

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 050195

PERMIT ISSUED
MAR - 4 2005
CITY OF PORTLAND

This is to certify that Baillargeon Charles C & /n/a
has permission to Change of Use; Condominium conversion from four units to four condominiums.
AT 37 High St 040 C015001

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 written permission procured before this building or part thereof is altered or closed-in. **HEAR 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

[Signature]
3/3/05
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: 05-0195	Issue Date: PERMIT ISSUED MAR - 4 2005	CDL: 040 C015001
Owner Address: 395 Falmouth Rd	Phone: 207-892-2093	
Contractor Address: n/a Portland	Phone:	
Permit Type: Change of Use - Condo Conversion		Zone: R6

Location of Construction: 37 High St	Owner Name: Baillargeon Charles C &
Business Name:	Contractor Name: nfa
Lessee/Buyer's Name	Phone:

Past Use: Four units	Proposed Use: Change of Use; Condominium conversion from four units to four condominiums.
<i>Legal Use: four (4) residential units</i>	

Permit Fee: \$900 00	Cost of Work: \$0.00	CEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC 2003</i>	
Signature:	Signature:	

Proposed Project Description:
Change of Use; Condominium conversion from four units to four condominiums.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 02/22/2005	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"/> <i>OK with conditions</i> Date: <i>3/3/05</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 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>Any exterior work requires a separate review & approval</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0195	Date Applied For: 02/22/2005	CBL: 040 C015001
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Location of Construction: 37 High St	Owner Name: Baillargeon Charles C &	Owner Address: 395 Falmouth Rd	Phone: 207-892-2093
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Tenant/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: Change of Use; Condominium conversion from four units to four condominium.	Proposed Project Description: Change of Use; Condominium conversion from four units to four condominium.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/03/2005**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) ANY exterior work requires a separate review and approval thru Historic Preservation
- 3) 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.
- 4) This property shall remain a four (4) family condominium dwelling with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 5) 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:** 03/03/2005**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.

Submit with Condominium Conversion Permit Application

Project Data:

Address: 33-37 High Street, Portland Me 04101

C-B-L: 040 C-015 - 001

Number of Units in Building: 4

Unit 1	DAN THIBEAULT		3 1/2 yrs	7/18/05
Unit 2	JOHN MYERS		2 1/2	2/18/05
Unit 3	SANDY WEBBER		4 Mos	2/18/05
Unit 4	JASON LAHOULIER		a	2/18/05
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 5 1/2 yrs

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) Future improvements in separate permit.

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.) PAINT

\$ _____ Other (specify)

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>2111 Hwy 50</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>4770 sq</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>040</u> Block# <u>C-015</u> Lot# <u>001</u>	Owner: <u>CHARLES C. + SUE A. BAILLARGEON</u> <u>395 FALMOUTH RD WINDHAM ME</u>	Telephone: <u>(207) 892-2093</u> <u>(207) 749-8749</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>CHARLES C. + SUE A. BAILLARGEON</u> <u>395 FALMOUTH RD,</u> <u>WINDHAM, ME 04062</u>	Cost Of Work: \$ _____ Fee: \$ _____
Current use: <u>RENTAL UNITS 4</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>CONDOMINIUM 4 cond</u>		
Project description: _____		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>OWNER / APPLICANT 749-8749</u>		
Mailing address: _____		
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: (207) 749-8749 892-2093		

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>Charles C. Baillargeon</u> <u>Sue A. Baillargeon</u>	Date: <u>2/18/04</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 Planning Department on the 4th floor of City Hall



CITY OF PORTLAND, MAINE
 Department of Building Inspection

Certificate of Occupancy

LOCATION 37 High Street OMI#040-C-015

Issued to Richard Brooks Date of Issue

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980347, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES APPROVED OCCUPANCY

Entire 4 Family Dwelling

Limiting Conditions: none

This certificate supersedes certificate issued

Approved:

(Date)

Richard Brooks
 Inspector

Richard Brooks
 Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT

ADDRESS:

DATE:

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK

4-8703, FAX: 874-8716

Permit No: 980347

PERMIT ISSUED
 Permit Issued: APR 10 1998
 CITY OF PORTLAND

Zone: CBL:

Zoning Approval:

Special Zone or Reviews:

- Shoreland
- Wetland
- Flood Zone
- Subdivision
- Site Plan maj Minor mm

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Historic Preservation

- Not in District or Landmark
- Does Not Require Review
- Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date:

CEO DISTRICT

2

To:

Dan R Thibeault
37 High St
Portland Me 04101

37 High Street, Apt. 1
Portland, ME

You are hereby notified by Sue A. and Charles C. Baillargeon, the developer, of our intent to convert your apartment unit into a condominium. You will have, from this date, a minimum of **120** days before you have to vacate your unit.

Pursuant to Article VII of Condominium Conversion Ordinance adopted by the City of Portland, Sec. **14-568** (b), the developer hereby grants you an exclusive and irrevocable option, for 60 days, to purchase your unit. This option may not be assigned. Even if you do not purchase the unit during this sixty day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred and eighty (**180**) days at a price or on terms more favorable than the price or terms previously offered to you.

Per Sec. **14-568** (a), if you do not purchase your apartment, the developer is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have a question about your rights under the law, or complaints about the way you are being 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 **874-8703**.

Per Sec. 14-569 of the ordinance, if you, 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 U.S. Department of Housing and Urban Development at the time of the 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 tenants eligibility for relocation payments as provided herein. See income tenants sheet, effective Feb. **04** attached.

The developer will keep you updated on approval process of their conversion as it goes along.

I acknowledge receipt of this notice on 18th, February 2005.

Tenant name Daniel R. Thibeault Apt. # 1

Tenant Signature Daniel R. Thibeault



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**Planning & Development
Department**

Lee D. Urban, Director

**Housing & Neighborhood Services
Division**

Aaron Shapiro, Director

Zoning Division

Marge Schmukal, Zoning Administrator

Number of People in Household – Income Limit

Limits Effective February 19, 2004

1 - \$35,100

2 - \$40,150

3 - \$45,150

4 - \$50,150

5 - \$54,150

6 - \$58,200

7 - \$62,200

8 - \$66,200

To: John Myers
37 High Street
Portland, ME 04101

37 High Street, Apt. 2
Portland, ME

You are hereby notified by Sue A. and Charles C. Baillargeon, the developer, of our intent to convert your apartment unit into a condominium. You will have, from this date, a minimum of 120 days before you have to vacate your unit.

Pursuant to Article VII of Condominium Conversion Ordinance adopted by the City of Portland, Sec. **14-568** (b), the developer hereby grants you an exclusive and irrevocable option, for **60** days, to purchase your unit. This option may not be assigned. Even if you do not purchase the unit during this sixty day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred and eighty (**180**) days at a price or on terms more favorable than the price or terms previously offered to you.

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The developer will keep you updated on approval process of their conversion as it goes along.

I acknowledge receipt of this notice on 18TH February 2005.

Tenant name John Myers Apt. # 2

Tenant Signature [Signature]



Planning & Development
Department

Lee D. Urban, Director

Housing & Neighborhood Services
Division

Aaron Shapiro, Director

Zoning Division

Marge Schmukal, Zoning Administrator

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6 - \$58,200

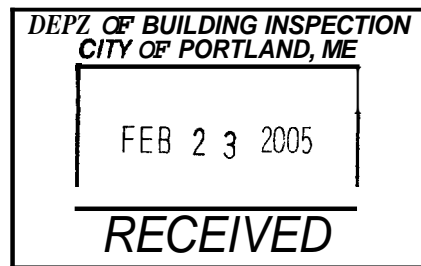
7 - \$62,200

8 - \$66,200

give to
Paul

To:

Sandra Webber
37 High St
Portland Me 04101



37 High Street, Apt. 3
Portland, ME

You are hereby notified by Sue A. and Charles C. Baillargeon, the developer, of our intent to convert your apartment unit into a condominium. You will have, from this date, a minimum of 120 days before you have to vacate your unit.

Pursuant to Article VII of Condominium Conversion Ordinance adopted by the City of Portland, Sec. 14-568 (b), the developer hereby grants you an exclusive and irrevocable option, for 60 days, to purchase your unit. This option may not be assigned. Even if you do not purchase the unit during this sixty day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred and eighty (180) days at a price or on terms more favorable than the price or terms previously offered to you.

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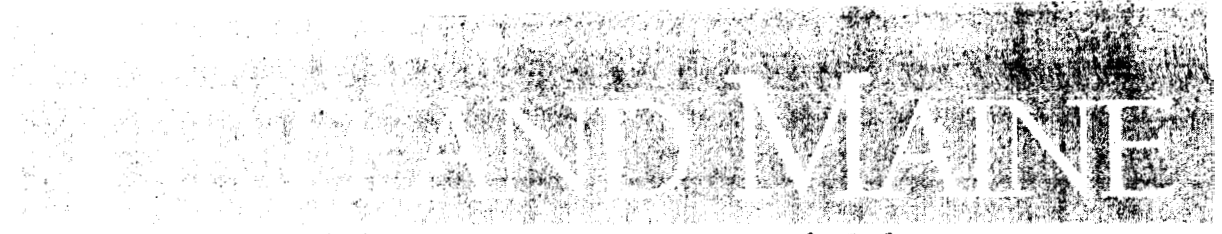
Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenants eligibility for relocation payments as provided herein. See income tenants sheet, effective Feb. 04 attached.

The developer will keep you updated on approval process of their conversion as it goes along.

I acknowledge receipt of this notice on 18 February 2005.

Tenant name SANDRA WEBBER Apt. # 3

Tenant Signature Sandra L. Webber



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**Planning & Development
Department**

Lee D. Urban, Director

**Housing & Neighborhood Services
Division**

Aaron Shapiro, Director

Zoning Division

Marge Schumkal, Zoning Administrator

Number of People in Household – Income Limit

Limits Effective February 19, 2004

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To: JASON LeHOULLIER
37 High Street Apt # 4
PORTLAND, MAINE 04101

37 High Street, Apt. 4
Portland, ME

You are hereby notified by Sue A. and Charles C. Baillargeon, the developer, of our intent to convert your apartment unit into a condominium. You will have, from this date, a minimum of 120 days before you have to vacate your unit.

Pursuant to Article VII of Condominium Conversion Ordinance adopted by the City of Portland, Sec. 14-568 (b), the developer hereby grants you an exclusive and irrevocable option, for 60 days, to purchase your unit. This option may not be assigned. Even if you do not purchase the unit during this sixty day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred and eighty (180) days at a price or on terms more favorable than the price or terms previously offered to you.

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The developer will keep you updated on approval process of their conversion as it goes along.

I acknowledge receipt of this notice on 2/18/05 February 2005.

Tenant name Jason LeHoullier Apt. # 4

Tenant Signature Jason LeHoullier



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Department**

Lee D. Urban, Director

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