

City of Portland, Maine - Building or Use Permit Application

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

Location of Construction: 101 Danforth St		Owner Name: Conneen Thomas F		Owner Address: 797 Princes Pt Rd		Phone: 207-780-6538	
Business Name: n/a		Contractor Name: no contractor/self		Contractor Address: n/a n/a		Phone:	
Lessee/Buyer's Name: n/a		Phone: n/a		Permit Type: Change of Use - Commercial			Zone: R-6
Past Use: Multi-Fam. 12 Units		Proposed Use: Condo Conversion; 12 Apartments to be Converted to Condos <i>12 units OK per microfiche now 12 legal units</i>		Permit Fee: \$330.00		Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Condo Conversion; 12 Apartments to be Converted to Condos				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				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: _____	
Permit Taken By: cih		Date Applied For: 08/20/2001		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"/> <i>OK with conditions</i> Date: <i>8/29/01</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</i> Date: _____
---	---	--

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

PERMIT ISSUED WITH REQUIREMENTS



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 101 Danforth St CBL 044 F003001

Issued to Gardner Ed/no contractor/self Date of Issue 03/29/2002

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. 01-1035, 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

unit #5

APPROVED OCCUPANCY

residential condo
Use group R2
Type 5b BOCA 1999

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3/29/02
(Date)

Inspector

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 101 Danforth St

CBL 044 F003001

Issued to Conneen Thomas F/no contractor/self

Date of Issue 08/30/2001

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. 01-1035 , 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

Unit 7

Single Family (Condominium Unit)

Limiting Conditions:

This Permit does not certify Building Code Compliance. This Permit authorized the change in the form of ownership.

**This certificate supersedes
certificate issued**

Approved:

10/16/01
(Date)

Inspector

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 101 Danforth St

CBL 044 F003001

Issued to Gardner Ed/no contractor/self

Date of Issue 10/30/2001

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. 01-1035, 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

Unit 8

Condominium Unit

Limiting Conditions:

This Permit does not certify Building Code Compliance. This Permit authorized the change in the form of ownership.

**This certificate supersedes
certificate issued**

Approved:

10/30/01 *[Signature]*

(Date) Inspector

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.

10/31/01
[Signature]



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 101 Danforth St

CBL 044 F003001

Issued to Gardner Ed/no contractor/self

Date of Issue 12/13/2001

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. 01-1035 , 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

Unit 9

Limiting Conditions:

APPROVED OCCUPANCY

Condominium Unit
Use Group R2
Type 5b
Boca 1999

This certificate supersedes
certificate issued

Approved:

12/13/01
(Date)

Inspector

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 101 Danforth St

CBL 044 F003001

Issued to Gardner Ed/no contractor/self

Date of Issue 01/16/2002

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. 01-1035, 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

Unit 10

APPROVED OCCUPANCY

Condominium Unit
Use Group R2
Type 5b
Boca 1999

Limiting Conditions:

This Permit does not certify Building Code Compliance. This Permit authorized the change in the form of ownership.

**This certificate supersedes
certificate issued**

Approved:

01/16/2002

(Date)

Inspector

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.

AVA
01/17/02



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 101 Danforth St

CBL 044 F003001

Issued to Gardner Ed/no contractor/self

Date of Issue 12/13/2001

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. 01-1035, 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

Unit 11

APPROVED OCCUPANCY

Condominium Unit
Use Group R2
Type 5b
Boca 1999

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

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.

01.1035

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>101 Danforth St.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>10,292</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>44</u> Block# <u>F</u> Lot# <u>3</u>	Owner: <u>99-101 Danforth St. Assoc.</u>	Telephone: <u>780-6538</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Ed Gardner III</u> <u>377 Brighton Ave Portland, Me</u>	Cost Of Work: \$ _____ Fee: \$ <u>300.00</u>
Current use: <u>Apartment (12)</u>		
If the location is currently vacant, what was prior use: <u>Apartment</u>		
Approximately how long has it been vacant: <u>2 months</u>		
Proposed use: <u>Condominiums (12)</u>		
Project description:		
Contractor's name, address & telephone: <u>Ed Gardner III</u> <u>377 Brighton Ave. Portland, Me</u>		
Who should we contact when the permit is ready: <u>Ed Gardner</u>		
Mailing address: <u>377 Brighton Ave</u> <u>Portland, Me 04102</u>		Phone: <u>415-4493</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>[Signature]</u>	Date: <u>8-14-01</u>
--	----------------------

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

8/20/01
6646

BUILDING PERMIT REPORT

DATE: 22/AUGUST/2001 ADDRESS: 101 Danforth Street CBL: 044-F-003
 REASON FOR PERMIT: Change of use 12 APTS. To 12 Condo dwelling units
 BUILDING OWNER: Thomas F. Corneen
 PERMIT APPLICANT: _____ /CONTRACTOR S40
 USE GROUP: R-2 CONSTRUCTION TYPE: _____ CONSTRUCTION COST: _____ PERMIT FEES: 330.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: 41, 18, 19, 32, 38, 39

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1) w/ smoke protect

8/20

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *see attached*
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

38. This permit is for condo conversion only - If any work is to be done a separate permit shall be obtained.

39. This property is located in a Historic District. Any exterior work, including window work and painting and repointing requires a separate review through the Historic Division.

P. Sanchez-Hoffes, Building Inspector

Cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

Michael Nugent, Inspection Service Manager

PSH 10/L00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

LAND USE - ZONING REPORT

ADDRESS: 101 Danforth St DATE: 8/29/01

REASON FOR PERMIT: Condo conversion of 12 rental units to 12 condominium units

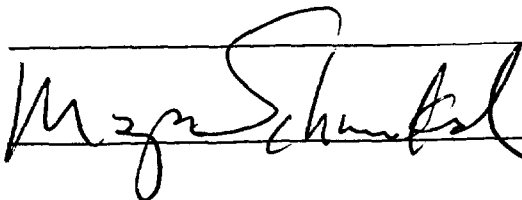
BUILDING OWNER: Thomas Connors C-B-L: 044-F-003

PERMIT APPLICANT: ED Gardner

APPROVED: with conditions: #1, #7, #10

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure meet the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of Twelve (12) units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. 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.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: _____



Marge Schmuckal, Zoning Administrator



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: _____

NUMBER OF UNITS: _____

TENANT NAME: _____

TENANT'S UNIT #: _____

TENANT'S TEL. #: _____

TENANT'S PRESENT ANNUAL INCOME: _____

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: _____

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: _____

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION – PLEASE DETAIL

WARRANTY DEED

B. 16482

P. 346

7/2/2001 @ 1:51 p.m.

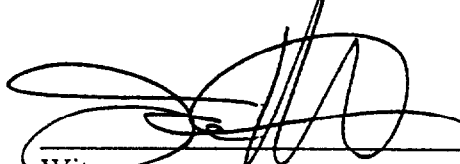
We, **Thomas F. Conneen and Mary F. Conneen**, of 797 Princes Point Road
Yarmouth ME 04096

for consideration paid, grant to **99-101 Danforth Street Associates**, a Maine corporation,
with a mailing address of 337 Brighton Avenue, Portland, ME 04102, as **joint tenants and not
as tenants in common**, with WARRANTY COVENANTS, the following described real
property in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the
premises hereinabove described.

WITNESS our hands and seals this 29th day of June, 2001.



Witness



Thomas F. Conneen



Mary F. Conneen

State of Maine,
County of Cumberland,

Personally appeared before me the above-named Thomas F. Conneen and Mary F. Conneen and
acknowledged the foregoing instrument to be their free act and deed.

Before me,



James A. Hopkinson
Attorney at Law

EXHIBIT A

A certain lot or parcel of land, with any improvements thereon, situated on the northerly side of Danforth Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Southerly by Danforth Street; Easterly by land now or formerly of John Mussey; northerly by land now or formerly of Edwin Churchill and Westerly by land now or formerly of R.S. Morse and the heirs of J.P. Carroll. Being the same premises conveyed by James W. Hamblin to Edgar O. Stephenson by deed dated April 20, 1918, and recorded in the Cumberland County Registry of Deeds in Book 108, Page 58.

For title of Grantors reference is hereby made to the deed of Frank C. Morang dated June 29, 1982, and recorded in the Cumberland County Registry of Deeds in Book 4984, Page 17.

101 Dantforth St.
Portland, ME

Tenant List

- 1) Jill gave notice to move to Boston July 18, 2001
- 2) vacant
- 3) Peter deciding to buy his unit
- 4) Adrian deciding to buy his unit
- 5) Todd bought a house and gave notice to move July 1, 2001
- 6) CARRA moving to Florida and gave notice to move July 14, 2001
- 7) vacant
- 8) vacant
- 9) Terry ^{Sprague - 791-8941} not buying unit and will look for a new ~~larger~~ ^{larger} apta within three months. 8/29/01 confirmed that she did receive her 2 months back rent
- 10) Mitch is deciding ~~now~~ on buying his unit
- 11) Abdulah moves August 15, 2001 to a larger apt.
- 12) Mark is deciding on buying his unit.



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 101 Portland St.

NUMBER OF UNITS: 12

TENANT NAME: Jim Galey

TENANT'S UNIT #: 1

TENANT'S TEL. #: 773-4202

TENANT'S PRESENT ANNUAL INCOME: _____

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 8 months

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: _____

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL


new floors + paint

~~August~~
July 18, 2001

To whom it may concern:

I am writing this letter for the purpose of informing you that I am vacating my residence at 101 Danforth St., apartment, as of this date August 18, 2001. A forwarding address will be furnished to you when one is available. As it was agreed upon one half of the security deposit will be relinquished to me upon inspection of the apartment after I have left. Thank you for your time and cooperation.

Respectfully,


Jillian Ganley



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 101 Park St Portland

NUMBER OF UNITS: 12

TENANT NAME: Peter Compagna

TENANT'S UNIT #: 3

TENANT'S TEL. #: 780.0987

TENANT'S PRESENT ANNUAL INCOME: \$34,000.00

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 6 years

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: _____

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

new floor and paint

99-101 Danforth Street Associates

377 Brighton Avenue
Portland, 04102

NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. §1604-111 (Portland Code Article VII)

July 30, 2001

Peter Campagna
99-101 Danforth Street, Unit 3
Portland ME 04101

Re: 99-101 Danforth Street, Unit 3, Portland, Maine

Dear Tenant:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 99-101 Danforth 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 \$95,000. 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).

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

July 30, 2001
Page 2

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,



Edmund S. Gardner III, President
99-101 Danforth Street Associates

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE

I/we hereby give 99-101 Danforth Street Associates notice that we received this Notice of Conversion on _____, 2001.

I/we hereby state that we:

_____ accept

_____ decline

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

Dated: _____



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 101 Oak St

NUMBER OF UNITS: 12

TENANT NAME: Adrian Payne

TENANT'S UNIT #: 4

TENANT'S TEL. #: 761-1536

TENANT'S PRESENT ANNUAL INCOME: 30,000.00

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 1 1/2 yrs

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: _____

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

new floor and paint

99-101 Danforth Street Associates

377 Brighton Avenue
Portland, 04102

NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. §1604-111 (Portland Code Article VII)

July 30, 2001

Adrien Payer
99-101 Danforth Street, Unit 4
Portland ME 04101

Re: 99-101 Danforth Street, Unit 4, Portland, Maine

Dear Tenant:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 99-101 Danforth 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 \$99,000. 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).

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

July 30, 2001
Page 2

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,



Edmund S. Gardner III, President
99-101 Danforth Street Associates

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE

I/we hereby give 99-101 Danforth Street Associates notice that we received this Notice of Conversion on _____, 2001.

I/we hereby state that we:

_____ accept

_____ decline

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

Dated: _____

July 1, 2001

To whom it may concern,

This letter is to notify you that I will
be vacating apartment #5 on 101 Danforth
St., by August 31, 2001.

Sincerely,
David Shiller

July 14, 2000

Dear Ed Gardner,

I am giving you my 30 day
notice at 101 Danforth Apt 6.
I will be moving down to Sunny
Florida August 18th.

Thank you for everything! Good
luck with this building!

Sincerely

Carol M. Sanders

Will I be able to have my security deposit
MAILED to ME by Aug 15th?

!!
Arend



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 101 Portland St

NUMBER OF UNITS: 12

TENANT NAME: Terry Sprague

TENANT'S UNIT #: 9

TENANT'S TEL. #: 791-8941

TENANT'S PRESENT ANNUAL INCOME: 23,295.00

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 1

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: _____

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

new floor and paint

99-101 Danforth Street Associates

377 Brighton Avenue
Portland, 04102

NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. §1604-111 (Portland Code Article VII)

July 30, 2001

Terry Sprague
99-101 Danforth Street, Unit 9
Portland ME 04101

Re: 99-101 Danforth Street, Unit 9, Portland, Maine

Dear Tenant:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 99-101 Danforth 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 \$99,000. 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).

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

July 30, 2001
Page 2

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.

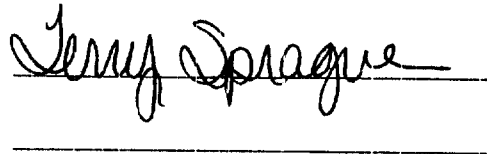
Very truly,



Edmund S. Gardner III, President
99-101 Danforth Street Associates

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE

I/we hereby give 99-101 Danforth Street Associates notice that we received this Notice of Conversion on July 31, 2001.



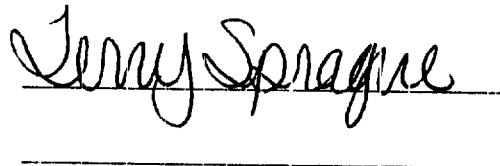
I/we hereby state that we:

_____ accept

☒ decline

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

Dated: 7/31/01





CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 101 Oak St.

NUMBER OF UNITS: 12

TENANT NAME: M. Hall Tennenbaum

TENANT'S UNIT #: 10

TENANT'S TEL. #: 791-8941

TENANT'S PRESENT ANNUAL INCOME: \$70,000.00

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 8

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: _____

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

new floors and paint

99-101 Danforth Street Associates

377 Brighton Avenue
Portland, 04102

NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. §1604-111 (Portland Code Article VII)

July 30, 2001

Mitchell Tannenbaum
99-101 Danforth Street, Unit 10
Portland ME 04101

Re: 99-101 Danforth Street, Unit 10, Portland, Maine

Dear Tenant:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 99-101 Danforth 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 \$99,000. 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).

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

July 30, 2001
Page 2

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,



Edmund S. Gardner III, President
99-101 Danforth Street Associates

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE

I/we hereby give 99-101 Danforth Street Associates notice that we received this Notice of Conversion on _____, 2001.

I/we hereby state that we:

_____ accept

_____ decline

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

Dated: _____



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 101 Raleigh St

NUMBER OF UNITS: 12

TENANT NAME: Abdulah Azim

TENANT'S UNIT #: 11

TENANT'S TEL. #: 780-6778

TENANT'S PRESENT ANNUAL INCOME: (moved)

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 2 1/2 yrs.

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: _____

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

new floor and paint

99-101 Danforth Street Associates

377 Brighton Avenue
Portland, 04102

**NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A
CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. §1604-111
(Portland Code Article VII)**

July 30, 2001

Abdula Azimi
99-101 Danforth Street, Unit 11
Portland ME 04101

Re: 99-101 Danforth Street, Unit 11, Portland, Maine

Dear Tenant:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 99-101 Danforth 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 \$99,000. 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).

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

July 30, 2001

Page 2

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,



Edmund S. Gardner III, President
99-101 Danforth Street Associates

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE

I/we hereby give 99-101 Danforth Street Associates notice that we received this Notice of Conversion on _____, 2001.

I/we hereby state that we:

_____ accept

_____ decline

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

Dated: _____



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 101 Portland St.

NUMBER OF UNITS: 12

TENANT NAME: Mark Ellsworth

TENANT'S UNIT #: 12

TENANT'S TEL. #: 775-3215

TENANT'S PRESENT ANNUAL INCOME: _____

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 9

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: _____

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

new floors and paint

99-101 Danforth Street Associates

377 Brighton Avenue
Portland, 04102

NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. §1604-111 (Portland Code Article VII)

July 30, 2001

Mark Illingsworth
99-101 Danforth Street, Unit 12
Portland ME 04101

Re: 99-101 Danforth Street, Unit 12, Portland, Maine

Dear Tenant:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 99-101 Danforth 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 \$99,000. 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).

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

July 24, 2001

Page 2

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,



Edmund S. Gardner III, President
99-101 Danforth Street Associates

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE

I/we hereby give 99-101 Danforth Street Associates notice that we received this Notice of Conversion on _____, 2001.

I/we hereby state that we:

_____ accept

_____ decline

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

Dated: _____



CITY OF PORTLAND

August 24, 2001

Ed Gardner
377 Brighton Avenue
Portland, ME 04102

Thomas F. Conneen
797 Princes Pt. Rd.
Yarmouth, ME 04096

RE: 101 Danforth Street – 044-F-003 – R-6 Zone

Dear Mr. Gardner,

I am in receipt of your application for a sign permit at 101 Danforth Street. This permit application is being denied. Under the sign ordinance, residential zones have very limited rights to allow signage. The zoning ordinance does not grant me authority to issue this sign permit. The sign ordinance does allow the Planning Authority to review this application under the site plan standards of special merit and unique circumstances. This application was reviewed by Deb Andrews in the Planning Division for this purpose. She could find no special merit or unique circumstances under which to approve this permit. Therefore your permit is being denied.

You do have 10 days from the date of this letter in which to appeal this decision. If you wish to appeal please contact this office for the appropriate paperwork that you would need in which to appeal.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal".

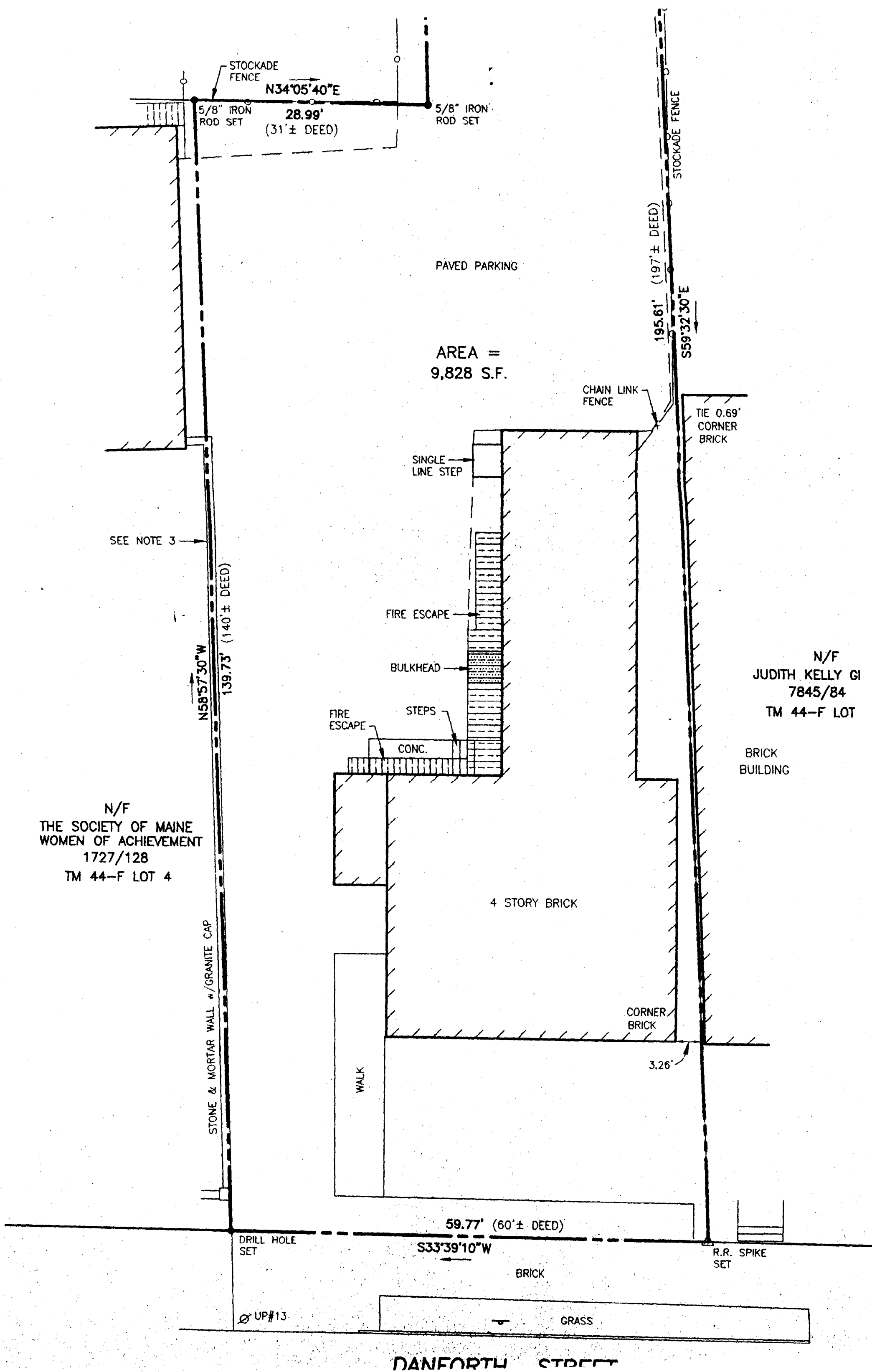
Marge Schmuckal
Zoning Administrator

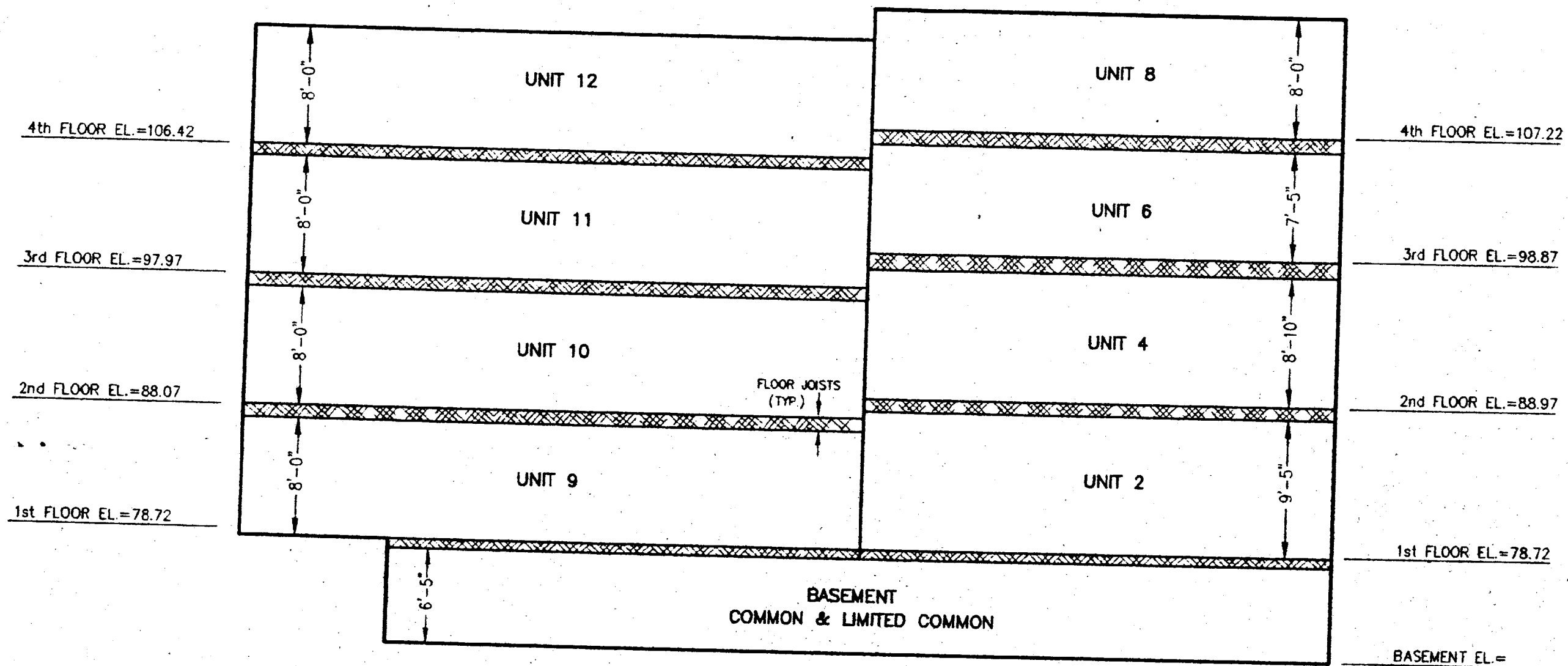
Cc: Deb Andrews, Planning Division
File

101 Danforth

INITIALS

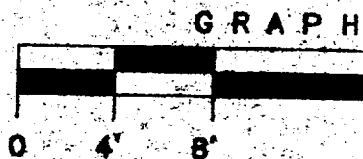
8/20	2:00	Ed Gardner	Left message, he needs to pay another \$30.00 for permit fee. Will not issue to him until paid.	
8/21	11:00	Ed.	Paid \$30.00 Balance - permit in file.	8/21/01 GA





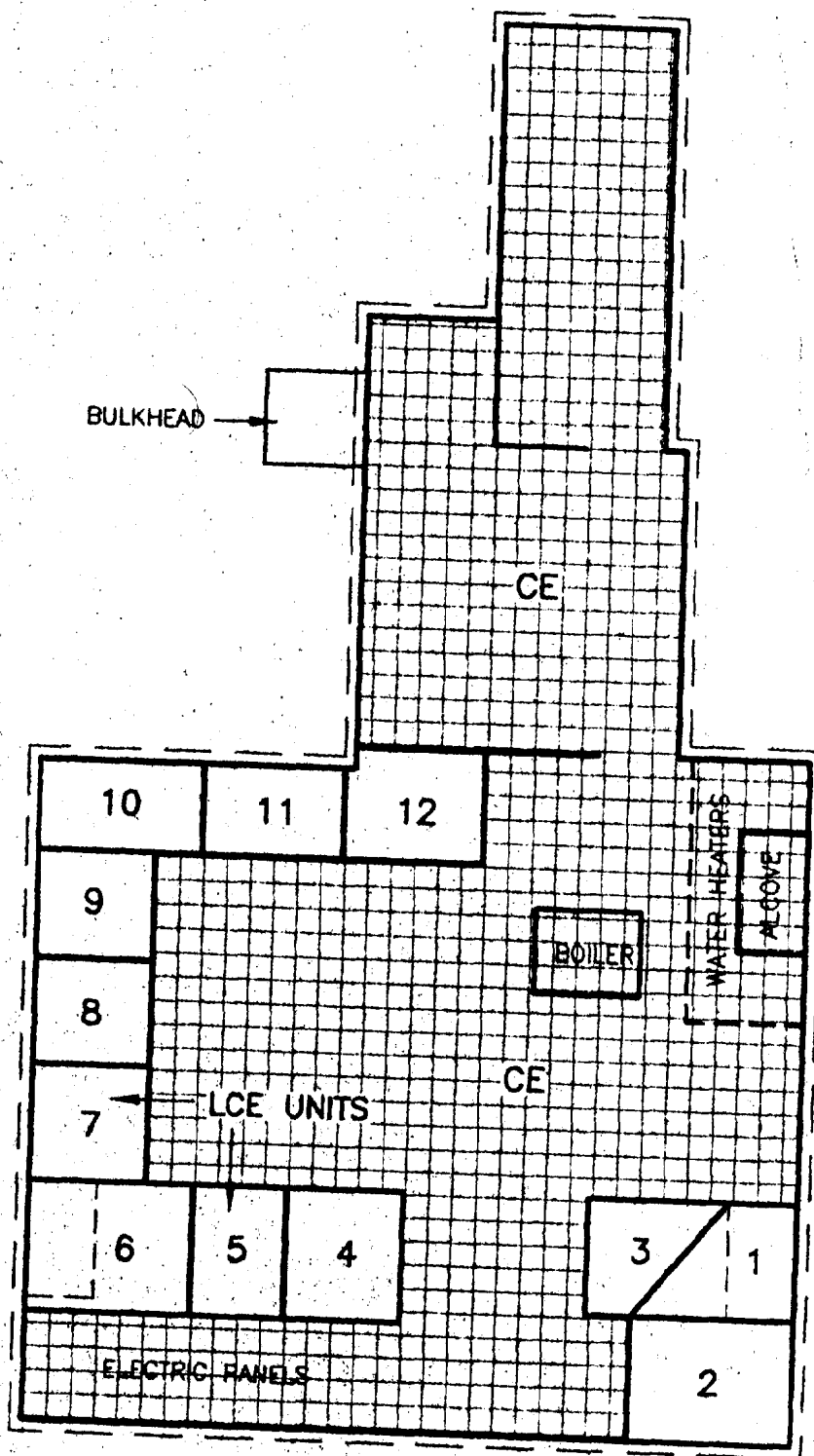
HORIZONTAL BOUNDARY

FINISHED FLOOR ELEVAT
OFFICIAL CITY OF PORTL



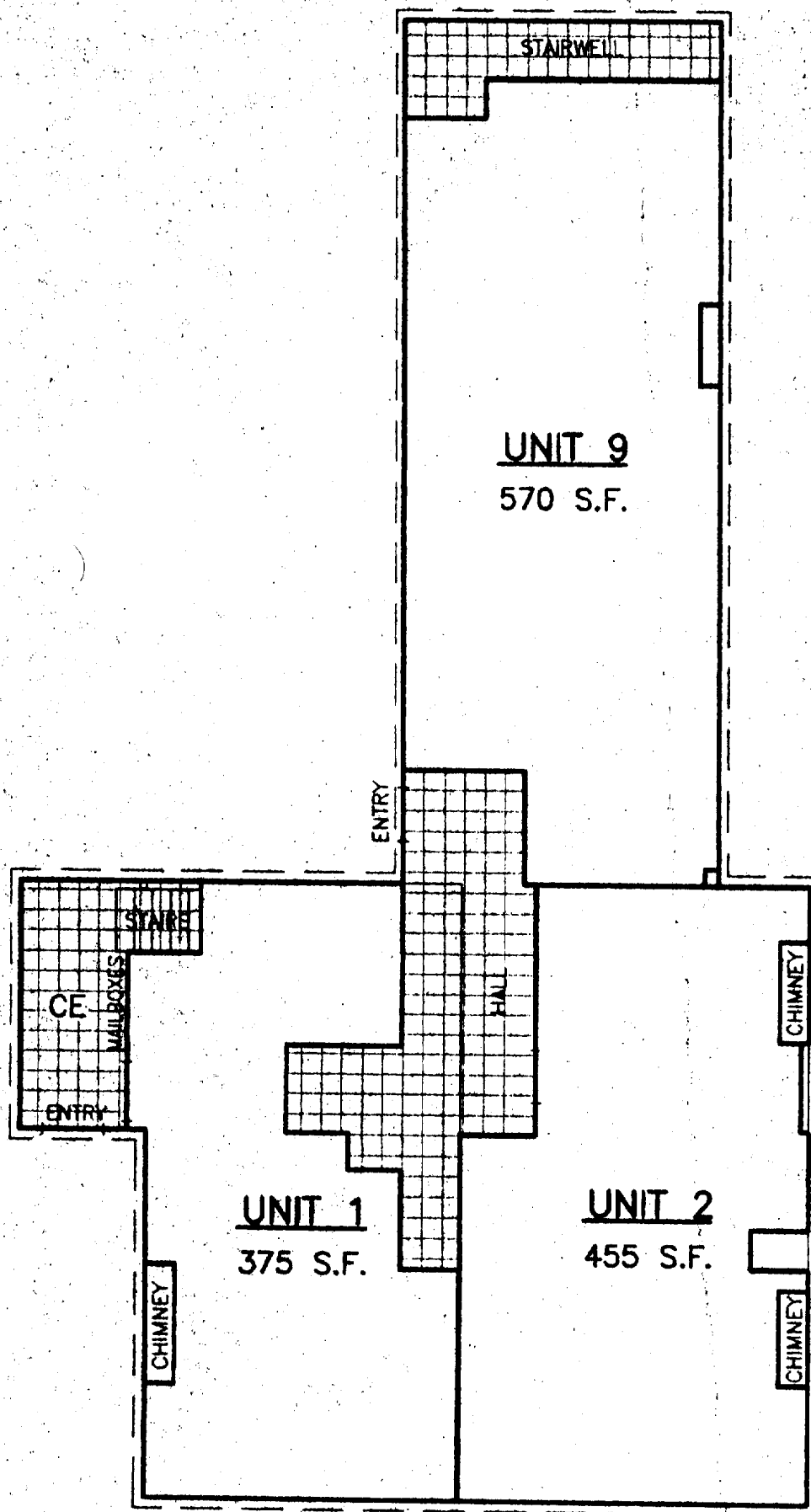
UNIT 9

UNIT 12
558 S.F.

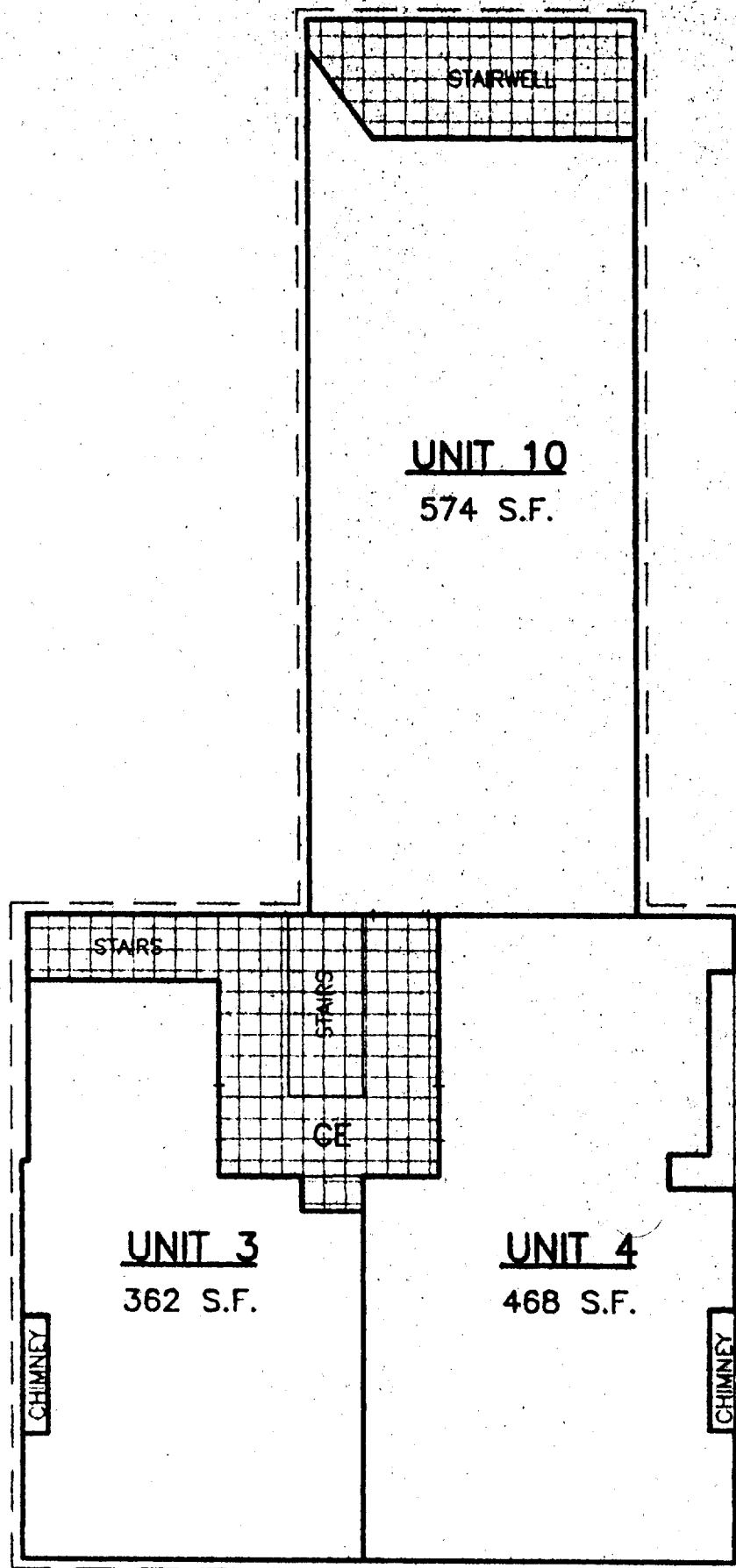


BASEMENT

VERTICAL BOUNDARY



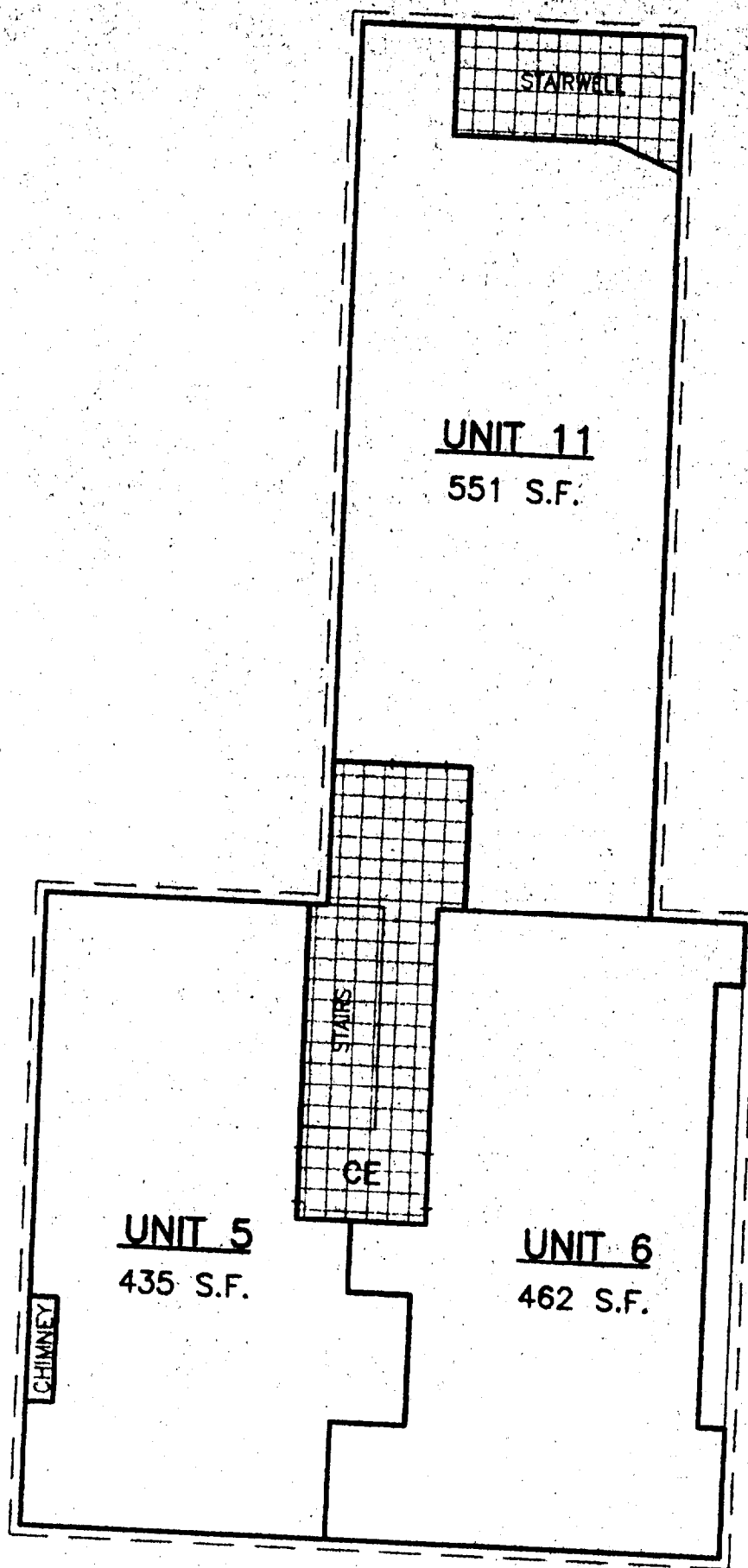
1st FLOOR



2nd FLOOR

— DANFORTH STREET —

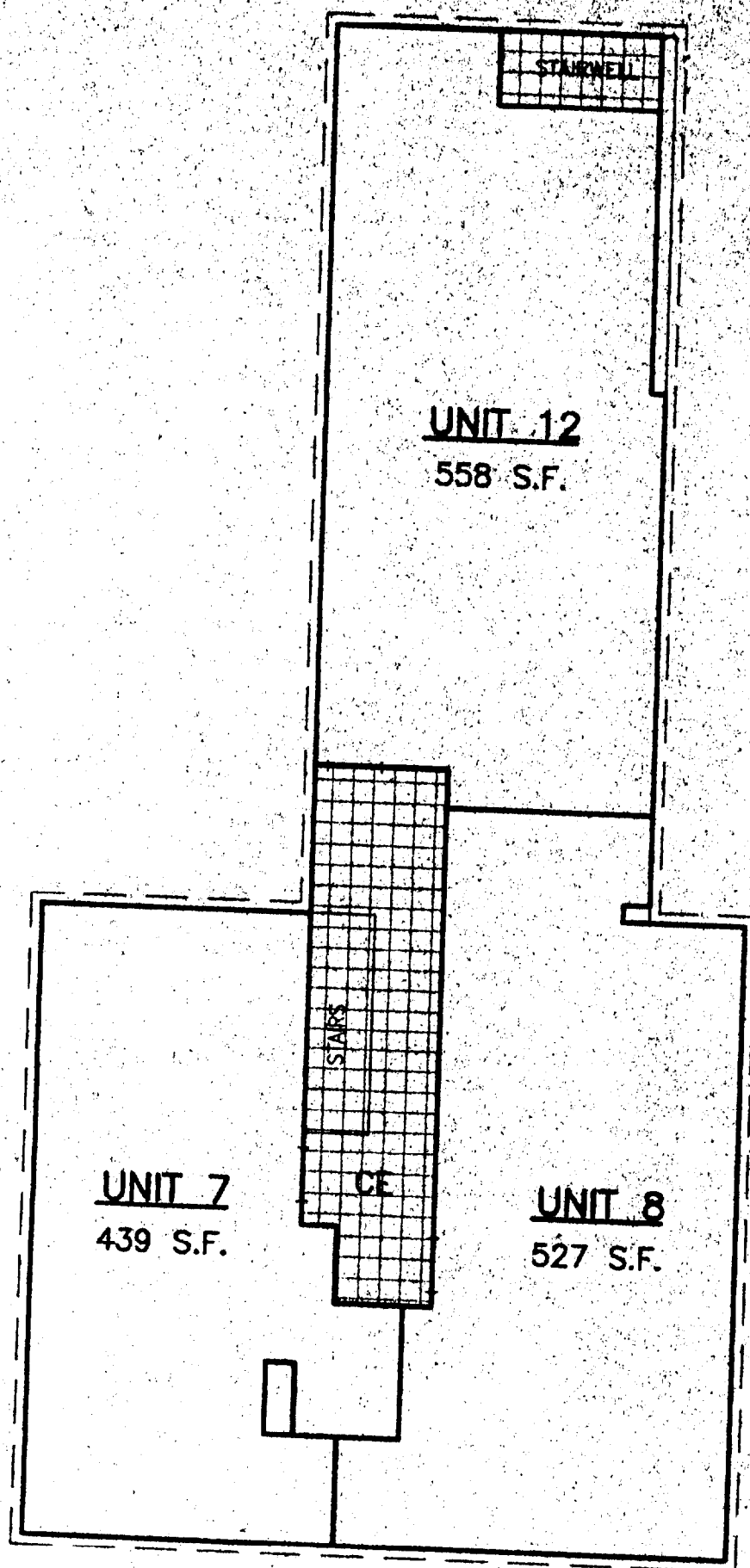
VERTICAL BOUNDARY



DANFORTH STREET —

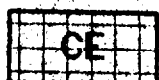
3rd FLOOR

VERTICAL BOUNDARY



4th FLOOR

LEGEND:



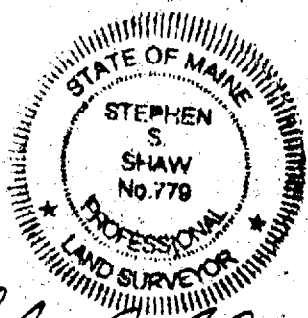
COMMON ELEMENT

LCE

LIMITED COMMON ELEMENT



UNIT BOUNDARY



[Signature]

FINISHED FLOOR ELEVATIONS SHOWN ARE BASED ON
OFFICIAL CITY OF PORTLAND DATUM.

**HORIZONTAL &
VERTICAL BOUNDARIES**

OLIVER B. DORRANCE HOUSE

99-101 DANFORTH STREET, PORTLAND, MAINE

MADE FOR

99-101 DANFORTH STREET ASSOC.

99-101 DANFORTH STREET, PORTLAND, MAINE



OWEN HASKELL, INC.

16 CASCO ST., PORTLAND, ME 04101 (207) 771-0101

CBL 44-~~15~~-3 STREET ADDRESS 101 Danforth St.

DATE TIME CONTACT NARRATIVE

INITIALS

9/24/- 2:23pm Called Ed Gardner

Told him we needed info from him regarding structural details - showing its floor bearing inter. only - Also need to show fire ratings - and egress. (TM)

HOLD FOR INFO ✓

10/25/01 Received Technical (72) to (22) (22)
Unit 1 8/30/09
Unit 2 10/31/01

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Inspection DATE 8/20/01
RECEIVED FROM Danforth St. Associates
ADDRESS 101 Danforth St

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Permit		300.00
	Card Camera		
	Check # 1019		
<input type="checkbox"/> CASH	<input checked="" type="checkbox"/> CHECK	<input type="checkbox"/> OTHER	TOTAL 300.00

RECEIVED BY [Signature]

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT	DATE
Insp.	8/21/01
RECEIVED FROM	
99-101 Danforth St apt 4	
ADDRESS	
101 Danforth St	

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
1	App.		30.00
	Credit conversion		
	Balance paid		
	8/22		
	CK # 1027		
<input type="checkbox"/> CASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> OTHER		TOTAL	30.00

RECEIVED BY

