

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 061150

PERMIT ISSUED
NOV - 3 2006
CITY OF PORTLAND

This is to certify that VAIL HOLDINGS LLC/VAIL Bill
has permission to Change from 8 residential units to 8 residential condominium units.
AT 124 WINTER ST 045 E001001

provided that the person or persons firm or organization accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or service closed-in. 4 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cross 10-26-06
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
11/01/06
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

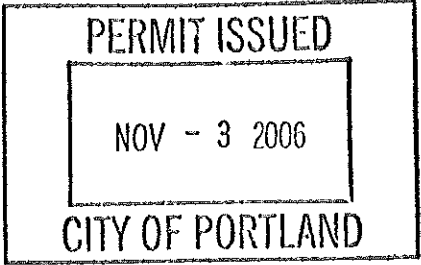
Permit No: 06-1150	Issue Date:	CBL: 045 E001001
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Location of Construction: 124 WINTER ST	Owner Name: VAIL HOLDINGS LLC	Owner Address: 19 PINE ST	Phone:
Business Name:	Contractor Name: Vail, Bill	Contractor Address: 19 Pine Street Portland	Phone: 2074502320
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: B1

Past Use: 9 Residential Units	Proposed Use: 8 Condominium Units- Change of use to 8 Condominium units (connected to permit # 06-1202)	Permit Fee: \$2,025.00	Cost of Work: \$0.00	CEO District: 2
Proposed Project Description: Change from 8 residential units to 8 residential condominium units.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO NFPA 101	INSPECTION: Use Group: 12-2 Type: 5 <i>Land Use City Ord</i>	
		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: Idobson	Date Applied For: 07/31/2006	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"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation Yes <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
	Date: <i>10/25/06</i>	Date: _____	Date: _____



CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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

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

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

Signature of Applicant/Designee

Donna Martin Admin

Signature of Inspections Official

Date

11/3/06

Date

CBL: 45 E 001

Building Permit #: 06-1150

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1150	Date Applied For: 07/31/2006	CBL: 045 E001001
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Location of Construction: 124 WINTER ST	Owner Name: VAIL HOLDINGS LLC	Owner Address: 19 PINE ST	Phone:
Business Name:	Contractor Name: Vail, Bill	Contractor Address: 19 Pine Street Portland	Phone (207) 450-2320
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 8 Condominium Units- Change of use to 8 Condominium units (connected to permit # 06-1202)	Proposed Project Description: Change from 8 residential units to 8 residential condominium units.
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 10/25/2006

Note: 08/14/06 There were nine dwelling units - only 4 were legal. In going through the legalizing of illegal units process, Bill Vail was only able to show that eight (8) units existed, so he is applying to turn eight residential units into residential condominiums. (connected with permit 06-1202) Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) 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.
- 4) 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.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 6) This property shall remain an eight (8) family residential condominium building with the issuance of this permit and subsequent issuance of certificates of occupancy. Any change of use shall require a separate permit application for review and approval.

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 11/01/2006

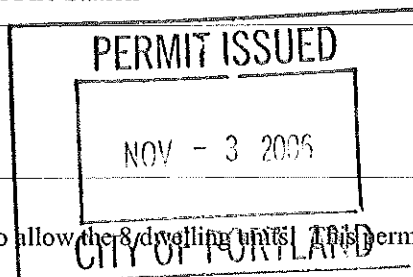
Note: Ok to Issue:

- 1) 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: 10/26/2006

Note: Ok to Issue:

- 1) The entire structure shall comply with NFPA 101 existing apartments chapter.
A copy of this code is available at the inspections office in City Hall OR at Central Fire Station



Comments:

10/25/2006-mes: 10/19/06 the ZBA granted a conditional use under permit #06-1202 to allow the 8 dwelling units. This permit was

Location of Construction: 124 WINTER ST	Owner Name: VAIL HOLDINGS LLC	Owner Address: 19 PINE ST	Phone:
Business Name:	Contractor Name: Vail, Bill	Contractor Address: 19 Pine Street Portland	Phone (207) 450-2320
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

waiting for that approval before issuing.

8/8/2006-amachado: Spoke to Bill Vail. There are no permits on file for the number of units in the building since 1957. The pre 1957 assessing record shows that 124 Winter had two apartments and the rest a rooming house. The card for 126 Winter Street has the same exact use. Since this means that there are only four legal units, five must be legalized. Bill Vail said that he would pick up an application to legalize the illegal units.

8/8/2006-amachado: Left message with Bill. I need more information on tenants from vacant apartments.

8/9/2006-amachado: I spoke to Bill Vail. He will bring in a letter explaining the situation in each vacant apartment including names and phone numbers of any recent tenants.



General Building Permit Application

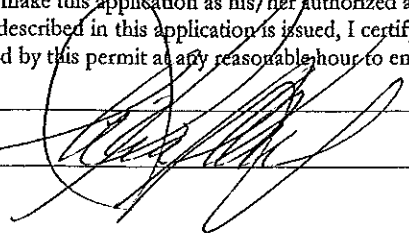
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>124-126 WINTER ST</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>45 E-1-51</u>	Owner: <u>VAIL HOLDINGS LLC</u>	Telephone: <u>207 650 2320</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>VAIL PROPERTIES LLC</u> <u>19 PINE ST</u> <u>PORT ME 04102</u>	Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>APT'S</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>CONDO'S</u>		
Project description:		
Contractor's name, address & telephone: <u>VAIL PROPERTIES LLC</u>		
Who should we contact when the permit is ready: <u>BILL VAIL</u>		
Mailing address: <u>19 PINE ST</u> <u>PORT, ME 04102</u>		Phone: <u>207 650 2320</u>

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

Signature of applicant: 	Date: <u>7/30/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

Submit with Condominium Conversion Permit Application

Project Data:

Address: 124-126 Winter St

C-B-L: 45-E-1-51

Number of Units in Building: 9

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1				
Unit 2				
Unit 3				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 4

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)~~

Vail Properties, LLC

PO Box 4702

Portland, ME 04112

(207) 650-2320

August 9, 2006

City of Portland
Zoning Office
Attention: Anne Machado

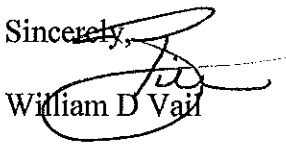
Re: Your request for more information regarding former tenants at 118 Winter St.,
124-126 Winter St. and 34 Pine St.

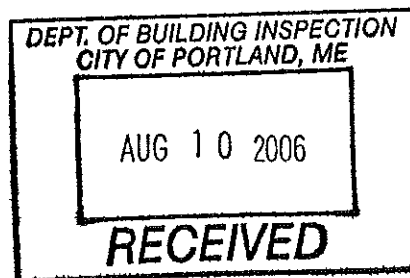
Anne: I have enclosed an updated version of the "Rolls" I gave to you previously. I had Sarah go through it and correct my mistakes---I'm fairly certain she got them all.

I have also included a note received from Vanessa Morgan which explains her situation. All of the vacancies listed were originated on the part of tenant by giving 30 days notice of their intent to move. The only exceptions to that were; Michael Gallo (letter enclosed) and Tanya Kelly who was continually delinquent in her rent and finally got so far behind that she left rather than being evicted. She still owes 3 months of rent.

Hopefully this will provide you with all the information you need. Should you need anything else please don't hesitate to call me.

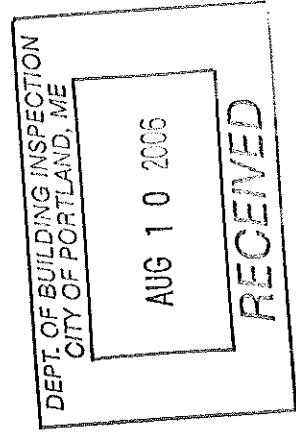
Sincerely,


William D Vail

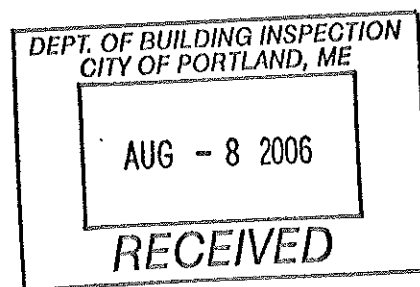


Condo Conversion Rolls

Tenant	Telephone	Occ.Length	Notice date	\$Eligibility	Receipt Rec'd	Vacated
118 Winter						
Apt. 1 Roger Smith	939-0338	1 yr	6/30/2006	no	Receipt Rec'd (Buying Unit)	
Apt. 2 Jeff Lipton	712-0240	5mos	6/30/2006	unk.	Receipt Rec'd	
Apt. 3 Vacant	939-1228				Vacated 6/29/06 by John Clavette/Ben Marshall	
Apt. 4 Vacant					Vacant since October 2005 former tenant Thelma Darling	
Apt. 5 Jay Basinger/Flora Cilley	802-272-6100		6/30/2006	no	Receipt Rec'd	
Apt. 6 Kate Stoodley/Noah Chittum	653-4989		6/30/2006	no	Receipt Rec'd (moving in Sept.)	
124 Winter						
OK Apt. 1 Adam Pellerin	508-212-3202	1yr	6/30/2006	no	Receipt Rec'd	
OK Apt. 2 Vacant	699-7131				Vacated 5/31/06 by Diana Caldwell - <i>she left message - called 8/16/06 - left for larger apartment</i>	
OK Apt. 3 Brad Brookings	773-3882	2yrs	6/30/2006	unk.	Receipt Rec'd	
OK Apt. 4 Bob Tillman	756-8782	1yr	6/30/2006	unk.	Receipt Rec'd	
OK Apt. 5 Vacant					Vacated 6/8/06 by Michael Gallo see enclosed letter	
126 Winter						
OK Apt. 1 Jacob Civiello/Melinda Mraz	899-1128	1yr	6/30/2006	no	Receipt Rec'd (Buying unit)	
OK Apt. 2 Vacant	409-6136/615-2198				Vacated 5/31/06 by Walter Beasley/Lauren Mavian (built a house)	
OK Apt. 3 Sarah Hoch/Rob Skilling	939-5292	1yr	6/30/2006	no	Receipt Rec'd	
Apt. 30 Vacant	899-9908	1yr			Vacated 6/29/06 by Cory Ferenczak <i>not in service according to B.I.Van - moved to bigger unit.</i>	
34 Pine						
Apt. 1 David Currier/Elizabeth Chambers	773-6729	1yr	6/30/2006	no	Receipt Rec'd (moving 9/30/06)	
Apt. 2 Vacant	615-2796				Vacated by Bryn Keating on 4/30/06 no forwarding address	
Apt. 3 Albion Hill	318-7174	1yr	6/30/2006	no	Receipt Rec'd (letter enclosed)	
Apt. 4 Vanessa Morgan	527-2314				Vacated by Tanya Kelly on 6/29/06 (owes 3 months rent)	
Apt. 5 Vacant	409-4473				Vacated by Kris Emicke on 5/31/06 no forwarding address	



William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102



June 29, 2006

VIA CERTIFIED MAIL
Adam Pellerin
124 Winter Street #1
Portland, ME 04102

RE: **118, 124-126 Winter Street and 34 Pine Street, Portland, Maine**
Notification of Condominium Conversion

Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at 118, 124-126 Winter Street and 34 Pine Street, Portland, Maine from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. 14-568 and Sec. 14-569:

Notice of Intent. The developer shall give to each existing tenant written notice of intent to convert land at least 120 days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four consecutive years, the notice shall be increased by 30 additional days for each additional year, or fraction thereof, to a maximum of 240 additional days. The notice shall set forth the rights under these sections and contain the following statement: "If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 775-5451)."

No tenant may be required by a developer to vacate without having been given notice as required herein, except for reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within 120 days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

Option to Purchase. For a sixty-day period following the giving of notice as required by this ordinance, the developer shall grant to the tenant an exclusive and irrevocable option to purchase their unit. This option may not be assigned. If the tenant does not purchase or contract to purchase their unit during the sixty day option period, the developer may not convey or offer to convey the unit to any other person during the following 180 days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional 60 day period.

Relocation Payments. If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by tenant for the immediately preceding two months; provided that this requirement shall not apply to any tenant whose gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Dept. of Housing and Urban Development at the time 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.

Currently, eighty percent (80%) of the Median Income of the Portland SMSA guideline, adjusted for family size, is as follows:

1 Person	2 Person	3 Person
\$38,200	\$43,650	\$49,100

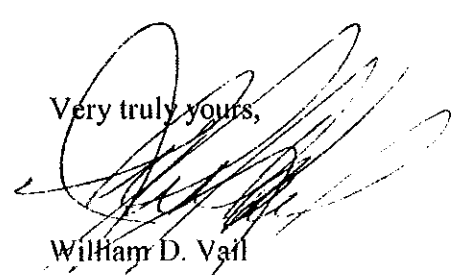
You will be contacted when the units in your building are offered for sale to the public, and you will be informed of the asking price for your particular unit. We will be listing the units for sale with a real estate broker, Ed Gardner of Bay Realty, and if you are interested in discussing financing arrangements or any other purchase details with him, we will arrange for a meeting with him.

If your unit becomes under contract to be purchased, we will give you a minimum 30 days notice to vacate from the first day of the month. If you decide not to purchase your unit, we will expect a 30-day notice (from the first day of the month) before your vacating.

We realize you will have many questions and concerns about this process. Please feel free to talk with me about them and we will do whatever we can to answer them.

If you do not plan to accept your option to purchase your unit as described herein, please sign the attached addendum.

Very truly yours,



William D. Vail

**ADDENDUM
to
Notification of Intent to Convert Rental Units to Condominiums at
118, 124-126 Winter Street and 34 Pine Street, Portland, Maine**

I/we have been notified of the proposed purchase price for the unit identified below, and I/we hereby _____ Accept/ _____ Decline the option to purchase the unit as contained on the attached notice dated June 29, 2006.

Unit # 124 Winter St. #1 Signed: _____ Dated: _____
Adam Pellerin

**Please return to:
William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102**

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.64	

2006 JUL 03 09:09 AM '06

Sent To	
Street, Apt. No., or PO Box No.	Adam Pellerin 124 Winter Street # 1
City, State, ZIP+4	Portland ME 04102

PS Form 3800, June 2002 See Reverse for Instructions

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Adam Pettein
124 Winter St, Fl 1
Portland ME 04102

2. Article Number
(Transfer from service label) 7003 3110 0002 6063 7889

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Domestic Return Receipt

109895-02-24-1049line

RE: 118, 124-126 Winter Street
Notification of Condominium Conversion

Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at 118, 124-126 Winter Street and 34 Pine Street, Portland, Maine from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. 14-568 and Sec. 14-569:

Notice of Intent. The developer shall give to each existing tenant written notice of intent to convert land at least 120 days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four consecutive years, the notice shall be increased by 30 additional days for each additional year, or fraction thereof, to a maximum of 240 additional days. The notice shall set forth the rights under these sections and contain the following statement: "If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 775-5451)."

No tenant may be required by a developer to vacate without having been given notice as required herein, except for reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within 120 days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102

June 29, 2006

VIA CERTIFIED MAIL

Brad Brookings
124 Winter Street #3
Portland, ME 04102

RE: 118, 124-126 Winter Street and 34 Pine Street, Portland, Maine
Notification of Condominium Conversion

Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at 118, 124-126 Winter Street and 34 Pine Street, Portland, Maine from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. 14-568 and Sec. 14-569:

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No tenant may be required by a developer to vacate without having been given notice as required herein, except for reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within 120 days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

Option to Purchase. For a sixty-day period following the giving of notice as required by this ordinance, the developer shall grant to the tenant an exclusive and irrevocable option to purchase their unit. This option may not be assigned. If the tenant does not purchase or contract to purchase their unit during the sixty day option period, the developer may not convey or offer to convey the unit to any other person during the following 180 days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional 60 day period.

Relocation Payments. If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by tenant for the immediately preceding two months; provided that this requirement shall not apply to any tenant whose gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Dept. of Housing and Urban Development at the time 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.

Currently, eighty percent (80%) of the Median Income of the Portland SMSA guideline, adjusted for family size, is as follows:

1 Person	2 Person	3 Person
\$38,200	\$43,650	\$49,100

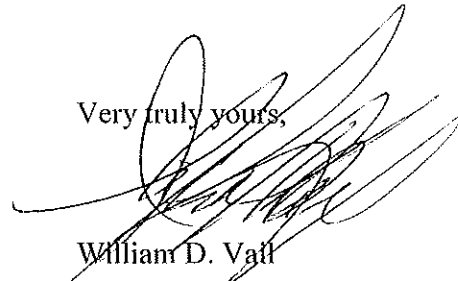
You will be contacted when the units in your building are offered for sale to the public, and you will be informed of the asking price for your particular unit. We will be listing the units for sale with a real estate broker, Ed Gardner of Bay Realty, and if you are interested in discussing financing arrangements or any other purchase details with him, we will arrange for a meeting with him.

If your unit becomes under contract to be purchased, we will give you a minimum 30 days notice to vacate from the first day of the month. If you decide not to purchase your unit, we will expect a 30-day notice (from the first day of the month) before your vacating.

We realize you will have many questions and concerns about this process. Please feel free to talk with me about them and we will do whatever we can to answer them.

If you do not plan to accept your option to purchase your unit as described herein, please sign the attached addendum.

Very truly yours,



William D. Vall

ADDENDUM
to
Notification of Intent to Convert Rental Units to Condominiums at
118, 124-126 Winter Street and 34 Pine Street, Portland, Maine

I/we have been notified of the proposed purchase price for the unit identified below, and I/we hereby _____ Accept/ X Decline the option to purchase the unit as contained on the attached notice dated June 29, 2006.

Unit # 124 Winter St. #3 Signed:  Dated: July 21, 2006
Brad Brookings

Please return to:
William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Broad Brookings
124 Winter Street #3
Portland ME 04102

A. Signature Agent Addressee
[Signature]

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type 36
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail O.D.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number 7003 3110 0002 6063 7872
 (Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 106310-02-01-1010

NOTICE TO TENANTS CONCERNING THE CONVERSION OF THIS BUILDING TO CONDOMINIUM UNITS
Notification of Condominium Conversion

Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at 118, 124-126 Winter Street and 34 Pine Street, Portland, Maine from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. 14-568 and Sec. 14-569:

Notice of Intent. The developer shall give to each existing tenant written notice of intent to convert land at least 120 days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four consecutive years, the notice shall be increased by 30 additional days for each additional year, or fraction thereof, to a maximum of 240 additional days. The notice shall set forth the rights under these sections and contain the following statement: "If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 775-5451)."

No tenant may be required by a developer to vacate without having been given notice as required herein, except for reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within 120 days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102



June 29, 2006

VIA CERTIFIED MAIL

Bob Tillman
124 Winter Street #4
Portland, ME 04102

RE: **118, 124-126 Winter Street and 34 Pine Street, Portland, Maine**
Notification of Condominium Conversion

Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at 118, 124-126 Winter Street and 34 Pine Street, Portland, Maine from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. 14-568 and Sec. 14-569:

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We realize you will have many questions and concerns about this process. Please feel free to talk with me about them and we will do whatever we can to answer them.

If you do not plan to accept your option to purchase your unit as described herein, please sign the attached addendum.

Very truly yours,


William D. Vail

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bob Tillman
124 Winter Street
Portland ME 04102

2. Signature: *Robert Tillman* Agent Addressee

B. Received by (Printed Name) C. Date of Delivery

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

5. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

6. Article Number (Transfer from service label) 7003 3110 0002 6063 7845



US Form 3811, February 2004 Domestic Return Receipt 102805-02-M-1540

RE: 118, 124-126 Winter Street and 34 Pine Street, Portland, ME
Notification of Condominium Conversion

Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at 118, 124-126 Winter Street and 34 Pine Street, Portland, Maine from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. 14-568 and Sec. 14-569:

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DRUMMOND & DRUMMOND, LLP

COUNSELORS AT LAW
ONE MONUMENT WAY
PORTLAND, MAINE 04101

Wadleigh B. Drummond (1885-1979)
Josiah H. Drummond (1914-1991)

Of Counsel

David N. Fisher, Jr.
Robert C. Santomena
Paul M. Koziell

Telephone: 207-774-0317
Facsimile: 207-879-5870
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Alexandra E. Caulfield
Paul E. Peck
Philip P. Mancini
Jennifer I. Richard
Douglas F. Britton
Scott E. Herrick
Stephanic N. Strouse
Benjamin P. Campo, Jr.
Mark J. Winter
Barry T. Woods

May 30, 2006

Mr. Michael Gallo
124 Winter Street #5
Portland, Maine 04102

RE: 124 Winter Street, Portland, Maine

Dear Mr. Gallo:

This firm represents Vail Holdings, LLC, the Landlord for the apartment you currently rent. Currently, you are in breach of your tenancy for repeated violations of the Lease. Those violations include but are not limited to: disturbing other tenants right for quiet enjoyment of the premises, illegal parking by your visitors, and property damage to the basement and your floor resulting from water you left running. Your activity has damaged the apartment and premises, while interfering with other tenants' rights.

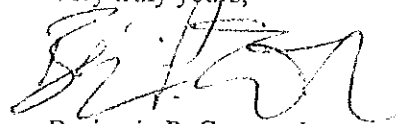
Your tenancy at 124 Winter Street is ending, however, you have the power to determine how it ends.

The first option will be for me to proceed with a Protection from Harassment Order, which will prohibit you from using the apartment; attached is a form ready for immediate submission to the Court. Any violation of the Protection from Harassment Order is a crime and will result in jail time. In the meantime, I will proceed with the necessary activity to evict you from the premises. The normal eviction process will occur. Therefore, you will be evicted from the premises within three to four weeks. However, you will be prohibited from using the premises immediately.

The second option, which in your case is the best option, is as follows. You vacate the premises within twenty-four (24) hours of service of this letter. Upon your submission of your apartment key to an agent for Vail Holdings, LLC, you will be provided a payment of \$1,000.

As you can tell, you will be prohibited from using the apartment one way or another. If you choose the second option, than you will at least have \$1,000 to show for it. Please contact me with any questions.

Very truly yours,



Benjamin P. Campo, Jr.

BPC/spj

Encls.

cc: Vail Holdings, LLC w/encls.

G:\Users\Jon.Donnamina\Ben\Evictions\Gallo-124 Winter Street, Portland-11 to MGallo (5/30/06).doc

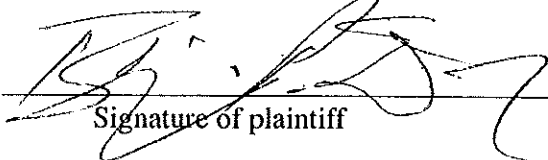
MOTION FOR TEMPORARY ORDER

I am in immediate and present danger of physical abuse or extreme emotional distress from the defendant's conduct or my business property is in immediate and present danger of suffering substantial damage as a result of the defendant's actions because: Defendant disregards any attempt to adhere to the rules of tenancy. Defendant conducts large parties with callous disregard for the property and neighboring tenants. I am in danger that Defendant will vandalize the property through his parties, and he will negligently flood the premises by leaving the water running, just like he previously did.

I have made the following efforts to notify the defendant of my request for a temporary order: _____

I therefore request that a temporary order for protection from harassment be issued.

Date: May 30, 2006


Signature of plaintiff

Personally appeared the above named Plaintiff and signed and made oath to the truth of the statements in the above complaint, before me,

Date: May 30, 2006


Clerk / Notary Public / Attorney at Law

AMANDA S. VACHON
Notary Public, Maine
My Commission Expires February 4, 2012

William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102



June 29, 2006

VIA CERTIFIED MAIL
Jacob Ciriello
126 Winter Street #1
Portland, ME 04102

RE: **118, 124-126 Winter Street and 34 Pine Street, Portland, Maine**
Notification of Condominium Conversion

Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at 118, 124-126 Winter Street and 34 Pine Street, Portland, Maine from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. 14-568 and Sec. 14-569:

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Option to Purchase. For a sixty-day period following the giving of notice as required by this ordinance, the developer shall grant to the tenant an exclusive and irrevocable option to purchase their unit. This option may not be assigned. If the tenant does not purchase or contract to purchase their unit during the sixty day option period, the developer may not convey or offer to convey the unit to any other person during the following 180 days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional 60 day period.

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Currently, eighty percent (80%) of the Median Income of the Portland SMSA guideline, adjusted for family size, is as follows:

1 Person	2 Person	3 Person
\$38,200	\$43,650	\$49,100

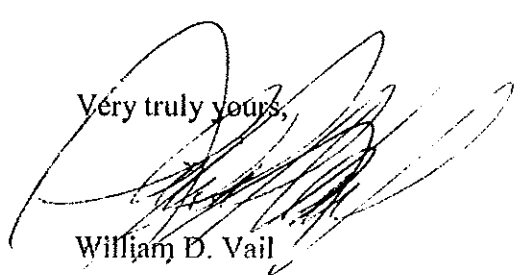
You will be contacted when the units in your building are offered for sale to the public, and you will be informed of the asking price for your particular unit. We will be listing the units for sale with a real estate broker, Ed Gardner of Bay Realty, and if you are interested in discussing financing arrangements or any other purchase details with him, we will arrange for a meeting with him.

If your unit becomes under contract to be purchased, we will give you a minimum 30 days notice to vacate from the first day of the month. If you decide not to purchase your unit, we will expect a 30-day notice (from the first day of the month) before your vacating.

We realize you will have many questions and concerns about this process. Please feel free to talk with me about them and we will do whatever we can to answer them.

If you do not plan to accept your option to purchase your unit as described herein, please sign the attached addendum.

Very truly yours,


William D. Vail

ADDENDUM
to
**Notification of Intent to Convert Rental Units to Condominiums at
118, 124-126 Winter Street and 34 Pine Street, Portland, Maine**

I/we have been notified of the proposed purchase price for the unit identified below, and I/we hereby _____ Accept/_____ Decline the option to purchase the unit as contained on the attached notice dated June 29, 2006.

Unit # 126 Winter St. #1 Signed: _____ Dated: _____
Jacob Ciriello

Please return to:
William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	4.64

Postmark
Here

Sent To
Jacob Ciriello

Street, Apt. No.,
or PO Box No. **126 Winter Street #1**

City, State, ZIP+4 **Portland ME 04102**

PS Form 3800, June 2002 See Reverse for Instructions

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
 Print your name and address on the reverse so that we can return the card to you.
 Attach this card to the back of the envelope or on the front if space permits.

1. Article Addressed to:
 Jacob Cirillo
 126 Winter Street, #1
 Portland ME 04102

2. Article Number
 (Transfer from service label) 7003 3110 0002 6063 7858

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

A. Signature Agent
 X *Jacob Cirillo* Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

7B Form 3811, February 2004 Domestic Return Receipt 109809-02-14-1340

RE: **118, 124-126 Winter Street and 34 Pine Street, Portland, Maine**
Notification of Condominium Conversion

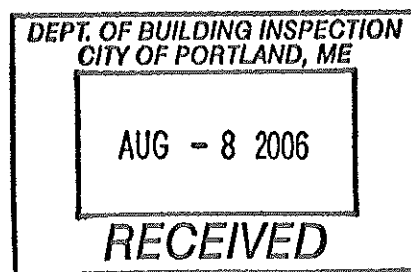
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William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102



June 29, 2006

VIA CERTIFIED MAIL
Sarah Holm and Bob Skilling
126 Winter Street #3
Portland, ME 04102

RE: **118, 124-126 Winter Street and 34 Pine Street, Portland, Maine**
Notification of Condominium Conversion

Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at 118, 124-126 Winter Street and 34 Pine Street, Portland, Maine from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. 14-568 and Sec. 14-569:

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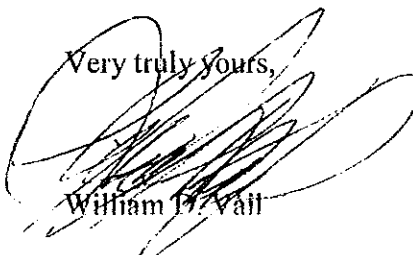
1 Person	2 Person	3 Person
\$38,200	\$43,650	\$49,100

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We realize you will have many questions and concerns about this process. Please feel free to talk with me about them and we will do whatever we can to answer them.

If you do not plan to accept your option to purchase your unit as described herein, please sign the attached addendum.

Very truly yours,

William H. Vail

ADDENDUM
to
Notification of Intent to Convert Rental Units to Condominiums at
118, 124-126 Winter Street and 34 Pine Street, Portland, Maine

I/we have been notified of the proposed purchase price for the unit identified below, and I/we hereby _____ Accept/ _____ Decline the option to purchase the unit as contained on the attached notice dated June 29, 2006.

Unit # 126 Winter St. #3 Signed: _____ Dated: _____
Sarah Holm

Signed: _____ Dated: _____
Bob Skilling

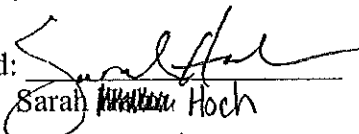
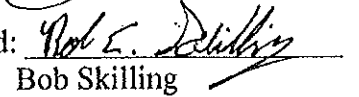
Please return to:
William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102

7003 3110 0002 2000 0009 2766

U.S. Postal Service™	
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For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ _____
Certified Fee	_____
Return Receipt Fee (Endorsement Required)	_____
Restricted Delivery Fee (Endorsement Required)	_____
Total Postage & Fees	\$ 4.64
Postmark Here	
Sent To <u>Sarah Holm / Bob Skilling</u>	
Street, Apt. No., or PO Box No. _____	
City, State, ZIP+4 _____	
PS Form 3800, June 2002	See Reverse for Instructions

ADDENDUM
to
**Notification of Intent to Convert Rental Units to Condominiums at
118, 124-126 Winter Street and 34 Pine Street, Portland, Maine**

I/we have been notified of the proposed purchase price for the unit identified below, and I/we hereby _____ Accept/ Decline the option to purchase the unit as contained on the attached notice dated June 29, 2006.

Unit # 126 Winter St. #3 Signed:  Dated: July 23, 06
 Sarah Hoch
Signed:  Dated: July, 23, 06
 Bob Skilling

Please return to:
William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102

9921 6909 2000 07TE 8007

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<small>(Domestic Mail Only; No Insurance Coverage Provided)</small>	
<small>For delivery information visit our website at www.usps.com</small>	
Postage	\$
Certified Fee	
Return Receipt Fee <small>(Endorsement Required)</small>	
Restricted Delivery Fee <small>(Endorsement Required)</small>	
Total Postage & Fees	\$ 4.64

Postmark
Here

Sent To	<u>Sarah Holm / Bob Skilling</u>
Street, Apt. No., or PO Box No.	
City, State, ZIP+4	

PS Form 3800, June 2002 See Reverse for Instructions

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	045 E001001
Location	124 WINTER ST
Land Use	FIVE TO TEN FAMILY
 Owner Address	 VAIL HOLDINGS LLC 19 PINE ST PORTLAND ME 04102
 Book/Page	 19067/213
Legal	45-E-1-51 WINTER ST 122-126 PINE ST 26-32 7234 SF

Current Assessed Valuation

Land	Building	Total
\$166,300	\$353,500	\$519,800

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1910	8	0	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.166	0		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	2720	SUPPORT AREA
1	01/01	2720	APARTMENT
1	02/02	2620	APARTMENT
1	03/03	1337	APARTMENT

Height	Walls	Heating	A/C
6		NONE	NONE
9	FRAME	HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

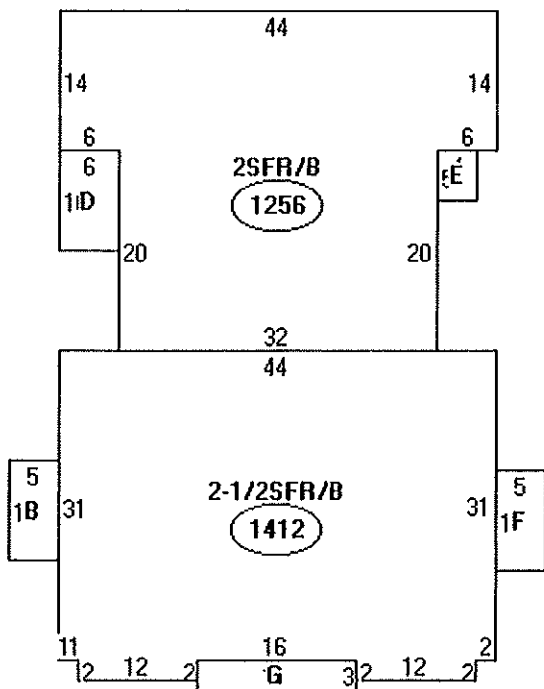
Line	Structure Type	Identical Units
2	PORCH - COVERED	1
2	CANOPY - ONLY	1
3	PORCH - COVERED UPPER	1
3	PORCH - OPEN UPPER	1
2	PORCH - COVERED	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------

8/1/2007

18019-127
" -124



- Describe
- A: 2-1/2SFI
1412 sqf
 - B: 1SFRBA
50 sqft
 - C: 2SFR/B
1256 sqf
 - D: WD/2SC
60 sqft
 - E: OFP
20 sqft
 - F: 1SFRBA
50 sqft
 - G: OFP
48 sqft

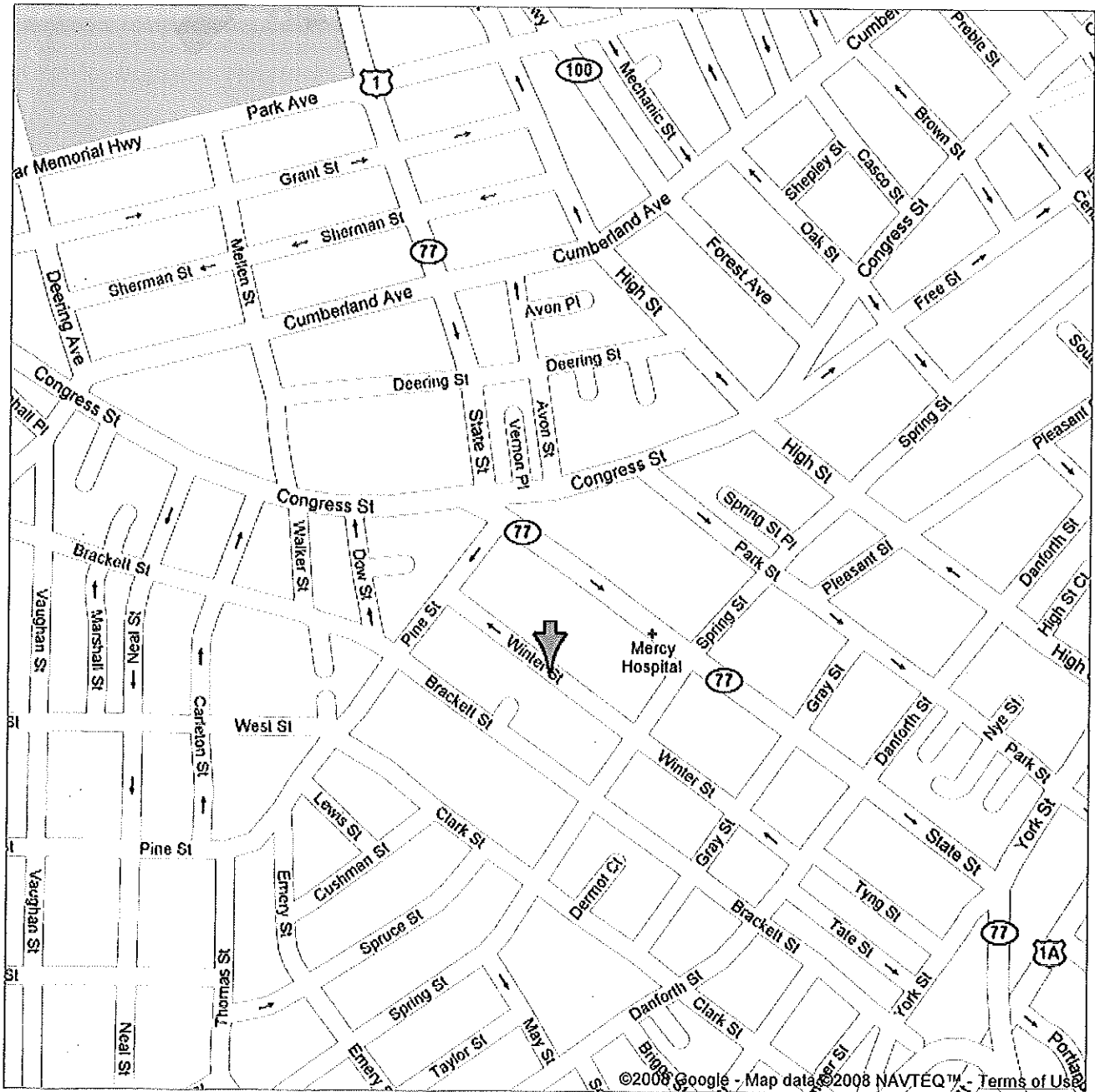


Address 124 Winter St
Portland, ME 04102

Get Google Maps on your phone



Text the word "GMAPS" to 466453



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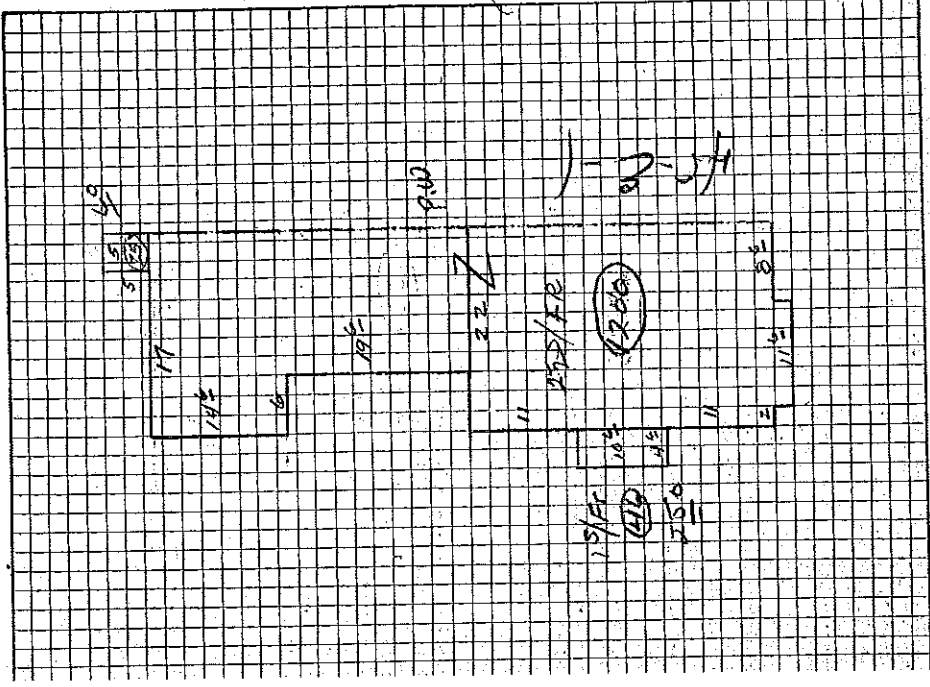
RECORD OF BUILDINGS

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

223 YEAR 19 APR 13 '55 101 YEAR 19 JUN 26 '56

4/13/55 Needs Repairs Vacant Many
New Window Heavy Installed NO CARBURE 55
Physical 60's

1955-2306-3-2-sinks, lavs, w.c.e. showers
4440 888 W.C. I.U.P.
8740 8160 S.M.C.
8740 8160 S.M.C.



FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE	WOOD JOIST	BATHROOM	TOILET ROOM	WATER CLOSET	
CONCRETE BLOCK	STEEL JOIST	LAVATORY	WATER SINK	STANDARD WAT. HEAT	
BRICK OR STONE	MILL TYPE	REIN. CONCRETE	FLOOR FINISH	AUTO. WAT. HEAT	
PIERS	CEMENT	BATH FL. & WCOT.	NO PLUMBING	ELECT. WAT. SYST.	
CELLAR AREA FULL	EARTH	TOILET FL. & WCOT.	LAUNDRY TUBS	NO PLUMBING	
1/4 1/2 3/4	PINE	ELECTRIC LIGHTING	NO PLUMBING	5. REPAIRS	
NO. CELLAR	HARDWOOD	NO LIGHTING	NO PLUMBING	REPAIRS	
EXTERIOR WALLS	TERRAZZO	NO LIGHTING	NO PLUMBING	REPAIRS	
CLAPBOARDS	TILE	NO LIGHTING	NO PLUMBING	REPAIRS	
WIDE SIDING	ATTIC FLR. & STAIRS	NO LIGHTING	NO PLUMBING	REPAIRS	
DROP SIDING	INTERIOR FINISH	NO LIGHTING	NO PLUMBING	REPAIRS	
NO SHEATHING	B 1 2 3	NO LIGHTING	NO PLUMBING	REPAIRS	
WOOD SHINGLES	PINE	NO LIGHTING	NO PLUMBING	REPAIRS	
ASBES. SHINGLES	HARDWOOD	NO LIGHTING	NO PLUMBING	REPAIRS	
STUCCO ON FRAME	PLASTER	NO LIGHTING	NO PLUMBING	REPAIRS	
STUCCO ON TILE	UNFINISHED	NO LIGHTING	NO PLUMBING	REPAIRS	
BRICK VENEER	METAL CLG.	NO LIGHTING	NO PLUMBING	REPAIRS	
BRICK ON TILE	RECREAT. ROOM	NO LIGHTING	NO PLUMBING	REPAIRS	
SOLID BRICK	FINISHED ATTIC	NO LIGHTING	NO PLUMBING	REPAIRS	
STONE VENEER	FIREPLACE	NO LIGHTING	NO PLUMBING	REPAIRS	
CONG. OR CIND. BL.	HEATING	NO LIGHTING	NO PLUMBING	REPAIRS	
ASPH. SIDING	PIPELESS FURNACE	NO LIGHTING	NO PLUMBING	REPAIRS	
TERRA COTTA	HOT AIR FURNACE	NO LIGHTING	NO PLUMBING	REPAIRS	
VITROLITE	FORCED AIR FURN.	NO LIGHTING	NO PLUMBING	REPAIRS	
PLATE GLASS	STEAM	NO LIGHTING	NO PLUMBING	REPAIRS	
INSULATION	HOT WAT. OR VAPOR	NO LIGHTING	NO PLUMBING	REPAIRS	
WEATHERSTRIP	NO HEATING	NO LIGHTING	NO PLUMBING	REPAIRS	
ROOFING	GAS BURNER	NO LIGHTING	NO PLUMBING	REPAIRS	
ASPH. SHINGLES	OIL BURNER	NO LIGHTING	NO PLUMBING	REPAIRS	
WOOD SHINGLES	STOKER	NO LIGHTING	NO PLUMBING	REPAIRS	
ASBES. SHINGLES		NO LIGHTING	NO PLUMBING	REPAIRS	
SLATE TILE		NO LIGHTING	NO PLUMBING	REPAIRS	
METAL		NO LIGHTING	NO PLUMBING	REPAIRS	
COMPOSITION		NO LIGHTING	NO PLUMBING	REPAIRS	
ROLL ROOFING		NO LIGHTING	NO PLUMBING	REPAIRS	
INSULATION		NO LIGHTING	NO PLUMBING	REPAIRS	

SUMMARY OF BUILDINGS		COMPUTATIONS	
RE. VAL.	11670	1951	1956
AGE	65	UNIT	61
GR.	B	S. F.	
TYPE	FR	P.W.	
OCCY	Dwg	ADDITIONS	
	15/1	BASEMENT	
	17	WALLS	
	19	ROOF	
	22	FLOORS	
	23	ATTIC	
	24	FINISH	
	25	FIREPLACE	
	26	HEATING	
	27	PLUMBING	
	28	TILING	
	29	M.F.	
	30	TOTAL	
	31	FACT. + 10	
	32	REP. VAL.	
	33	11670	
	34	12120	
	35	12350	

1951 TOTAL BLDGS.	
TAX VAL.	1725
OLD VAL.	2175
CHANGE	2860

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

STREET: Winter BLDG. NO.: 124 CHART: E BLOCK: 51 LOT: 51
 DEVELOPMENT NO.: _____ AREA: _____ DIST.: _____ ZONE: _____ PAGE: _____
 CARD NO. _____ OF _____ RECORD OF TAXPAYER: _____ YEAR: _____ BOOK: _____

RECORD OF TAXPAYER		YEAR	BOOK	PAGE
<i>Morning, Edward L - MR & Ambrose Realty Corp</i>		1952	1064	62
<i>Whalen, Mary F.</i>		1954	2134	53
<i>Morgan, Richard L + Julia Eason</i>		1956		
<i>Harrison, Mrs. J.</i>				

LEIGHTON ADAM P DEVS
 192 STATE ST
 CITY

 LAND & BLDG WINTER ST #122-124
 ASSESSORS PLAN 45-E-51
 AREA 4134 SQ FT

LAND VALUE COMPUTATIONS AND SUMMARY				LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	DEPTH FACTOR	FRONT FT. PRICE	FRONTAGE	DEPTH	DEPTH FACTOR	FRONT FT. PRICE
36	91	96	4800	1956			
8	76	89	4500				
TOTAL VALUE LAND				TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS				TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS				TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.				SQ. FT. TO-FROM CH.			
BLK. LOT				BLK. LOT			
2090 2090				2090 2090			
2860 3640				2860 3640			
4950				4950			
TOTAL VALUE LAND				TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS				TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS				TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.				SQ. FT. TO-FROM CH.			
BLK. LOT				BLK. LOT			
2090 2090				2090 2090			
3710				3710			
TOTAL VALUE LAND				TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS				TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS				TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.				SQ. FT. TO-FROM CH.			
BLK. LOT				BLK. LOT			
YEAR				YEAR			
ORIG. COST				RENTAL			
SALE PRICE				EXPENSE			
U. S. R. S.				NET			

LAND VALUE COMPUTATIONS AND SUMMARY				LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	DEPTH FACTOR	FRONT FT. PRICE	FRONTAGE	DEPTH	DEPTH FACTOR	FRONT FT. PRICE
1550				1550			
1850				1850			
3100				3100			
1250				1250			
2175				2175			
3425				3425			
1256				1256			
2225				2225			
3475				3475			
TOTAL VALUE LAND				TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS				TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS				TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.				SQ. FT. TO-FROM CH.			
BLK. LOT				BLK. LOT			
1250 450				1250 450			
2175 450				2175 450			
3425 50				3425 50			
1256 50				1256 50			
2225 50				2225 50			
3475 50				3475 50			

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS.	126	STREET	Winter	BLDG. NO.	126	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT
		TAXPAYER ADDRESS AND DESCRIPTION										
		LEIGHTON ADAM P DEVS 192 STATE STREET CITY										
		LAND & BLDG WINTER ST #126 & PINE ST #26-32 ASSESSORS PLAN 45-E-1 AREA 3100 SQ FT										

RECORD OF TAXPAYER			YEAR	BOOK	PAGE
<i>Merrill, Edward P + Ambrose Penhallow</i>			1952	2064	62
<i>Whalen, Harry F</i>			1954	2134	93
<i>Moore, Philip A + Julia Gardner</i>			1956		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
5.15	7	50.00		47.00	1080	
				3.50	20	
<i>C.I. + 10%</i>						
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH. BLK. LOT						
SQ. FT. TO-FROM CH. BLK. LOT						

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH. BLK. LOT						
SQ. FT. TO-FROM CH. BLK. LOT						

YEAR	ORIG COST	RENTAL	6.00
YEAR	SALE PRICE	EXPENSE	Nil
YEAR	U. S. R. S.	NET	6.00

90' = 96.00
78' = 89.50
15' = 7.90

PROPERTY FACTORS		ASSESSMENT RECORD		INCREASE DECREASE	
TOPOGRAPHY	IMPROVEMENTS	PASTURE	WOODED		WASTE
LEVEL	WATER				
HIGH	SEWER				
LOW	GAS				
ROLLING	ELECTRICITY				
SWAMPY	ALL UTILITIES				
STREET	TREND OF DISTRICT				
PAVED	IMPROVING				
SEMI-IMPROVED	STATIC				
DIRT	DECLINING				
SIDEWALK					

ASSESSMENT RECORD		INCREASE DECREASE	
LAND	BLDG.	TOTAL	TOTAL
2400	1850	4250	
1050	1700	2750	
1050	1050	2175	475
3225		3225	

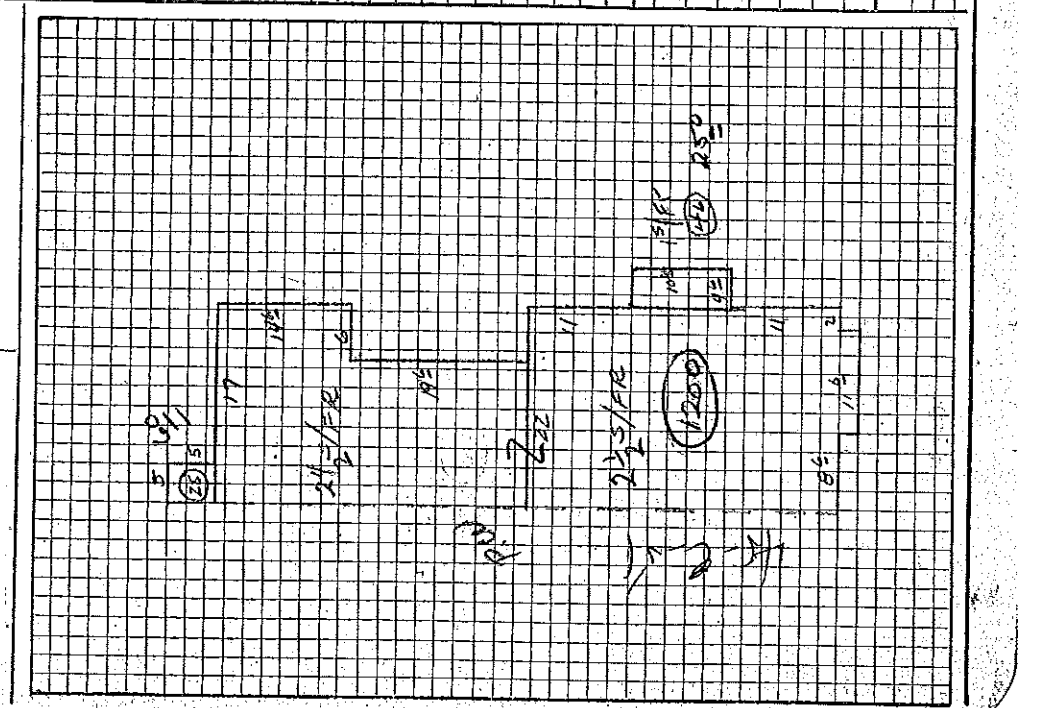
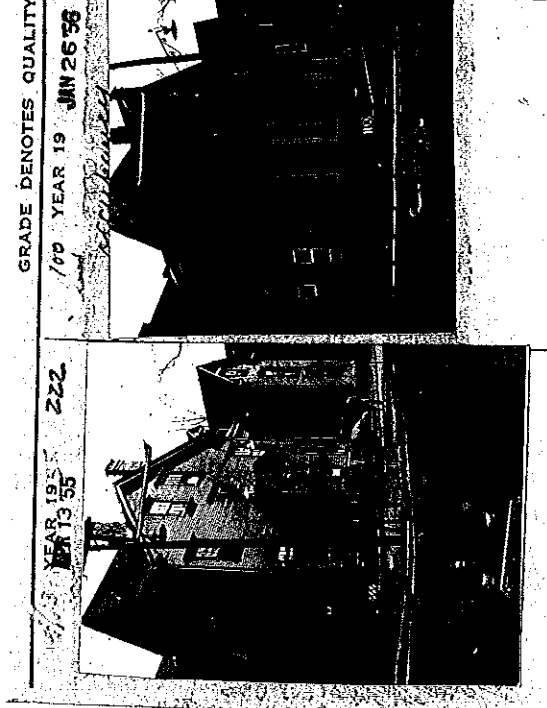
ASSESSMENT RECORD		INCREASE DECREASE	
LAND	BLDG.	TOTAL	TOTAL

RECORD OF BUILDINGS
 GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP
 1900 YEAR 19 JUN 26 58
 222
 4/13/55 25' NEW WINDOW LIGHTS HAVE BEEN
 REPAIRED + 1/2 WINDOW
 VACANT NEEDS REPAIRS
 APPROX 60%
 TENDRY PAYS All utilities

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE		MILL TYPE		WATER CLOSET	
ASBESTOS		REIN. CONCRETE		LAVATORY	
LAR AREA FULL		FLOOR FINISH		W.C. SINK	
3/4		B 1 2 3		STD. WAT. HEAT	
CELLAR		CEMENT		AUTO. WAT. HEAT	
INTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
BOARDS		PINE		LAUNDRY TUBS	
SIDING		HARDWOOD		NO PLUMBING	
DRAP SIDING		TERRAZZO		SHOWER	
NO SHEATHING		TILE		TILING	
WOOD SHINGLES		ATTIC FLR. & STAIRS		BATH FL. & WCOT.	
ASBES. SHINGLES		INTERIOR FINISH		TOILET FL. & WCOT.	
STUCCO ON FRAME		B 1 2 3		LIGHTING	
BRICK ON TILE		PINE		ELECTRIC	
BRICK ON TILE		HARDWOOD		NO LIGHTING	
SOLID BRICK		PLASTER		NO. OF ROOMS	
STONE VENEER		UNFINISHED		BSMT.	
CONG. OR CIND. B.L.		METAL CLG.		1ST 4	
ASPH SHINGLES		RECREAT. ROOM		2ND 4	
TERRA COTTA		FINISHED ATTIC		3RD 4	
VITROLITE		FIREPLACE		OCCUPANCY	
PLATE GLASS		HEATING		SINGLE FAMILY	
INSULATION		PIPELESS FURNACE		TWO FAMILY	
WEATHERSTRIP		HOT AIR FURNACE		APARTMENT	
ROOFING		FORCED AIR FURN.		STORE	
ASPH. SHINGLES		STEAM		THEATRE	
WOOD SHINGLES		HOT WAT. OR VAPOR		HOTEL	
ASBES. SHINGLES		NO HEATING		OFFICES	
SLATE TILE		GAS BURNER		WAREHOUSE	
METAL		OIL BURNER		COMM. GARAGE	
COMPOSITION		STOKER		GAS STATION	
ROLL ROOFING				ECONOMIC CLASS	
INSULATION				OVER BUILT	

UNIT	1951	1956	COMPUTATIONS	
1200 F.	9430			
S. F.				
ADDITIONS	7310			
P.W.	-380			
BASEMENT				
WALLS				
ROOF				
FLOORS				
ATTIC				
FINISH				
FIREPLACE				
HEATING				
PLUMBING				
TILING				
M.F.				
TOTAL	10640	11170		
FACT. + 10	940	+ 940		
REP. VAL.	11580	12110		

SUMMARY OF BUILDINGS										
OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	TAX VAL.
DW9	A235/FC	B	016		F	11580	65%	4050	30%	1700
B						12110	60%	4840	25%	2175
C										
D										
E										
F										
G										
						1951 TOTAL BLDGS.		1956		
						1700		7840		
						1700		2175		





(B) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

PERMITS DIVISION
NOV 19 1938

Class of Building or Type of Structure Third Class

Portland, Maine November 29, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect after install the following building structure, equipment, in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications if any, submitted herewith and the following specifications:

Location 184 Winter Street Ward 1 Within Fire Limit? Yes Div. No. 11

Owner's name and address Dr. Adam P. Leighton, 261 Western Ave Telephone 6-7900

Contractor's name and address W. La Yarnet, 95 Sheridan St Telephone 6-7900

Architect's name and address _____

Proposed use of building Roaming House No. families _____

Other buildings on same lot _____

Plans filed as part of this application? _____ No. of sheets _____

Estimated cost \$ 15. Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____

Last use Roaming house No. families _____

General Description of New Work

To extend front chimney down about four feet to basement level (rests on foundation wall)

It is understood that this permit does not include installation of heating apparatus which is to be taken on separately by and in the name of the heating contractor.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
Height average grade to highest point of roof _____

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation concrete Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys 1 Material of chimneys brick of lining _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
To be done by the above work a person competent to see that the State and City requirements pertaining thereto are observed.



(C) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 18, 1949

PERMIT ISSUED
00507
APR 21 1949
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter or modify the following building or equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 124-126 Winter Street Within Fire Limits? yes Dist. No. _____
 Owner's name and address Adam E. Leighton, 192 State Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address George Jordan, Peaks Island Telephone 111-2
 Architect _____ Specifications _____ Plans yes No. of sheets 2
 Proposed use of building apartment Lodging House No. families _____
 Last use _____ " " _____ No. families _____
 Material WOOD No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 250 Fee \$ 2.00

General Description of New Work

To construct outside wooden stairway third floor to ground as per plan.
To construct dormer at third floor level leading to cat walk as per plan.

Permit issued with Letter

Memo Sent to Fire Chief

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO George Jordan

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ ft _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-1 1/2" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____ 2nd _____ 3rd _____ roof _____
 On centers: 1st floor _____ 2nd _____ 3rd _____ roof _____
 Maximum span: 1st floor _____ 2nd _____ 3rd _____ roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Approved by C. J. S. 4/21/49
with letter to Mr. C. J. S.

Miscellaneous

Will work require disturbing of any tree on a public street? _____

Will there be in charge of the above work a person _____

so that the State and City requirements are _____

LOCATION 124 1/2 26 Winter Street

DATE 4/3/65

PERMIT _____

INQUIRY _____

COMPLAINT _____

1961

Directory Record

Yr Location Use

1961 124 3

126 5

1960 124 3

126 5

1959 124 3

126 5

1958 Missing

1957 Lodging House - entire

1956 Lodg

124 Lodg/Hot 1

126 2



BI BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, December 12, 1968

PERMIT ISSUED
1295
DEC 13 1968
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS. PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 126 Winter Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address William Harriman, 481 Cumberland Ave. Telephone _____
 Lessee's name and address Manfred Bracklow, 126 Winter St. Telephone 773-8373
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Apartments and photographic studio No. families _____
 Last use Apartment house No. families _____
 Material Frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To change use of apartment on third floor from living quarters to photographic studio and apartment - no alterations - using two rooms for studio

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Lessee

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber - Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof spar over 8 feet.
 Joints and rafters: 1st floor _____ 2nd _____ 3rd _____ roof _____
 On centers: 1st floor _____ 2nd _____ 3rd _____ roof _____
 Maximum span: 1st floor _____ 2nd _____ 3rd _____ roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

OK 12/12/68 E.L.H.

Miscellaneous

Will work require disturbing of any tree on a public street? NO
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are

11/06/06

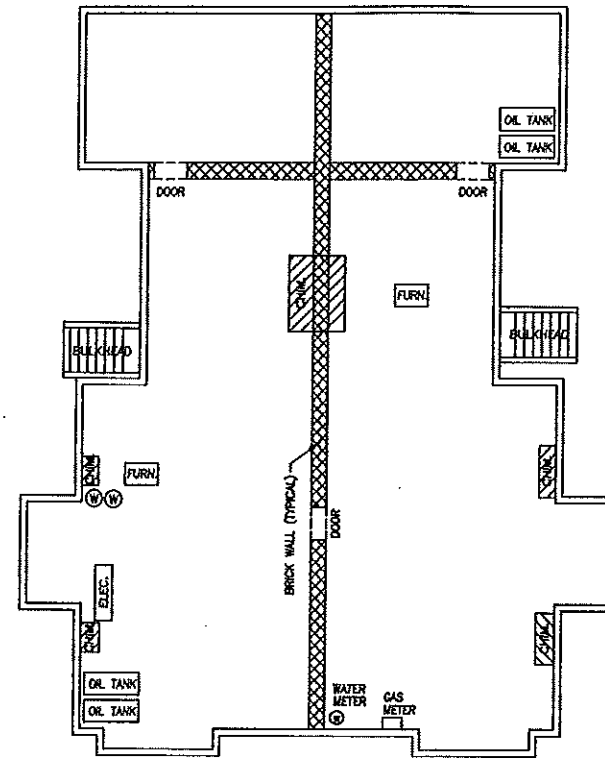
OK
NEW SERVICE INSPECTION
OH/UPA

2/11/08 final - unit 3

O.K.

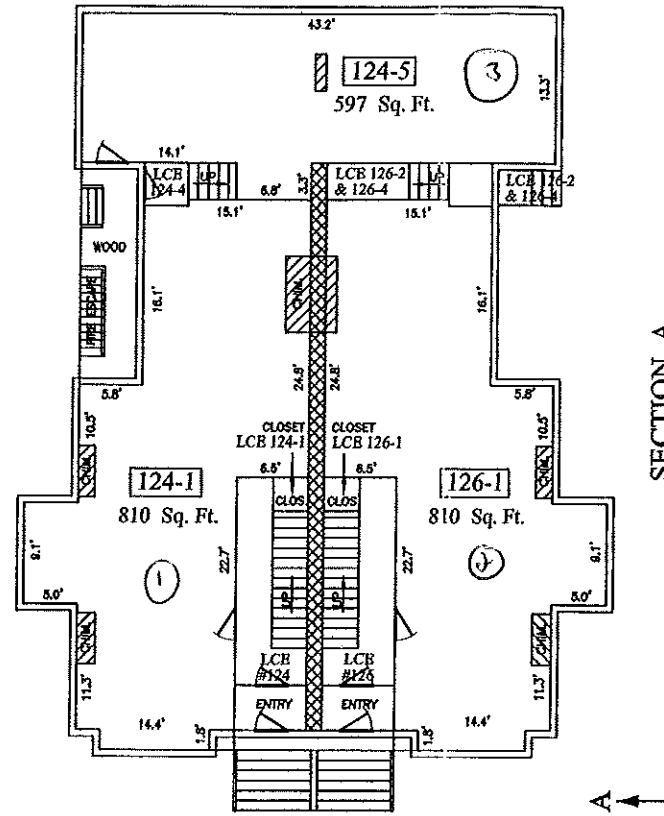
Issue

C.O



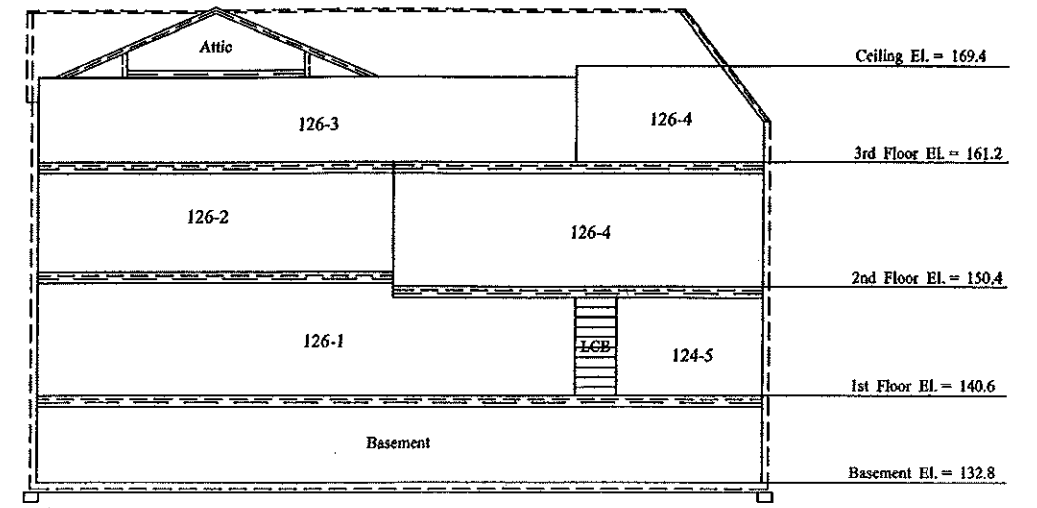
BASEMENT

← WINTER STREET →



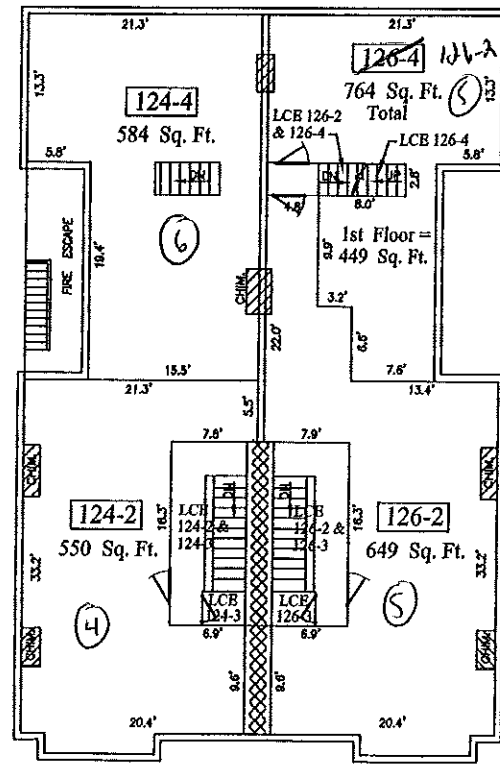
FIRST FLOOR

SECTION A



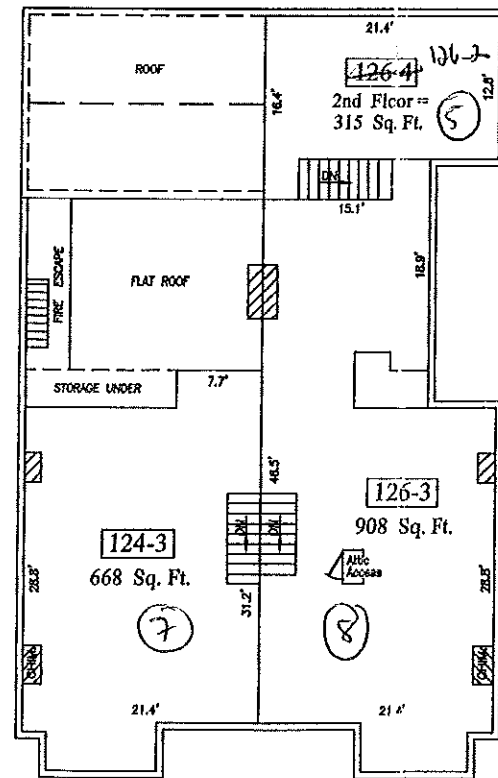
**SECTION A
HORIZONTAL BOUNDARY**

NOTE: ELEVATIONS BASED ON CITY DATUM

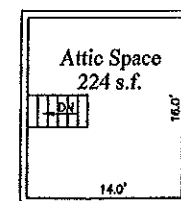


SECOND FLOOR

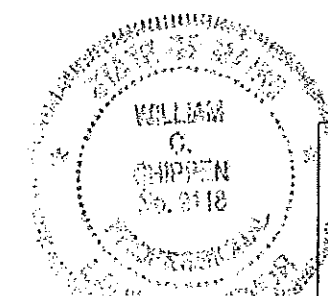
← WINTER STREET →
VERTICAL BOUNDARY



THIRD FLOOR



- LEGEND:**
- CE COMMON ELEMENT
 - LCE LIMITED COMMON ELEMENT
 - UNIT BOUNDARY

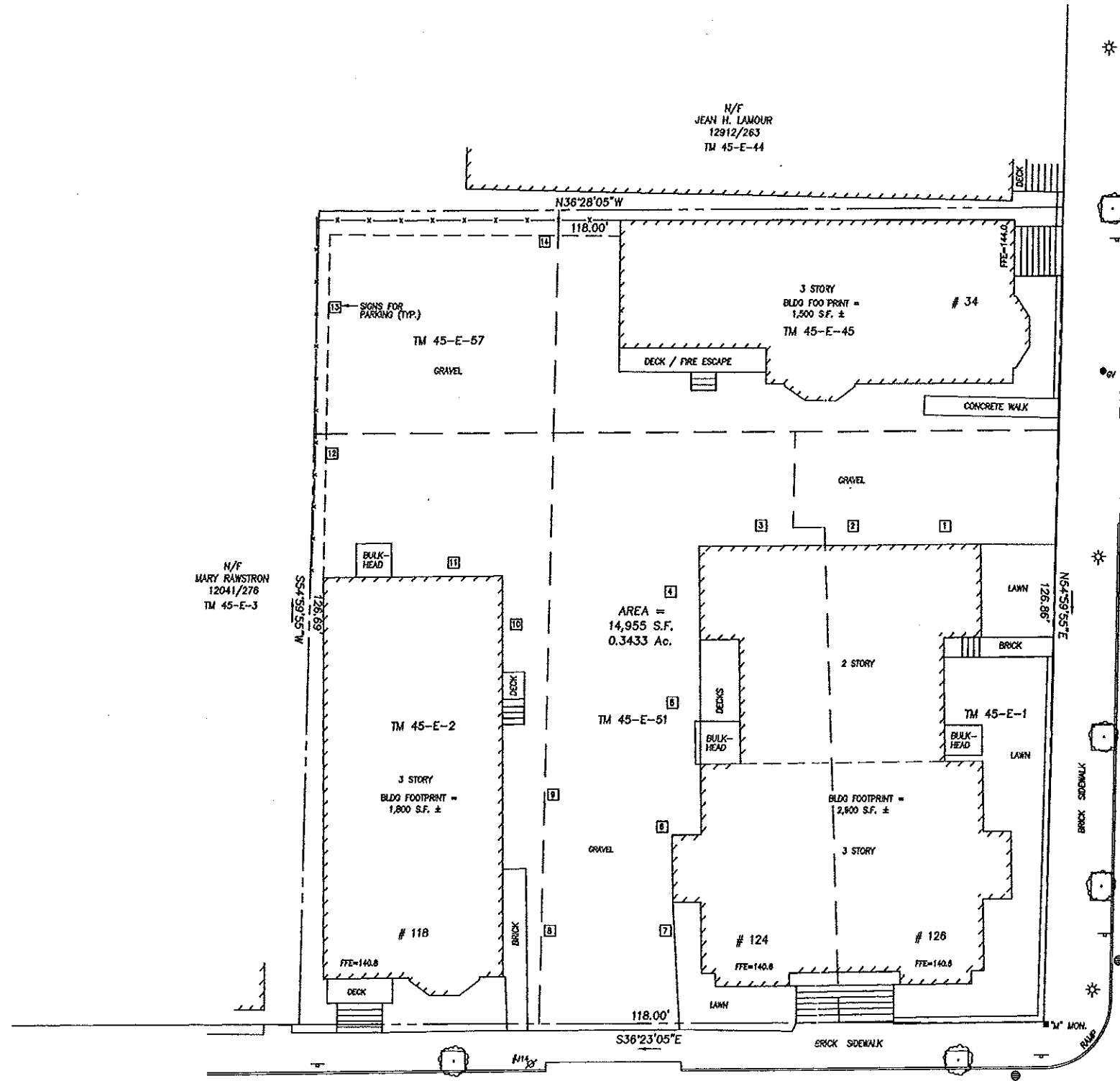
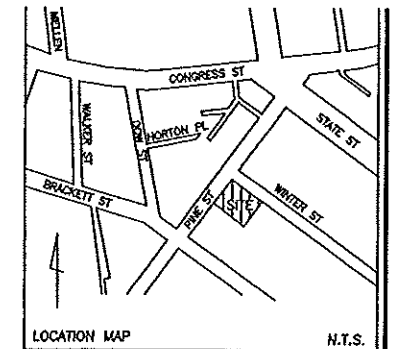
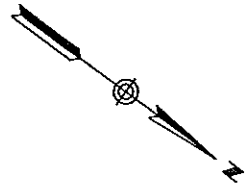


WILLIAM C. SHIPPEN, P.L.S. #2118
DATE: 7-19-06

HORIZONTAL & VERTICAL BOUNDARIES
124-126 WINTER STREET CONDOMINIUM
#124-126 WINTER STREET, PORTLAND, MAINE
MADE FOR RECORD OWNER
VAIL HOLDINGS LLC
P.O. BOX 4702, PORTLAND, MAINE

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (807) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By: EB	Date: JAN. 10, 2006	Job No.: 2005-289P
Trace By: JLW	Scale: 1/8" = 1'	Drawg. No.: 2 OF 4
Check By: WCS		
Book No.: FILE		



PINE STREET
PAVED - PUBLIC

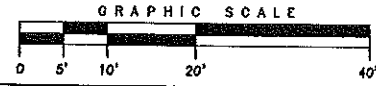
WINTER STREET
PAVED - PUBLIC

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

AUG - 4 2006

RECEIVED

- LEGEND:**
- IRON PIPE OR ROD FOUND
 - GV GAS VALVE
 - ⊙ LIGHT POLE
 - ⊙ CATCH BASIN
 - ⊙ SIGN
 - ⊙ DECIDUOUS TREE
 - FENCE
 - CURB
 - OHW OVERHEAD WIRES



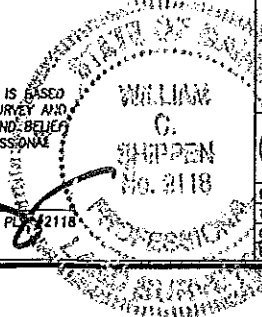
- PLAN REFERENCES:**
- STANDARD BOUNDARY SURVEY ON PINE AND BRACKETT STREETS PORTLAND, MAINE FOR RICHARD RAVAGHAN DATED MARCH 29, 1989 BY OWEN HASKELL, INC.
 - CONDOMINIUM PLAT HOPKIN EATON HOUSE CONDOMINIUM 21, 23, 25, AND 27 PINE STREET, PORTLAND, MAINE MADE FOR RECORD OWNER VAIL HOLDINGS LLC, DATED MARCH 4, 2005 BY OWEN HASKELL, INC.
 - PLAN RECORDED IN DEED BOOK 126 PAGE 625 SHOWING LOTS "PLAN OF DOWER OF WIDOW OF ANTHONY BRACKETT".

- NOTES:**
- OWNER OF RECORD: VAIL HOLDINGS LLC, BOOK 19097 PAGE 213.
 - PARCELS ARE SHOWN AS LOTS 1, 2, 45, 61 AND 67, BLOCK E, ON THE CITY OF PORTLAND'S ASSESSORS MAP 45.
 - BEARINGS ARE BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1.
 - ELEVATIONS ARE BASED ON CITY DATUM, (MONUMENT AT EASTERLY CORNER PINE STREET AND BRACKETT STREET ELEVATION 139.40).
 - OWNERSHIP OF FENCES UNKNOWN TO THIS SURVEYOR.
 - TAX MAP LOTS SHOWN GRAPHICALLY AS SCALED FROM TAX MAP.

CERTIFICATION:
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

8-9-06
DATE

WILLIAM C. SHIPPEN
PL 2118



<p>CONDOMINIUM PLAT PINE ST. & WINTER ST. CONDOMINIUM #34 PINE STREET & #118, #124 & #126 WINTER STREET, PORTLAND, MAINE MADE FOR RECORD OWNER VAIL HOLDINGS LLC P.O. BOX 4702, PORTLAND, MAINE</p>			
<p>OWEN HASKELL, INC. 10 CASCO ST., PORTLAND, ME 04101 (807) 774-0424 PROFESSIONAL LAND SURVEYORS</p>			
Drawn By	WCS	Date	Job No.
Trace By	JLW	JAN. 10, 2006	2005-289P
Check By	WCS	Scale	Draw. No.
Book No.	FILE	1" = 10'	1 OF 4