbbrown.com>

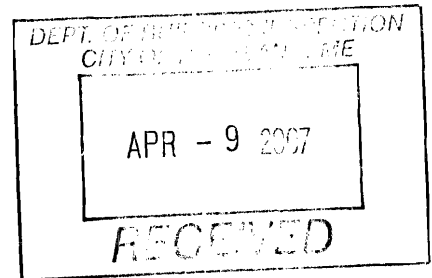
J. B. Brown & Sons

482 Congress Street
P.O. Box 207
Portland, Maine 04112

**NOTICE OF INTENT TO CONVERT TO CONDOMINIUM
OPTION TO PURCHASE
NOTICE TO QUIT**

HAND DELIVERY

April 6, 2007



David Muldoon
37 Pleasant Street, #3
Portland, Maine 04101

TO David Muldoon AND ALL OTHER OCCUPANTS OF UNIT 3, 37 PLEASANT STREET,
PORTLAND, MAINE:

This letter is sent to notify you that the building situated at 37 Pleasant Street is being converted to a condominium to be known as "37 Pleasant Street Condominium". Under Article VII of the City of Portland Code (hereinafter called the "Conversion Ordinance"), as a tenant in the apartment building to be converted, you are entitled to (i) one hundred twenty (120) days prior notice to vacate the apartment, and (ii) an exclusive and irrevocable sixty (60) day option to purchase your apartment as a condominium unit (hereinafter your apartment is referred to as "Unit 3"), and this letter provides you with each of the required notices. For purposes of counting the days for either vacating or electing to purchase Unit 3, the first (1st) day commences on the day that immediately follows your receipt of this notice.

Enclosed with this notice is a copy of the Condominium Information Package for the Condominium. The purchase price for Unit 3 is \$140,000.00 and as further described in the Condominium Information Package. In order to accept our offer to purchase Unit 3, you must enter into purchase and sale agreement with J. B. Brown & Sons for Unit 3 within sixty (60) days of this offer. ALL PORTIONS OF THE CONDOMINIUM INFORMATION PACKAGE SHOULD BE READ AND REVIEWED CAREFULLY BEFORE SIGNING A PURCHASE AND SALE AGREEMENT. Your exclusive option to purchase gives you the right to accept the offer to purchase Unit 3 upon the terms set forth in this offer for a sixty (60) day period. In the event you choose not enter into a purchase and sale agreement for Unit 3 during said sixty (60)

David Muldoon
Page 2
April 6, 2007

day period, then we are free to offer Unit 3 to the public. For a minimum of one hundred eighty (180) days after the expiration of your sixty (60) day option period, we may not convey Unit 3 to another person on more favorable terms than offered to you without re-offering it to you for a sixty (60) day period on the same more favorable terms.

In addition, the Conversion Ordinance also requires that we notify you that (i) if your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size, as determined by the United States Department of Housing and Urban Development, then you may be entitled to a relocation payment in the amount equal to the rent you pay to us in the two (2) months immediately prior to your moving out of Unit 3. Additionally, upon your demand, if you do not elect to purchase Unit 3, we will provide assistance "in the form of referrals to other reasonable accommodations" and in determining your eligibility for the relocation payment discussed above. If you believe your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size and that you may be eligible for the relocation payment described above, you must provide us with evidence of your annual gross income as of the date of this notice. Please send such evidence to us as soon as possible so that we can determine your eligibility. In furtherance of the foregoing requirements, the Conversion Ordinance requires the following be included with this notice:

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: 874-8695).

As discussed above, the Conversion Ordinance describes assistance "in finding another place to live" as "referrals to other reasonable accommodations", and you are only eligible for the "relocation payments" if you meet the income requirements described above.

In summation, if you do not accept this offer to purchase Unit 3, you are hereby notified and required to quit and deliver up possession of Unit 3 at 37 Pleasant Street, Portland, Maine to J. B. Brown & Sons no later than 11:59 p.m. on the 270th day following your receipt of this letter). Please make arrangements to remove yourself and your personal belongings from Unit 3 no later than 11:59 p.m. on said 270th day. This notice is also being issued to you pursuant to 14 M.R.S.A. §§ 6001 et seq. and 33 M.R.S.A. § 1604-111.


David Muldoon
Page 3
April 6, 2007

During the remainder of your occupancy, all of your obligations as tenant **set forth in your current lease dated September 2, 2004** continue in effect, including your obligation to make rent payments. Should you have any questions, please call Ms. Willow Williams of this office at 774-5908.

Thank you for your cooperation in this matter.

Sincerely,

J. B. BROWN & SONS

By: 

Vincent P. Veroneau
President

Enclosure (Condominium Information Package)