

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 050419

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
MAY 18 2005
CITY OF PORTLAND

This is to certify that BROAD REACH INVESTMENTS LLC (Owner)

has permission to Change of use to 4 unit Condo

AT 27 DEERING ST

046 A013001

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 regarding the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. 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. Jay Kelley P.F.D. 5-13-05

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 5/17/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Location of Construction: 27 DEERING ST		Owner Name: BROAD REACH INVESTMENTS		Permit No: 05-0419		Issue Date: MAY 18 2005		PERMIT ISSUED 046 A013001	
Business Name:		Contractor Name: Owner		Owner Address: 109 MAIN ST		Contractor Address: Portland		City of Portland	
Lessee/Buyer's Name		Phone:		Permit Type:		Zone: S3			
Past Use: Residential 4 unit		Proposed Use: 4 Unit rental/ Change of use to 4 unit Condo		Permit Fee: \$900.00		Cost of Work: \$900.00		CEO District: 1	
Proposed Project Description: <i>Legal Use: 4 Residential dwelling units</i>				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>JCK P.F.D. 5-13-05</i>		INSPECTION: Use Group: <i>R2</i> Type: <i>IBC 2003</i> Signature: <i>[Signature]</i>			
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____					

Permit Taken By: Idobson		Date Applied For: 04/13/2005		Zoning Approval			
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>5/19/05</i>		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____		Historic Preservation <input type="checkbox"/> Not in District or Landmar <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>Any exterior work requires A</i> Date: _____	
						<i>Separate Review and Approval</i>	

CERTIFICATION

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

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

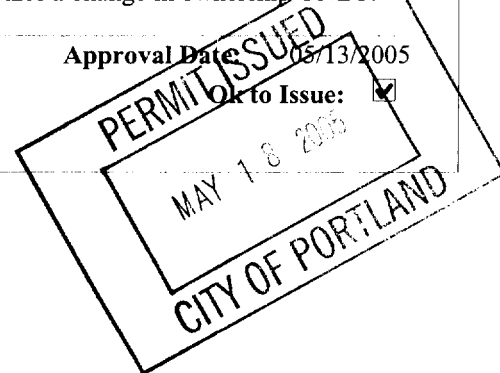
City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0419	Date Applied For: 04/13/2005	CBL: 046 A013001
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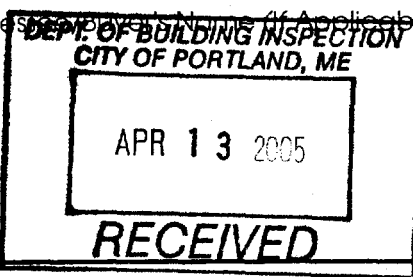
Location of Construction: 27 DEERING ST	Owner Name: BROAD REACH INVESTMENTS	Owner Address: 109 MAIN ST	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	
Proposed Use: 4 Unit rental/ Change of use to 4 unit Condo		Proposed Project Description: Change of use to 4 unit Condo	

Ok to Issue:
 izes a change in ownership ONLY.
 Approval Date: 05/13/2005



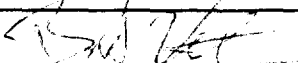
Condominium Conversion and Building Permit Application

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>27 Deern / Street</u>		
Total Square Footage of Proposed Structure <u>3696</u>	Square Footage of Lot <u>.072 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>46</u> Block# <u>A</u> Lot# <u>13</u>	Owner: <u>Broad Reach Investments LLC</u> Mgr: <u>Brit Vitalius</u>	Telephone: <u>318-2555</u>
Less Developer's Name (if Applicable) 	Applicant name, address & telephone: <u>Brit Vitalius</u> <u>109 Main St</u> <u>Kenneth, ME 04096</u> <u>(207) 318-2555</u>	Cost Of Work: \$ <u> </u> Fee: \$ <u> </u> <u>4</u> units @ \$150.00 per unit \$ <u>600</u> + \$75.00 per unit Cofo \$ <u>300</u> Total Fee: <u>900.00</u>
	Current use: <u>Rental Apartment</u> number of units: <u>4</u> Proposed use: <u>Condo</u> number of units: <u>4</u> Project description: <u>Change of ownership from a single apartment building with 4 legal units to a change in ownership to 4 condos</u>	
Contractor's name, address & telephone:		
Whom should we contact when the permit is ready: <u>Brit Vitalius</u>		
Mailing address: <u>109 Main St., Kenneth 4, ME</u> <u>04096</u> Phone: <u>318 2555</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: 	Date: <u>4/12/05</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: 27 Deering Street

C-B-L: 46 A-13

Number of units in building: 4

Tenant name	Tenant tel. #	occup. length	Date of notice	eligible for \$?
Unit 1 Jamie Allen Brent Rand	329-3146 841-6802	~ 1 + yr ~ 1 + yr	4-10-05	
Unit 2 Vacant	Heather Penfield	family issues moved out ~ early Sept		
Unit 3 Vacant	Brian Wachter	relocated to Virginia	moved out last Sept (2004) see e-mail from him	
Unit 4 Mark Emery Roxanne Keserson (recently left)	986-8398 939-9484	~ 1 + yr ~ 1 + yr	4-6-05	
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 6 months

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

Type and cost of building improvements associated with this conversion that do not require permits: None - building was renovated prior to purchase

\$ _____ exterior walls, windows, doors, roof

\$ _____ insulation

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

\$ _____ other (specify)

**CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART III: PROJECT DATA**

1. Assessors reference, Chart, Block, Lot: 46 . A - 13

2. Number of Units before conversion: 4
4 Units with 1 bedroom — Units with 2 bedroom
— Units with 3 or more bedroom

3. Monthly rent range (specify with or without utilities, being specific about the utilities)

\$900 - \$1000, water/sewer, heat, hw, electric included

4. Number of Units after conversion: 4
4 Units with 1 bedroom — Units with 2 bedroom
— Units with 3 or more bedrooms

5. Purchase Price range: \$150,000 - \$300,000

6. Length of time building owned by applicant: 0 months

7. Improvements, renovations or modifications being made in association with this conversion will require the following permits (please circle all that apply):
Building Plumbing Heating Electrical

8. Type and cost of building improvements being made in association with this conversion that will not require permits:
\$ _____ exterior walls, windows, doors, roof
\$ _____ insulation
\$ _____ interior cosmetic (wall/floor refinishing, etc.)
\$ _____ other (please specify) _____

\$ 0.00 no improvements being made

Broad Reach Investments, LLC

109 Main Street
Yarmouth, M E 04096

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

March 28, 2005

Jamie Allen
Brent Rand
27 Deering Street, Apt. #1
Portland, ME 04101

Re: Unit 1, 27 Deering Street, Portland, Maine

Dear Jamie and Brent:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 27 Deering Street, Portland, Maine is being converted into condominiums. Pursuant to §1604-111 and Article VII of the Land Use Ordinance for the City of Portland, you, as the tenant, have the right for 60 days after delivery or mailing of this notice to you to purchase the condominium unit that is being created that will include your apartment, as is, for a purchase price of \$160,000.00. During the following 180 days, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

If you do not buy the unit being created to include your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 775-5451).

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

March 28, 2005

Page 2

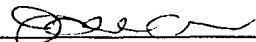
If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,


Briton Vitalius, Manager
Broad Reach Investments, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE

We hereby give **Broad Reach Investments, LLC** notice that we received this Notice of Conversion on APRIL 10, 2005.



Jamie Allen



Brent Rand

We hereby state that we:

_____ accept

~~_____~~ decline

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

Dated: 4/10/, 2005

Jamie Allen

Brent Rand

Broad Reach Investments, LLC

109 Main Street
Yarmouth, ME 04096

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

March 28, 2005

Mark Emery
Roxanne Kennerson
27 Deering Street Apt. #4
Portland, ME 04101

Re: Unit 4, 27 Deering Street, Portland, Maine

Dear Mark and Roxanne:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 27 Deering Street, Portland, Maine is being converted into condominiums. Pursuant to §1604-111 and Article VII of the Land Use Ordinance for the City of Portland, you, as the tenant, have the right for 60 days after delivery or mailing of this notice to you to purchase the condominium unit that is being created that will include your apartment, as is, for a purchase price of \$200,000.00. During the following 180 days, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

If you do not buy the unit being created to include your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 775-5451).

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

March 28, 2005
Page 2

If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.


Very truly,

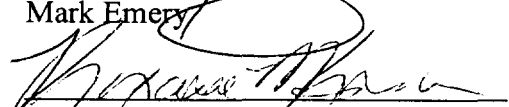
Briton Vitalius, Manager
Broad Reach Investments, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE

We hereby give **Broad Reach Investments, LLC** notice that we received this Notice of Conversion on ~~February~~ 04/06/05, 2005.

MJE



Mark Emery


Roxanne Kennerson

We hereby state that we:

_____ accept

_____ decline

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

Dated: _____, 2005

Mark Emery

Roxanne Kennerson

Fax

Sullivan Multi Family Realty, LLC

2 - 4 Units in Portland, that's all we do!

1 India Street • Portland, ME 04101 • www.sullivanmulti.com

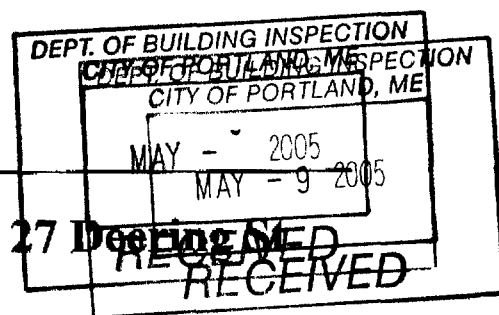
Date: 5/9/05

To: City of Portland
Marge Schmuckal
Phone:
Fax: 207-874-8716

From: Brit Vitalius
Phone: 207-771-5556
Fax: 207-773-4647
Email: brit@sullivanmulti.com

Pages: 3

Subject: Condo Conversion Permit – 27 Deering St



Dear Marge,

Regarding my condo conversion application, I am writing to provide a little history and context for the property. You may remember that I stopped up to briefly discuss this project a couple months ago and ask questions about the best way to proceed.

I purchased the 4 unit building on October 1st, 2004. The property had already been rehabed by Marcia Bernstein such that I have done almost nothing to it – it is simply in beautiful condition. In fact, Marcia had already rehabed and converted the other half of the building (29 Deering St).

When I acquired the property, two units were vacant and have remained so. The other two tenants have been given written notification which you should have on file.

I have included 2 letters; one from the previous owner, Marcia Bernstein; the second from the tenant who vacated unit #3 prior to my purchase, Brian Wachter. I hope these letters are satisfactory for the permit's requirements.

Thanks,
Brit

The information contained in this communication is confidential and is intended for the use of the addressee. Unauthorized use, disclosure, distribution or copying is strictly prohibited. If you receive this communication in error, please notify us by telephone immediately at (207) 771-5556 so that we may arrange for the retrieval of the documents at no cost to you.

BRIAN T. WACHTER
3342 WILLIAM STYRON SQUARE NORTH
NEWPORT NEWS, VA 23606
757-223-7808
BWACHTER@STONEPORT.COM

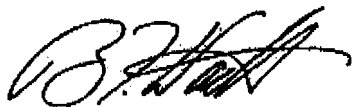
May 5, 2005

To Whom it May Concern,

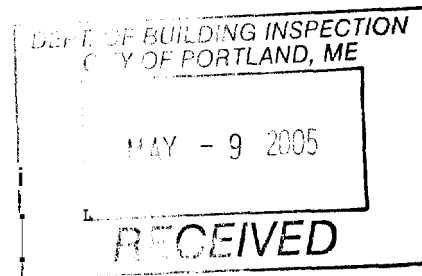
I am writing to state that I moved out of unit #3 (2nd floor) at 27 Deering Street on September 28th, 2005 due entirely to a professional transfer. I am now located at 3342 William Styron Square North, Newport News, VA 23606. I am an Aerospace Engineer and work for Bihle Applied Research, Inc. located in Hampton, VA.

Please note that my move was not related to the sale of the 27 Deering Street, but was entirely due to the requirements of my job. In fact, you will note that I moved out of state several days prior to the sale of the property.

Best Regards,



Brian T. Wachter



Marcia Bernstein
207-632-3098

May 6, 2005

Brit Vitalius
109 Main Street
Yarmouth, ME 04096

Dear Brit:

The purpose of this letter is to tell you more about the two vacancies you inherited in your purchase of 27 Deering Street from me last fall.

Both tenants were tenants at will and left of their own accord. Brian Wachter lived in Unit #3 and was relocated by to Virginia. His lease ended at the end of September and I believe he actually moved wt several days before the end of that month.

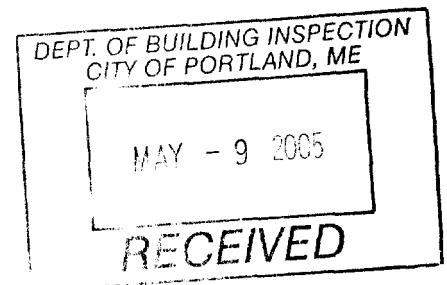
The tenant in Unit #2, Heather Penfidd, moved out in early September. Heather left due to family issues and I do not have her forwarding information readily available.

I hope this information is helpful to you. Please let me know if you need anything else.

Sincerely,



Marcia Bernstein



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.

- | | | |
|-------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> | Footing/Building Location Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> | Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> | Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> | Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> | 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. |

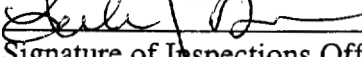
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. **All** projects DO require a final inspection

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

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


Signature of Applicant/Designee

5-18-05
Date


Signature of Inspections Official

5-18-05
Date

CBL: 46 A 13

Building Permit #: 050419