

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 080404
PERMIT TOSEAL
MAY 2008
046 B003001

This is to certify that VARDIS LANCE & GINA VARDIS
has permission to Change of use from 4 unit residential to 1 unit condominium
AT 450 CUMBERLAND AVE E 046 B003001

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 procedure is complete before this building or part thereof is closed 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. Craig Cross
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Chf. J.M.H. 5/22/08
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: 08-0404	Issue Date: 5/22/08	CBL: 046 B003001
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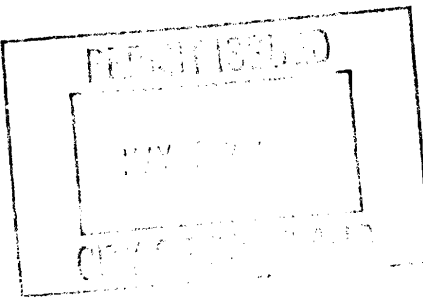
Location of Construction: 450 CUMBERLAND AVE	Owner Name: VARDIS LANCE & GINA M VAR	Owner Address: 248 DARTMOUTH ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: R-6

Past Use: 4 unit residential	Proposed Use: 4 unit condominium - Change of use from 4 unit residential to 4 unit condominium <i>leg use - 4 d.u (perm. # 06-0546)</i>	Permit Fee: \$900.00	Cost of Work: \$900.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NFPA 101</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>5B</i> <i>JBC-2003</i>	

Proposed Project Description: Change of use from 4 unit residential to 4 unit condominium	Signature: <i>Greg Cass</i>	Signature: <i>CLM 5/22/08</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: ldobson	Date Applied For: 04/23/2008	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Ok w/condition</i> Date: <i>5/22/08</i> <i>APM</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 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 <i>Any exterior work requires a separate review & approval thru Historic Preservation</i> Date: _____
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CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0404	Date Applied For: 04/23/2008	CBL: 046 B003001
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Location of Construction: 450 CUMBERLAND AVE	Owner Name: VARDIS LANCE & GINA M VAR	Owner Address: 248 DARTMOUTH ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

Proposed Use: 4 unit condominium - Change of use from 4 unit residential to 4 unit condominium	Proposed Project Description: Change of use from 4 unit residential to 4 unit condominium
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 05/12/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) 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.</p> <p>2) 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.</p> <p>3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</p> <p>4) With the issuance of this permit and the certificates of occupancy, this property shall remain as four residential condominiums. Any change of use shall require a separate permit application for review and approval.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 05/22/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.</p> <p>2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.</p>			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 04/14/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<p>1) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.</p>			

Comments:
5/6/2008-amachado: Left message for Gina & Lance Vardis. Need to know how long unit 2 & unit 3 have been vacant. Need name & number of last tenant.
5/7/2008-amachado: Spoke to Lance Vardis. He will email me about units 2&3. Now the tenants in unit 1 are staying until September, so he will send them a letter of intention to convert and give us a copy.

Location of Construction: 450 CUMBERLAND AVE	Owner Name: VARDIS LANCE & GINA M VAR	Owner Address: 248 DARTMOUTH ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

5/7/2008-amachado: Received email from Lance explaining the tenant history for units 2 & 3. Still waiting for letter of intent for unit one.

5/9/2008-amachado: Received copy of letter of intent to convert for tenants from unit 1.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

 X **Final inspection required at completion of work.**

 X **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

Date

Signature of Inspections Official

Date

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>450 CUMBERLAND AVE</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>2805 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>46</u> Block# <u>B</u> Lot# <u>3</u>	Owner: <u>VARDIS, Lance + Gina</u>	Telephone: <u>773-3481</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>LANCE + GINA VARDIS</u> <u>248 DARTMOUTH ST</u> <u>PORTLAND, ME 04102</u> <u>773-3481</u>	Cost Of Work: \$ _____ Fee: \$ <u>600</u> C of O Fee \$ <u>300</u> Total Fees: \$ <u>900</u>
Current use: <u>FOUR FAMILY</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>FOUR CONDOMINIUMS</u>		
Project description:		
Contractor's name, address & telephone: <u>LANCE VARDIS</u> <u>248 DARTMOUTH ST, PORTLAND, ME</u>		
Who should we contact when the permit is ready: _____		
Mailing address: <u>Same as above</u>		
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>773-3481</u>		

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

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

Signature of applicant: <u>Jan Val</u>	Date: <u>4-23-08</u>
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APR 23 2008

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

Submit with Condominium Conversion Permit Application

Project Data:

Address: 450 CUMBERLAND AVE

C-B-L: 46-B-3

Number of Units in Building: 4

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1	vacant (letter attached)			
Unit 2	vacant - since June of 2005	} see email dated 5/7/05		
Unit 3	vacant -			
Unit 4	Jeff Langley	775-5694		
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 3 years - May 2005

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)

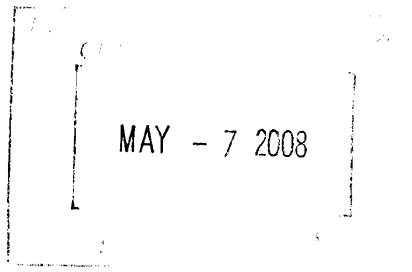
From: <musmix@aol.com>
To: <amachado@portlandmaine.gov>
Date: 5/7/2008 3:06:43 PM
Subject: 450 Cumberland Ave tenant history

Hi Ann,

Attached is a synopsis of our conversation earlier today regarding tenant history. *I'm sending a letter to the first floor tenants who've decided to stay. *I'll get you a copy asap.

Thanks for your help,

Lance Vardis



Lance Vardis
245 Dartmouth Street
Portland, ME 04102
207-450-3885

May 7, 2008

Ann Machado
City of Portland
Building Inspections

Re: 450 Cumberland Ave former tenants

Ann,

As per our discussion on the phone earlier today, I'll attempt to clarify the tenant history on the second (unit 2) and third (unit 3) floor apartments.

We closed on the purchase of 450 Cumberland in May of 2005. The second floor was already vacant and the third floor tenant gave notice within a month of our closing. Apartment Locator handled the management at the time.

We kept the second floor vacant and rented the third floor (through Apartment Locator). Unfortunately, the tenants that we ended up with destroyed the third floor apartment and kept a large dog locked in the attic (we found out after they left – dog food and dog crap everywhere). To add insult to injury, they broke the lease and left owing rent. They rented from approximately August of 2005 thru October of 2005. I don't have names, but Apartment Locator might. We didn't pursue any legal action.

The third floor has been vacant since (thoroughly repaired, repainted, new appliances, etc).

Thanks,
Lance Vardis

MAY - 7 2008

From: <musmix@aol.com>
To: <amachado@portlandmaine.gov>
Date: 5/9/2008 12:48:05 PM
Subject: 450 Cumberland Ave condo conv.

Hi Ann,

Attached is the new letter that we've delivered to the first floor tenants, now that they've decided to stay until September. *Thanks again for your assistance.

Sincerely,

Lance (and Gina) Vardis

207-450-3885

MAY - 9 2008

May 7, 2008

MAY - 9 2008

Lance and Gina Vardis
248 Dartmouth Street
Portland, ME 04102

Cole Parlin and Hillary Smith
Unit # 1
450 Cumberland Ave
Portland, ME 04101

Re: Notice of intent to convert 450 Cumberland Avenue, Portland to condominiums

Dear Cole and Hillary,

We are sending this letter to you to inform you that we intend to convert the building at 450 Cumberland Avenue, Portland, Maine into 4 condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is not a notice to quit the unit. If it comes to that, a separate 30-day notice to quit will be provided to you. One of our obligations is to offer you a 60-day option to purchase the unit in which you reside. We intend to sell this unit for \$225,000.00. Please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, we may change the price. We will provide you with that information and you will have another opportunity to purchase the unit at the new price.

As the Developer of this project, we are required by City of Portland ordinance to give you the following notice:

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, ME 04101 (telephone: 874-8703).

We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the US Department of Housing and Urban Development. If you would like us to investigate whether you qualify for this assistance, or if you would like us to provide assistance to you in the form of referrals to other reasonable accommodations, please let us know. This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely,

Lance and Gina Vardis
Owners/developers

April 23, 2008

Lance and Gina Vardis
248 Dartmouth Street
Portland, ME 04102

Jeff Langley
Unit # 4
450 Cumberland Ave
Portland, ME 04101

Re: Notice of intent to convert 450 Cumberland Avenue, Portland to condominiums

Dear Jeff,

We are sending this letter to you to inform you that we intend to convert the building at 450 Cumberland Avenue, Portland, Maine into 4 condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is not a notice to quit the unit. If it comes to that, a separate 30-day notice to quit will be provided to you. One of our obligations is to offer you a 60-day option to purchase the unit in which you reside. We intend to sell this unit for \$125,000.00, but we'll offer it to you for \$115,000.00. Please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, we may change the price. We will provide you with that information and you will have another opportunity to purchase the unit at the new price.

As the Developer of this project, we are required by City of Portland ordinance to give you the following notice:

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, ME 04101 (telephone: 874-8703).

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Sincerely,

Lance and Gina Vardis
Owners/developers

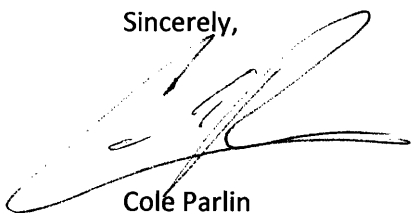
March 1, 2008

Apartment Locator
757 Congress Street
Portland, ME 04101

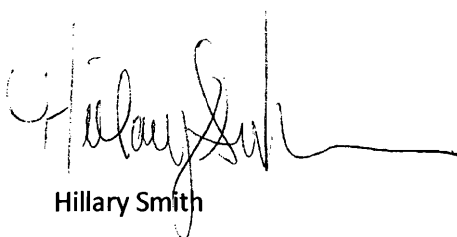
To Whom it May Concern:

Please consider this letter our official 30 days notice that we will be vacating the 450 Cumberland Avenue, apartment #1, property by April 1st. While we have greatly enjoyed both the property and the service of Apartment Locator, half of our party will be leaving town, leaving us no choice but to make a change. Thank you for your services.

Sincerely,



Cole Parlin



Hillary Smith