

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

OF WORK PERMIT ISSUED JUL - 5 2005 Permit Number: 050704 CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Parker David A

has permission to Condo Conversion 3 units

AT 88 Winter St

045 E012001

No CONSTRUCTION

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

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

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Capt. Greg Cass 6-21-05

Health Dept.

Appeal Board

Other Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No:	05-0704	Issue Date:	JUL 1 2005	City:	045 E0	Year:	2001
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<b>Location of Construction:</b> 88 Winter St	<b>Owner Name:</b> Parker David A	<b>Owner Address:</b> 88 Winter St # 1	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	<b>Zone:</b> R6

<b>Past Use:</b> Commercial Residential	<b>Proposed Use:</b> Commercial Condo Conversion 3 units	<b>Permit Fee:</b> \$675.00	<b>Cost of Work:</b> \$675.00	<b>CEO District:</b> 2
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<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R2 Type: SB 6/29/05
<b>Signature:</b> Greg Case	<b>Signature:</b>

*legal use: Three (3) residential dwelling units with conditions*

<b>Proposed Project Description:</b> Condo Conversion 3 units	<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>
<b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	<b>Signature:</b> <b>Date:</b>

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 06/06/2005	<b>Zoning Approval</b>
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<p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<b>Special Zone or Reviews</b> <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"/> Date: 6/29/05	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 any exterior work requires a separate review and approval Date:
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**CERTIFICATION**

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

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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 05-0704	<b>Date Applied For:</b> 06/06/2005	<b>CBL:</b> 045 E012001
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<b>Location of Construction:</b> 88 Winter St	<b>Owner Name:</b> Parker David A	<b>Owner Address:</b> 88 Winter St # 1	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone</b> (207) 671-3055
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	

<b>Proposed Use:</b> Condo Conversion 3 residential dwelling units	<b>Proposed Project Description:</b> Condo Conversion 3 units
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**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 06/29/2005  
**Note:** **Ok to Issue:**   
 1) Contruction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 06/21/2005  
**Note:** **Ok to Issue:**   
 1) Building to comply with NFPA 101  
 The life safety code

# 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.

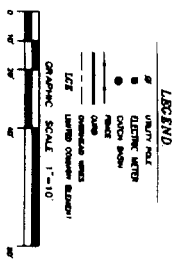
Location/Address of Construction: <u>88 Winter Street Portland</u>		
Tax Ass Chart# <u>45</u>	Block# <u>E</u>	Lot# <u>012</u>
Owner: <u>DAVID PARKER</u>		Telephone: <u>671-3055 (cell)</u>
Applicant name, address & telephone: <u>David Parker</u> <u>88 Winter St</u> <u>Port ME 828-2925</u>		Cost Of Work: \$ _____ Fee: \$ <u>675</u>
Current use: <u>Commercial/Multi Unit Residential</u>		
Approximately how long has it been vacant: _____		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p style="margin: 0;"><b>DEPT. OF BUILDING INSPECTION</b> <b>CITY OF PORTLAND, ME</b></p> <p style="margin: 0; font-size: 1.2em;">JUN 6 2005</p> <p style="margin: 0; font-size: 1.5em; font-weight: bold;">RECEIVED</p> </div>
Proposed use: <u>Condo Conversion 3 units</u> Project description:		
Contractor's name, address & telephone: <u>W/A</u>		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>671-3055</u> <u>DAVID PARKER</u></p>		

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>David A Parker</u>	Date: <u>6-6-05</u>
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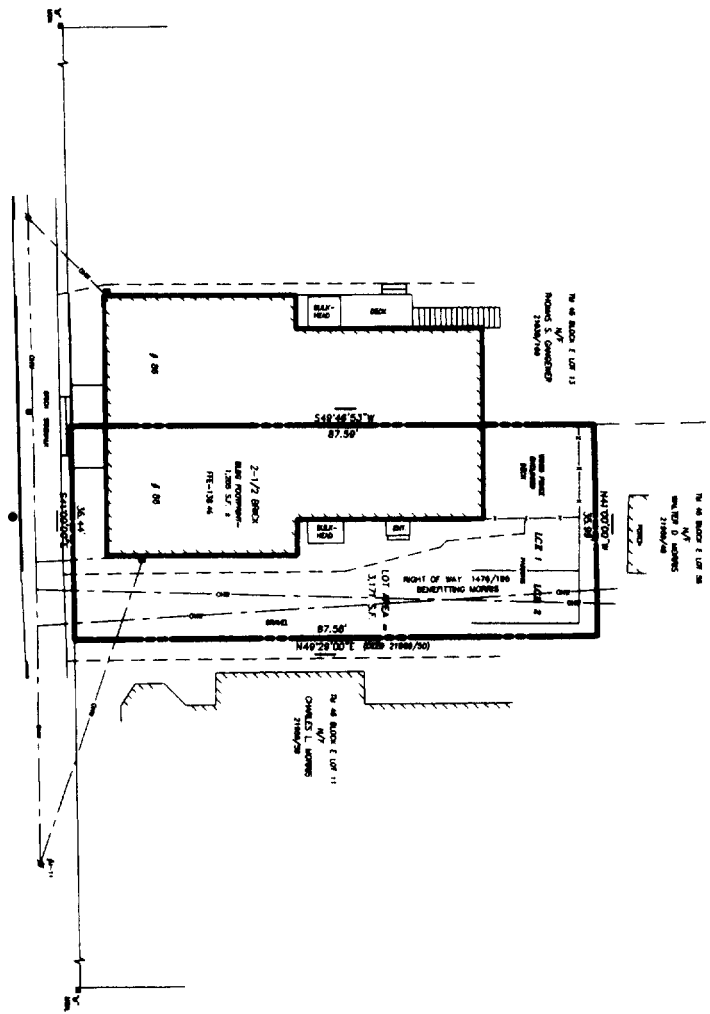
This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall



SPRING ST.

WINTER STREET  
PROPERTY - PUBLIC

PINE ST.



**PLAN REFERENCES**

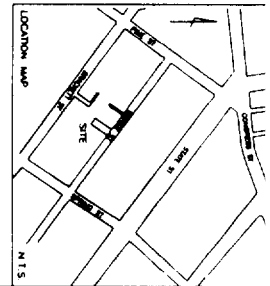
- 1. PLAN OF LOTS IN PORTLAND, MAINE MADE FOR P.P. HARTLEY BY E.C. FOSBERG & CO. APRIL 1927

**NOTES**

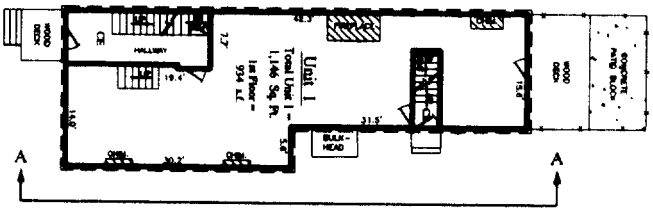
- 1. OWNER OF RECORD: DAVID A. PARKER, 88 WINTER STREET, UNIT #1, PORTLAND, MAINE 04103. PHONE 333-1333. MAILING ADDRESS: 1200 S.W. 7TH ST., PORTLAND, ME 04106.
- 2. THIS IS A SUBDIVISION OF LOT #11 BLOCK #1 ON THE CITY OF PORTLAND'S 1868 MAP.
- 3. EXISTING AND NEW WIRE DESCRIPTIONS IN ROOM 2100A MADE BY THE CITY OF PORTLAND.

**CERTIFICATION**

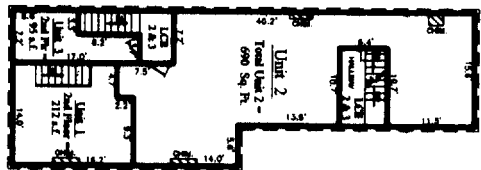
I, DAVID A. PARKER, OWNER OF RECORD, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND FAITH, AND THAT I AM NOT PROVIDING ANY INFORMATION THAT I KNOW TO BE FALSE OR MISLEADING.



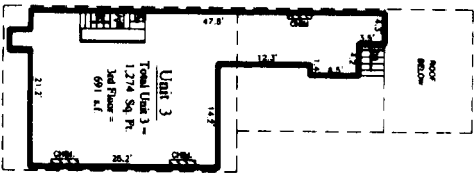
CONDOMINIUM PLAT  
 "88 WINTER STREET CONDOMINIUM"  
 88 WINTER STREET, PORTLAND, MAINE  
 MADE FOR OWNER OF RECORD  
 DAVID PARKER  
 BY  
**OWEN HASSELL, INC.**  
 100 STATE ST., SUITE 100, PORTLAND, MAINE  
 PHONE: 865-1111 FAX: 865-1112  
 E-MAIL: OHS@OWENHASSELL.COM  
 DATE: APRIL 11, 2008  
 SHEET NO. 1 OF 2



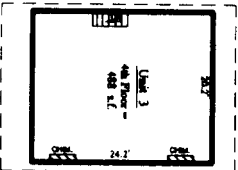
FIRST FLOOR



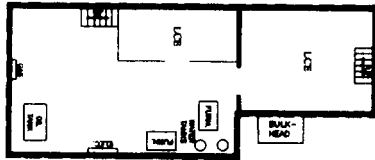
SECOND FLOOR



THIRD FLOOR



UNIT 2



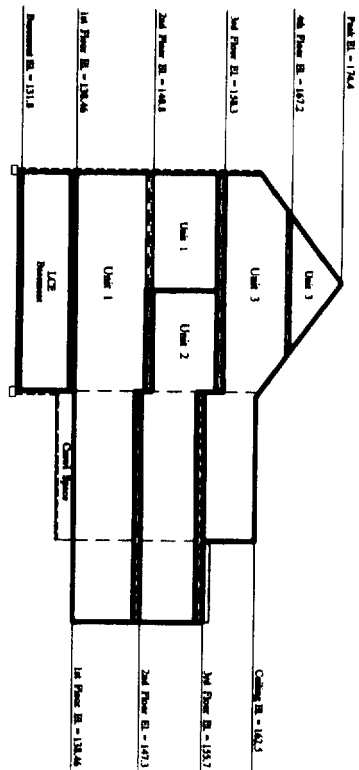
UNIT 3

WINTER STREET

WINTER STREET

VERTICAL BOUNDARY

HORIZONTAL BOUNDARY



NOTE: ELEVATIONS BASED ON CITY DATUM

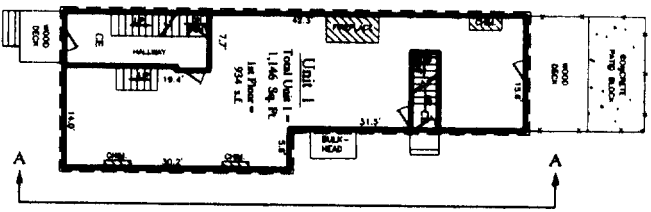
SECTION A

- LEGEND:
- CS COMMON RESIDENT
- LCE LIMITED COMMON RESIDENT
- UNIT BOUNDARY

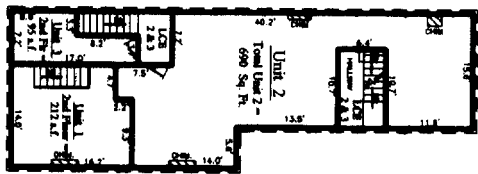
WILLIAM C. SMITH, M.A.S. 1115  
DATE: \_\_\_\_\_

**HORIZONTAL & VERTICAL BOUNDARIES**  
**"88 WINTER STREET CONDOMINIUM"**  
 88 WINTER STREET, PORTLAND, MAINE  
 DAVID PARKER  
 OWEN HASKELL, INC.  
 18 CONANT ST., PORTLAND, MAINE 04101  
 781-524-1111  
 DATE: APRIL 16, 2008  
 SHEET NO. 2 OF 2

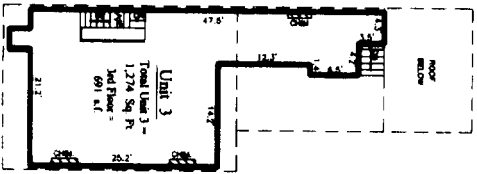




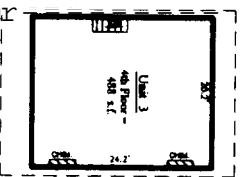
FIRST FLOOR



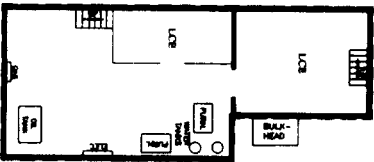
SECOND FLOOR



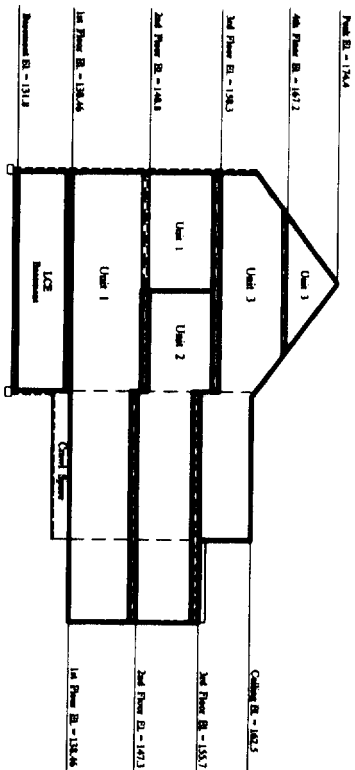
THIRD FLOOR



4th Floor - Unit 3  
488 sq. ft.



BASEMENT



HORIZONTAL BOUNDARY

NOTE: RELEVATIONS BASED ON CITY DATUM

SECTION A

VERTICAL BOUNDARY

WINTER STREET

BASEMENT

LEGEND:  
 CS CONDOMINIUM ELEMENT  
 LCE LIMITED COMMON ELEMENT  
 UCB UNIT BOUNDARY

WILLIAM C. SMITHSON, PLS 02118  
 DATE: \_\_\_\_\_

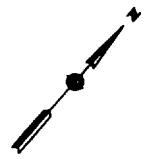
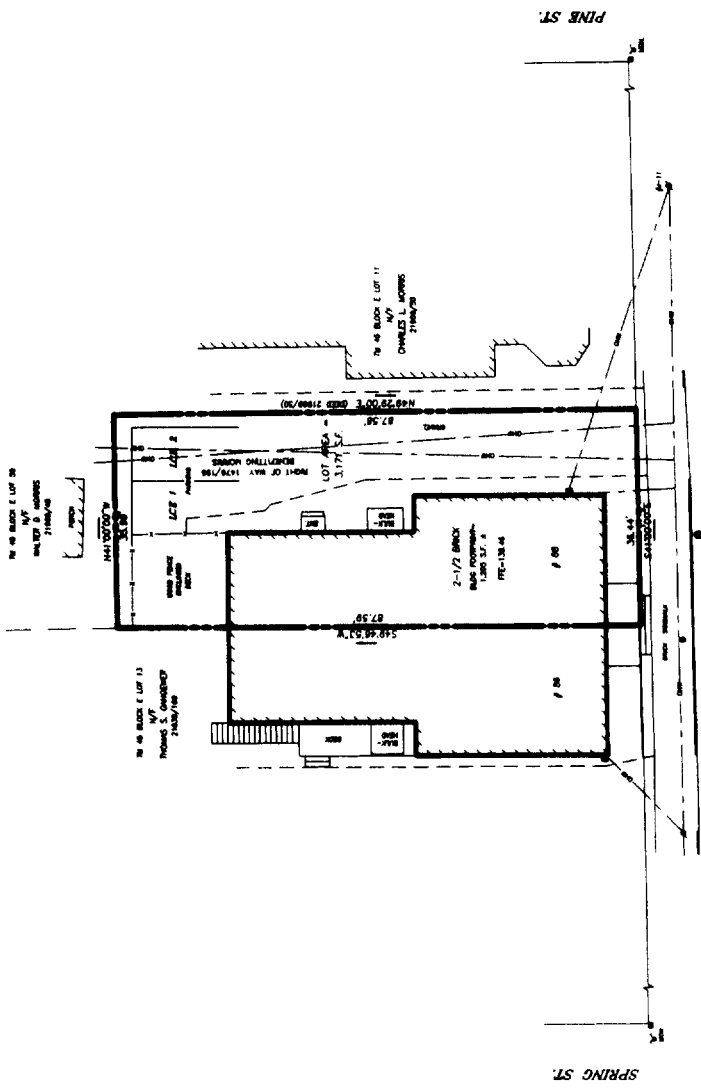
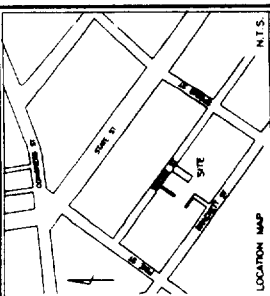
HORIZONTAL & VERTICAL BOUNDARIES

"88 WINTER STREET CONDOMINIUM"  
 888 WINTER STREET, PORTLAND, MAINE  
 PREPARED FOR RECORD BY  
 DAVID PARKER

OWEN HASKELL, INC.  
 100 WINTER STREET, SUITE 11, PORTLAND, MAINE

Drawn By: [Signature]	Scale: 1/8" = 1'-0"	Date: 08/11/08	Sheet No: 2 OF 2
Checked By: [Signature]			
Project No: 08-0179			





CONDOMINIUM PLAT  
"88 WINTER STREET CONDOMINIUM"  
88 WINTER STREET, PORTLAND, MAINE

OWNER  
DAVID PARKER  
88 WINTER STREET, UNIT 1, PORTLAND, MAINE

PREPARED BY  
OWEN HASKELL, INC.  
18 COLLEGE STREET, PORTLAND, MAINE

DATE  
APRIL 13, 1988

SCALE  
1" = 10'

**CERTIFICATION:**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THE PLANS HEREON ARE THE TRUE AND CORRECT REPRESENTATION OF THE RECORDS OF THE CITY OF PORTLAND, MAINE, AND THAT THE PLANS HAVE BEEN PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER.

DATE  
APR 13 1988

SCALE  
1" = 10'

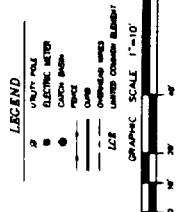
OWEN HASKELL, INC.  
18 COLLEGE STREET, PORTLAND, MAINE

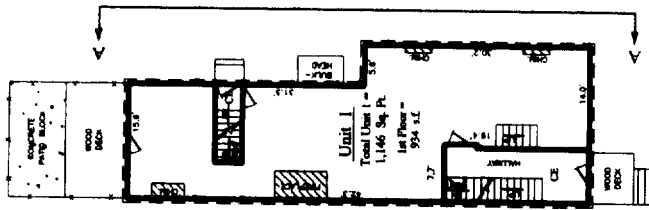
**NOTES:**

- OWNER OF RECORDS: DAVID A. PARKER, 88 WINTER STREET, UNIT #1, PORTLAND, MAINE 04103. BLOCK 133A PAGE 367.
- PLANS: 88-133A-18 LOT 13 BLOCK E ON THE CITY OF PORTLAND'S ASSOCIATED MAP #48.
- REVISIONS AND NEW DATA SUBMITTED BY BLOCK OWNER PAGE 88.
- ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.

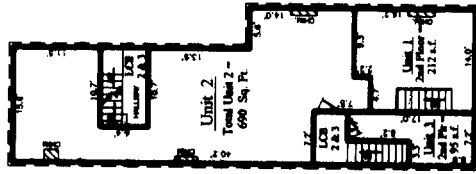
**PLAN REFERENCES:**

- PLAN OF LAND IN PORTLAND, MAINE MADE FOR P.P. WINTER BY E.C. JOHNSON & CO. APRIL 1917

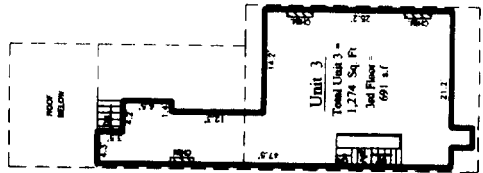




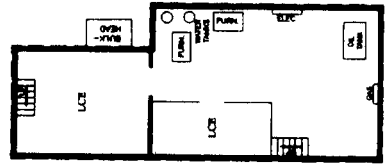
FIRST FLOOR



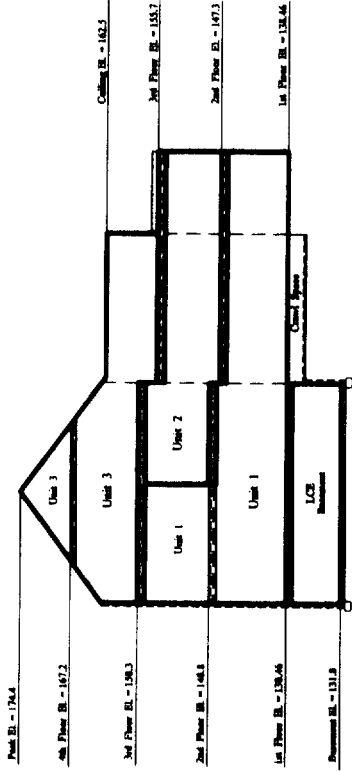
SECOND FLOOR



THIRD FLOOR



BASEMENT



SECTION A

HORIZONTAL BOUNDARY

NOTE: ELEVATIONS BASED ON CITY DATUM

HORIZONTAL & VERTICAL BOUNDARIES

"88 WINTER STREET CONDOMINIUM"  
 #08 WINTER STREET, PORTLAND, MAINE  
 MADE FOR RECORD ONLY  
 DAVID PARKER  
 88 WINTER STREET, UNIT 1, PORTLAND, MAINE

**OWEN HASKELL, INC.**  
 18 Canal St., Portland, ME 04101  
 Phone: (603) 777-1111  
 Fax: (603) 777-1112

Drawn By:	DL	Date:	10/11/01
Checked By:	DL	Date:	10/11/01
Scale:	1/8" = 1'	Sheet No.:	1 OF 1

W.S.  
 WILLIAM C. SIMPSON, REGISTERED PROFESSIONAL ENGINEER  
 DATE: 10/11/01

LEGEND:  
 CE COMMON ELEMENT  
 LCE LIMITED COMMON ELEMENT  
 UNIT BOUNDARY

Submit with Condominium Conversion Permit Application

**Project Data:**

Address: 88 Winter St Portland  
 C-B-L: \_\_\_\_\_  
 Number of Units in Building: 3

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 David Parker	491-3055	0	over 5m	No
Unit 2 Chris Parker	471-1588	2	4-13-05	No
Unit 3 Michael Cruz	761-2841	3	4-13-05	No
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 8 years

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?  
 YES \_\_\_\_\_ NO  (check one)

Type and cost of building improvements associated with this conversion that do not require permits:

- \$ \_\_\_\_\_ Exterior walls, windows, doors, roof
- \$ \_\_\_\_\_ Insulation
- \$ \_\_\_\_\_ Interior cosmetics (walls/floors/hallways/refinishing, etc.)
- \$ \_\_\_\_\_ Other (specify) \_\_\_\_\_

**David A. Parker**  
**88 Winter Street Development, LLC**  
**88 Winter Street, #1**  
**Portland, ME 04102**

April 13<sup>th</sup>, 2005

Michael Cruz  
88 Winter Street, #3  
Portland, ME 04102

RE: **88 Winter Street, Portland, Maine**  
Notification of Condominium Conversion

Dear Mr. Cruz:

This letter will serve as notification to you of our intent to convert our property at 88 Winter 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 "**Condominium Ordinance**"). 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  
\$27,450

2 Person  
\$31,350

3 Person  
\$36,300

*0.80 times  
unit's*

You will be contracted 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, and if you are interested in discussing financing arrangements or any other purchase details, we will arrange for a meeting between you and the broker.

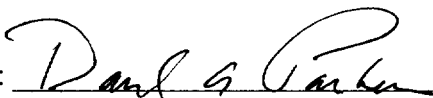
IN ACCORDANCE WITH THE ABOVE CONDOMINIUM ORDINANCE, THIS SHALL SERVE AS WRITTEN NOTICE THAT YOU WILL BE REQUIRED TO VACATE YOUR UNIT 120 DAYS AFTER THE DATE ON WHICH YOU RECEIVE THIS LETTER.

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

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.

Very truly yours,

**88 WINTER STREET DEVELOPMENT, LLC**

By:   
Name: David A. Parker, Manager

Enclosure

**ADDENDUM**  
to  
**Notification Letter re: Intent to Convert Rental Units to Condominiums**  
**88 Winter 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 4.13, 2005.

Unit # 3      Signed: [Signature]      Dated: 4.13.05  
Name: J. Michael Cruz      761.2841

Signed: \_\_\_\_\_      Dated: \_\_\_\_\_  
Name: \_\_\_\_\_

**Please return to:**  
**DAVID A. PARKER**  
**88 WINTER STREET DEVELOPMENT, LLC**  
**88 Winter Street, Apt. 1**  
**Portland, ME 04102**

**David A. Parker  
88 Winter Street Development, LLC  
88 Winter Street, #1  
Portland, ME 04102**

April 13<sup>th</sup>, 2005

Chris Parker  
88 Winter Street, #2  
Portland, ME 04102

RE: **88 Winter Street, Portland, Maine**  
Notification of Condominium Conversion

Dear Mr. Parker:

This letter will serve as notification to you of our intent to convert our property at 88 Winter 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 "**Condominium Ordinance**"). 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  
\$27,450

2 Person  
\$31,350

3 Person  
\$36,300

*ol. 10*

You will be contracted 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, and if you are interested in discussing financing arrangements or any other purchase details, we will arrange for a meeting between you and the broker.


IN ACCORDANCE WITH THE ABOVE CONDOMINIUM ORDINANCE, THIS SHALL SERVE AS WRITTEN NOTICE THAT YOU WILL BE REQUIRED TO VACATE YOUR UNIT 120 DAYS AFTER THE DATE ON WHICH YOU RECEIVE THIS LETTER.

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

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.

Very truly yours,

**88 WINTER STREET DEVELOPMENT, LLC**

By:   
Name: David A. Parker, Manager

Enclosure



**ADDENDUM**  
to  
**Notification Letter re: Intent to Convert Rental Units to Condominiums**  
**88 Winter Street, Portland, Maine**

I/we have been notified of the proposed purchase price for the unit identified below, and I/we hereby \_\_\_\_\_ ACCEPT/ CA DECLINE the option to purchase the unit as contained on the attached notice dated 04/13, 2015

Unit # 2      Signed: [Signature] Dated: 04/13/15  
Name: David A. Parker 876-11-1588

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_  
Name: \_\_\_\_\_

**Please return to:**  
**DAVID A. PARKER**  
**88 WINTER STREET DEVELOPMENT, LLC**  
**88 Winter Street, Apt. 1**  
**Portland, ME 04102**

G:\Users\Doug\Parker, David A\88 Winter Street Condominium\Condominium-Notification Letter.doc

**ROBERT A. VERRIER CONSTRUCTION CO. PEERLESS WELDING CO., INC.**

TELEPHONE 4-2684

65 COMMERCIAL STREET PORTLAND, MAINE 41-45 UNION STREET Tel. 2-7623 PORTLAND, MAINE



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880

**Left Right**  
**WINDING WAY—PEAKS ISLAND**  
 Off Ocean View Terrace easterly

**WINDSOR TERRACE**  
**WARD 9**

From Berwick across Lennox  
 3 John R M Giffard @ Δ3-0837  
 CHESTER STREET begins  
 LENNOX STREET begins

**WINSLOW STREET**  
**WARD 8**

From 268 Forest avenue to 58 Bedford  
 4 Winslow Diner Δ2-9185  
 8 American Auto Radiator Works  
 reprs 03-7907  
 12 William H Hoar  
 Mrs Helen Jones  
 14 James A Logan @ Δ4-8865  
 James Logan Co pntr contr  
 Δ4-8865  
 Mrs Margaret M Stebbins @  
 Δ4-8865  
 16 Earl S Laidlaw Δ2-8472  
 Linwood C Mason  
 18 Donald C Ratliff  
 Clarence A Ratliff @ Δ3-1900  
 Harry P Webber @ Δ2-0850  
 Theodore K Lovely  
 25 Ronell L Thibodeau  
 Robert C Littlejohn  
 Mrs Annie M Proctor Δ2-6496  
 27 Willard F Sawyer Δ4-9047  
 Fred C Seavey @ Δ2-8151  
 29 Albert A J Gilding Δ3-6966  
**LIQHTFOOT STREET ends**  
 48 Harrison G Clifford Δ3-6544  
 50 Richard B Thompson  
 Thurber B Townsend Δ2-8332  
 Mrs E Marie O'Donovan Δ2-8972  
 Robert H Matthews Δ2-2636  
 53 Nash-Portland Inc Δ2-0198  
 Charles T Hayes jr @ Δ3-3996  
 54 John P Lee @ Δ5-0680  
 58 Virginia H Adams Δ4-5257  
**CONANT STREET ends**  
 66 Robert E Johnson Δ4-0875  
 72 Richard T Nielsen Δ2-7089  
 74 Hilmer S Kindbom Δ4-1634  
 76 Albon L Lawrence Δ4-3281  
 78 Mae Curtis Δ2-6719  
 80 Elmer R Hanson Δ4-1834  
 88 Forest City Motor Co Δ2-2887  
 Wilfred H Pike Δ2-6436  
 Mrs Ina E Sampson @ Δ4-1372  
**GRAND STREET ends**

**WINTER STREET**  
**WARD 6**

From 165 Danforth to 26 Pine  
 12 Donald A Turner lodg and h  
 14 Albert F Scanimon @ Δ2-8947  
 Eugene P Audet  
 Mrs Rose Mulhearn  
 Mrs Gladys M Brown  
 21 **GRAY STREET crosses**  
 23 Mrs Louise C Devane @ Δ2-2269  
 24 Lewis L Crockett  
 Arthur A Doucette  
 25 Mrs Rose A Duff @ Δ2-6369  
 Herbert C Robinson  
 27 Michael L Foley  
 Mrs Bernice G Moon  
 28 Roland A McKeen  
 Helen E McKeen nurse nnd h  
 Δ3-9439  
 30 Lawrence O'Toole  
 Jesse E Cummings  
 Mrs Katherine O Foley  
 31 Patrick J Conley jr @ Δ5-1539  
 (rear) William F Redlon Δ3-6386  
 32 Charles White  
 Peary M Mailman  
 James G O'Malley  
 35 Mrs Christine A LaCrosse @

**Left Right**

36 Sigmund S Dyro Δ3-6389  
 Mrs Lucille R Weeman  
 Walter R Fogg  
 37 Vaughan S Johnston  
 Herbert L Sanders  
 Willis Napier  
 Gordon C Linneken  
 Mrs Mary E Snyder  
 38 Mrs Margaret F Upton Δ2-3816  
 Walter E Marr Δ3-0793  
 Frank W Ahern  
 40 Mrs Ethel Squires Δ3-0869  
 Edward E Linnekin  
 Vacant  
 41 Mrs Gertrude Leighton Δ3-5315  
 Dorothea A Davis Csp and h @  
 Δ4-1396  
 Rose B Poland  
 43 Theodore R Brownlee @ Δ3-3454  
 Patrick J McDonough  
 44 Mrs Katherine E Thorne @  
 Δ3-6795  
 John Butkis  
 48 Eugene L Clancy  
 48a Fred H Smith Δ4-1046  
 John F Johnson Δ2-9704  
 50 Salvatore R Forgiione  
 Joseph J Mellin  
 51 Bessie A Marsh Δ3-1284  
 52 Mrs Cella R Stewart  
 Robert J Cyr  
 53 Paul N G Bruns  
 Arthur R Knox pntr and h  
 Δ2-9071  
 81 **SPRING STREET crosses**  
 64 Mildred F Holbrook @ Δ2-1371  
 68 Lawrence Conley  
 Franklin Strickland Δ4-8852  
 70 Ellery O Emery @ Δ4-3102  
 (rear) Fred W Skillin  
 71 **The Winter Apartments**  
 Helen I Hinds apt 1 Δ3-3586  
 Irene B Smith apt 2  
 Freeman C Milliken apt 3  
 Δ3-6101  
 Elva M Fysh nurse and h apt 4  
 Δ4-9218  
 Mrs Mary L Waite apt 5 Δ4-3358  
 Mrs Katherine C Bartholomew  
 apt 6 Δ4-1176  
 Elizabeth M Packhem apt 7  
 Δ3-9697  
 Murdo MacGregor apt 8  
 Evelyn R Maguire apt 9 @  
 Δ4-0036  
 Lewis P Hall ept 10 Δ4-8584  
 Mrs Yvonne Cooney apt 11  
 Δ3-5945  
 Lidmin M O'Connell apt 12  
 William E Holmes  
 72 Merle L Beane  
 74 Thomas W Ball Δ4-2807  
 Thomas A Coyne Δ2-4882  
 Vacant  
 75 William Plummer  
 John O Malconian @ Δ4-9892  
 76 Barbara E Lyon  
 Mrs Dionisia Gianbas @  
 77 Rose Bailengenu lodg h  
 Mrs Beulah C Shanklin Δ2-4860  
 Herbert A Thompson  
 Harold L Greenwald  
 78 Mrs Roxa M Conant @  
 79 Mrs Alice M Adams Δ3-7568  
 Vacant  
 81 Louis H Galluba Δ2-6309  
 Mrs Emma E McCrea  
 82 Mrs Lena L Jordan @ Δ2-1290  
 Fernald Hodgdon  
 Thomas W Goad advt and r  
 05-2015  
 85-87 Mercv Hosnital Nurses Home  
 86 Donald P Malloch apt 1  
 Vacant apt 2  
 Mrs Ruth E Brown apt 3  
 George Hamel apt 4  
 Mrs Catherine R Wiley  
 John D Mimicou Δ4-1806  
 Oliver W Spearin apt 5  
 Mrs Catherine R Wiley  
 John D Mimicou Δ4-1806  
 88a Lynwood J Burgess

**Left Right**

91 Mrs Vera P Martin apt 1  
 Frank Fagoni apt 2  
 Winzola Bishop  
 Robert D Mowers Δ4-9264  
 Gwendolyn N Damon nurse and  
 h  
 Helen Grindley nurse and h  
 John P Donovan jr Δ3-1291  
 92 Charles W Morris @  
 94 Kenneth M Cunningham  
 Vernon E Wilkins  
 96 Oran A Kirkby  
 97 Martin J Foley @ Δ3-1928  
 Claude Tribert Δ4-3572  
 99 Mary L Davis @  
 100 Fred L Sweet Δ3-9708  
 104 Frank B Morris apt 1 Δ3-0094  
 Mrs Dora A Bell apt 2 Δ4-7729  
 William Hebert apt 3  
 Scott W Dickinson apt 4 Δ5-1946  
 105 M Gertrude Gagahan lodg and  
 h Δ5-1697  
 108 Joseph P Ward  
 109 Francis J Curran @ Δ3-7804  
 Thomas A McCabe jr @ Δ3-8976  
 110 Elmer N Bacheider  
 Ernest G Johnson  
 112 Mrs Bernadette M Vall  
 Hilbert F Welch  
 113 Mrs Reba Brackett  
 Andrew J Klejnot  
 William Brown  
 116 Herbert T Powers @ Δ4-3848  
 Frank H Carroll  
 Mrs Kennebec L Bailey  
 117 Byron N Hendrix apt 1  
 Harry M Reed apt 2  
 Robert E Merrill apt 3  
 Vacant apt 4  
 118 Portland Mennonite Service Unit  
 Δ3-9511  
 William Regehr  
 119 Leah A Thomas apts and h @  
 Δ3-6552  
 (rear) Marie Wilcox  
 Marjorie Haskell  
 Mrs Bertha Mitchell drsmkr and  
 r Δ3-6552  
 124 Vacant  
 126 Vacant

**WINTHROP STREET**  
**WARD 2**

From 9 Madison to 26 Fox  
 6 Daniel J Fox Δ3-5214  
 7 Mrs Mary E Bannigan @  
 Harold E Lovejoy  
 9 Edward H Hamkes  
 11 William P Markley  
 Joseph R Cremo @  
 12 Samuel J Oppedisano Δ2-8925  
**EVERETT STREET begins**  
 19 Mrs Elgtha R Williamson  
 (rear) Ralph Sangillo  
 Harold F Marr @ Δ4-1883  
 Paul LeClair @

**WIRT STREET**  
**WARD 9**

From 69 Belfort to bey Verrill  
 — UNACCEPTED —

**WOLCOH STREET**  
**WARD 8**

From 644 Brighton avenue to Capisic  
 10 W Theodore McCafferty @  
 Δ3-7505  
 11 George E Mahoney @ Δ4-3618  
 Rufus D Griffith @ Δ4-2780  
 17 Blanchard F Tillotson @ Δ2-7176  
 18 Mrs Esther H Cousins @ Δ4-1543  
 25 Robert L Gardener jr @ Δ2-1366  
 Lawrence B Anderson jr  
 Δ2-0682  
 28 Lawrence B Anderson

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