

# PERMIT ISSUED

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-0711	Issue Date: JUN 28 2001	CEL: 046 D012001
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Location of Construction: 10 Deering St	Owner Name: Deer Park Properties Llc	Owner Address: 34 Deepwood Dr Portland, ME 04101	Phone: 207-774-6226
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone: 
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: R-6

Past Use: Six rental units	Proposed Use: Convert 6 rental units to six condominiums	Permit Fee: \$150.00	Cost of Work: \$0.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Sec. 310.9 Use Group: A-3 Type: 5B 900A/06/1999
Signature: <i>Mary</i>	Signature: <i>[Signature]</i>

Proposed Project Description:  
 Convert 6 units to 6 condominiums  
*ok per 1955 Directory units listed*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 06/15/2001	<b>Zoning Approval</b>
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>To remain 6 D.U.</i> <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>6/27/01</i>	<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 Date: <i>Any exterior work require A separate review</i>
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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

*6/15*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 10 Dearing St.      CBL# 046-D-012

Issued to **DeerPark LLC**

Date of Issue **July 13, 2001**

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. **010711** , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

**Unit # 3 ONLY**

APPROVED OCCUPANCY

**Use Group: R R3  
Type 5B  
Boca 1999**

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

**7/13/01**  
(Date)

Inspector **J. B.**

Inspector of Buildings

*for*  
*SPM*  
*McC*

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

7/11/01 Inspected Unit # 3 check with Mike C. about GFI in bathroom (open ground) for C.O.

11/26/01 Final for C.O.

unit 2: Leak on cold side of kitchen sink faucet

unit 1: No Electric Permit - unprotected conductors in kitchen sink cabinet, conductor from Pig to switch not to code. No plumbing permit.

unit 4: unit on 2nd & 3rd Floors. 3rd Floor guardrail at top of stairs needs max 4" spacing Rule.

Tub spout has steady drip.

unit 5: Efficiency OK for C.O.

unit 6: Access to deck needs to be secured from use, or deck needs adequate Guardrail System. - No Electrical Permit No Plumbing Permit - No Power - unprotected conductors in kitchen sink cabinet, conductor from Pig to switch not to code. Light fixture in 3rd FC closet needs to be Fluorescent. JB

no #1 } need C.O.'s  
no #4 }  
no #6 } need right away) all items corrected for units 1, 4, 6

12/12/01 - Checked all above items and found all were corrected. Mike Collins is doing electrical on

12/13/01 - U Mac has been through & approved. OK to issue C.O.'s for unit #1, 4, 6 when Mike is finished.

~~check~~

~~check~~  
permit 01-20-11

No C.O.'s for no #2+5

Ed Gardner

415-4493

LAND USE - ZONING REPORT

ADDRESS: 10 Deering ST DATE: 6/27/01

REASON FOR PERMIT: convert from 6 rental D.U. to 6 Condo D.U.

BUILDING OWNER: Deer Park Properties C-B-L: \_\_\_\_\_

PERMIT APPLICANT: Frank Montello

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

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment, and/or revised permit.
4. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of 6 Dwelling units. Any change in this approved use shall require a separate permit application for review and approval. (per 1955 Directory) <sup>→ to be used AS Condo units</sup>
8. Separate permits shall be required for any new signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
12. Other requirements of condition: \_\_\_\_\_

Marge Schmuckal Marge Schmuckal, Zoning Administrator

010711

FAX# -  
874 8716

CONDOMINIUM CONVERSION PERMIT  
CITY OF PORTLAND, MAINE  
PART I

To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project:  
10 DEERING ST  
PORTLAND ME

Assessor's chart: MAP 46  
Block: D  
Lot: 12

Name of Owner: DEERPARK LLC

Address: 10 DEERING ST, PORTLAND

Telephone No.: 774 6226

Name of Project: DEERPARK CONDOMINIUMS

No of Units to be Converted: SIX

No. of Units applying for: SIX

No. of Units in structure SIX

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds

Approved by: \_\_\_\_\_

ZONING: R6

Date: 6/01

No. of units approved (circle)

Fire Dept:	1	3	3	4	5	<u>6</u>	7	8	9	10	Date: _____
others											
Plumbing:	1	2	3	4	5	<u>6</u>	7	8	9	10	Date: _____
others											
Elec:	1	2	3	4	5	<u>6</u>	7	8	9	10	Date: _____
others											
Blcg. & Housing:	1	2	3	4	5	<u>6</u>	7	8	9	10	Date: _____

Comments:

THIS PROPERTY HAS BEEN USED AS A 6 FAMILY  
PREVIOUS TO 1957. ALL UNITS ARE GRANDFATHERED

Frank Montello  
# 774-6226

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: MAD 46 Block O Lot 12
2. Number of units before conversion:
  - 4 units with 1 bedroom;
  - 2 units with 2 bedrooms;
  - 1 units with 3 or more bedrooms;
3. Monthly rent (range) (specify with or without util.):
  - 475 to 775
  - 800 .....
  - 1000 .....

\* an. Rent includes HEAT & Hot water
4. Number of units after conversion:
  - 4 units with 1 bedroom;
  - 2 units with 2 bedrooms;
  - 1 units with 3 or more bedrooms;
5. Purchase Price (range)
  - \$70 to \$125 K
  - \$ 165 to 185 .....
  - \$ 175 to 185
6. Length of time building owned by applicant? 15 YEARS
7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical or Heating Permit
 

Yes  No  (Please circle applicable permit type.)
8. Type and cost of building improvements associated with this conversion that do not require permits:
  - \$          exterior walls, windows, doors, roof
  - \$          insulation
  - \$ 5000 interior cosmetic (wall/floor/refinishing, etc.)
  - \$ 8000 other (specify) NEW Roof Cover / new SERVICE ENTRANCE
  - none

CONDOMINIUM CONVERSION APPLICATION  
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?  
 yes       no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code?    yes       no
6. Have relocation referrals and assistance been provided to tenants on demand?  
 yes       no





CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 10 DEERING ST, PORTLAND

NUMBER OF UNITS: 6

TENANT NAME: JOHN SCHRECK & ROBERT DUNCAN

TENANT'S UNIT #: 4

TENANT'S TEL. #: 874 0209

TENANT'S PRESENT ANNUAL INCOME: UNKNOWN

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 12

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: DEER PARK LLC c/o FRANK MONTELLO  
30 EXCHANGE ST, PORTLAND ME 774-6226

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: N/A

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

PREVIOUSLY DESCRIBED

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 10 DEERING ST, PORTLAND

NUMBER OF UNITS: 6

TENANT NAME: GORDON MANQUAM

TENANT'S UNIT #: 5

TENANT'S TEL. #: 671-8927

TENANT'S PRESENT ANNUAL INCOME: \_\_\_\_\_

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 10 MONTHS

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: DEMPARK LLC c/o FRANK MONTELUO  
30 EXCHANGE ST, PORTLAND 774-6226

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: N/A

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL  
PREVIOUSLY DESCRIBED



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 10 DEERING ST

NUMBER OF UNITS: 6

TENANT NAME: JULIANE PERRY & ROBERT ST PETER

TENANT'S UNIT #: 1

TENANT'S TEL. #: 828 0982

TENANT'S PRESENT ANNUAL INCOME: ± 40,000 per year (both work)  
*\$33,100 is the cutoff*

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 10 Months

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: DEER PARK LLC c/o FRANK MONTELLO  
30 EXCHANGE ST, PORTLAND ME 04101 774-6226

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: N/A

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

GENERAL BUILDING UPGRADES: NEW ROOF COVER, INTERIOR  
DECORATING: INSTALL FIRE MONITORING SYSTEM, SELF CLOSING

HINGERS ON ALL COMMON AREA DOORS:

Zoning Division  
Marge Schmuckal  
Zoning Administrator

Department of Urban Development  
Joseph E. Gray, Jr.  
Director



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 10 DEERING ST, PORTLAND

NUMBER OF UNITS: 6

TENANT NAME: STACEY BLACK

TENANT'S UNIT #: 3

TENANT'S TEL. #: 773-8336

TENANT'S PRESENT ANNUAL INCOME: ± 30,000<sup>\$28,950 max</sup> per year (NURSE)

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 5 MONTHS

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: DELPAR LLC c/o FRANK MONTANO  
30 Exchange St PORTLAND ME 774-6276

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: NA

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

PREVIOUSLY DESCRIBED

May 26<sup>th</sup>, 2001

To. Mr. Frank Montello

Fr. Stacey Black  
10 Deering St, Apt 3.

Please be advised that it is  
my intent to vacate 10 Deering St, Apt 3  
July 1, 2001.

Any questions or problems please  
call me @ 773 8336.

Stacey

**Frank Montello  
Deer Park Properties, LLC  
c/o Mainland Consultants  
30 Exchange Street  
Portland, Maine 04101  
(207) 774-6226**

COPY

June 15, 2001  
Gordon Mangum  
10 Deering Street, Unit 5  
Portland, ME 04010

**RE: 10 Deering Street, Portland, Maine  
Notification of Condominium Conversion**

Dear Mr. Mangum:

This letter will serve as notification to you of our intent to convert our property at 10 Deering Street in Portland, ME 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
\$27,450	\$31,350	\$36,300

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 is placed 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 and return it to my attention.

Very truly yours,



Frank Montello, Manager  
Deer Park Properties, LLC

**Addendum to notification of intent to convert rental units to condominiums at  
10 Deering Street, Portland, Maine**

I/we hereby \_\_\_\_\_ Accept/ \_\_\_\_\_ Decline the option to purchase the unit as  
contained on the attached notice dated June 15, 2001.

Unit # \_\_\_\_\_ Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

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



COPY

**Frank Montello  
Deer Park Properties, LLC  
c/o Mainland Consultants  
30 Exchange Street  
Portland, Maine 04101  
(207) 774-6226**

June 15, 2001  
Robert Duncan and  
John Schreck  
10 Deering Street, Unit 4  
Portland, ME 04010

**RE: 10 Deering Street, Portland, Maine  
Notification of Condominium Conversion**

Dear Mr. Duncan and Mr. Schreck:

This letter will serve as notification to you of our intent to convert our property at 10 Deering Street in Portland, ME 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.

**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.

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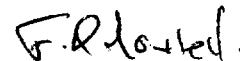
You will be contacted when the units in your building are offered for sale to the public, and you will be informed of the asking price for your particular unit. We will be listing the units for sale with a real estate broker, Ed Gardner of Bay Realty, and if you are interested in discussing financing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

If your unit is placed 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.

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Very truly yours,



Frank Montello, Manager  
Deer Park Properties, LLC

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

COPY

**Frank Montello  
Deer Park Properties, LLC  
c/o Mainland Consultants  
30 Exchange Street  
Portland, Maine 04101  
(207) 774-6226**

June 15, 2001  
Stacey Black  
10 Deering Street, Unit 3  
Portland, ME 04010

RE: **10 Deering Street, Portland, Maine  
Notification of Condominium Conversion**

Dear Ms. Black:

This letter will serve as notification to you of our intent to convert our property at 10 Deering Street in Portland, ME 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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Very truly yours,



Frank Montello, Manager  
Deer Park Properties, LLC

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contained on the attached notice dated June 15, 2001.

Unit # \_\_\_\_\_ Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

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

**Frank Montello  
Deer Park Properties, LLC  
c/o Mainland Consultants  
30 Exchange Street  
Portland, Maine 04101  
(207) 774-6226**

COPY

June 15, 2001  
Juliane Perry and  
Robert St. Peter  
10 Deering Street, Unit 1  
Portland, ME 04010

**RE: 10 Deering Street, Portland, Maine  
Notification of Condominium Conversion**

Dear Ms. Perry and Mr. St. Peter:

This letter will serve as notification to you of our intent to convert our property at 10 Deering Street in Portland, ME 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
\$27,450	\$31,350	\$36,300

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 is placed 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 and return it to my attention.

Very truly yours,



Frank Montello, Manager  
Deer Park Properties, LLC



**Addendum to notification of intent to convert rental units to condominiums at  
10 Deering Street, Portland, Maine**

I/we hereby \_\_\_\_\_ Accept/\_\_\_\_\_ Decline the option to purchase the unit as  
contained on the attached notice dated June 15, 2001.

Unit # \_\_\_\_\_ Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

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

# Mainland

CONSULTANTS

Real Estate Appraisals  
Environmental Services  
Flood Determinations  
Mortgage Inspections

TO: CHRIS

COMPANY: \_\_\_\_\_

FAX NO: 874-8716

FROM: F. Montello

DATE: 6/5

RE: 10 DEERING ST, PORTLAND

NO. OF PAGES: 2 (INCLUDING COVER SHEET)

COMMENT: CHRIS Please Detail to  
my Account

THANKS

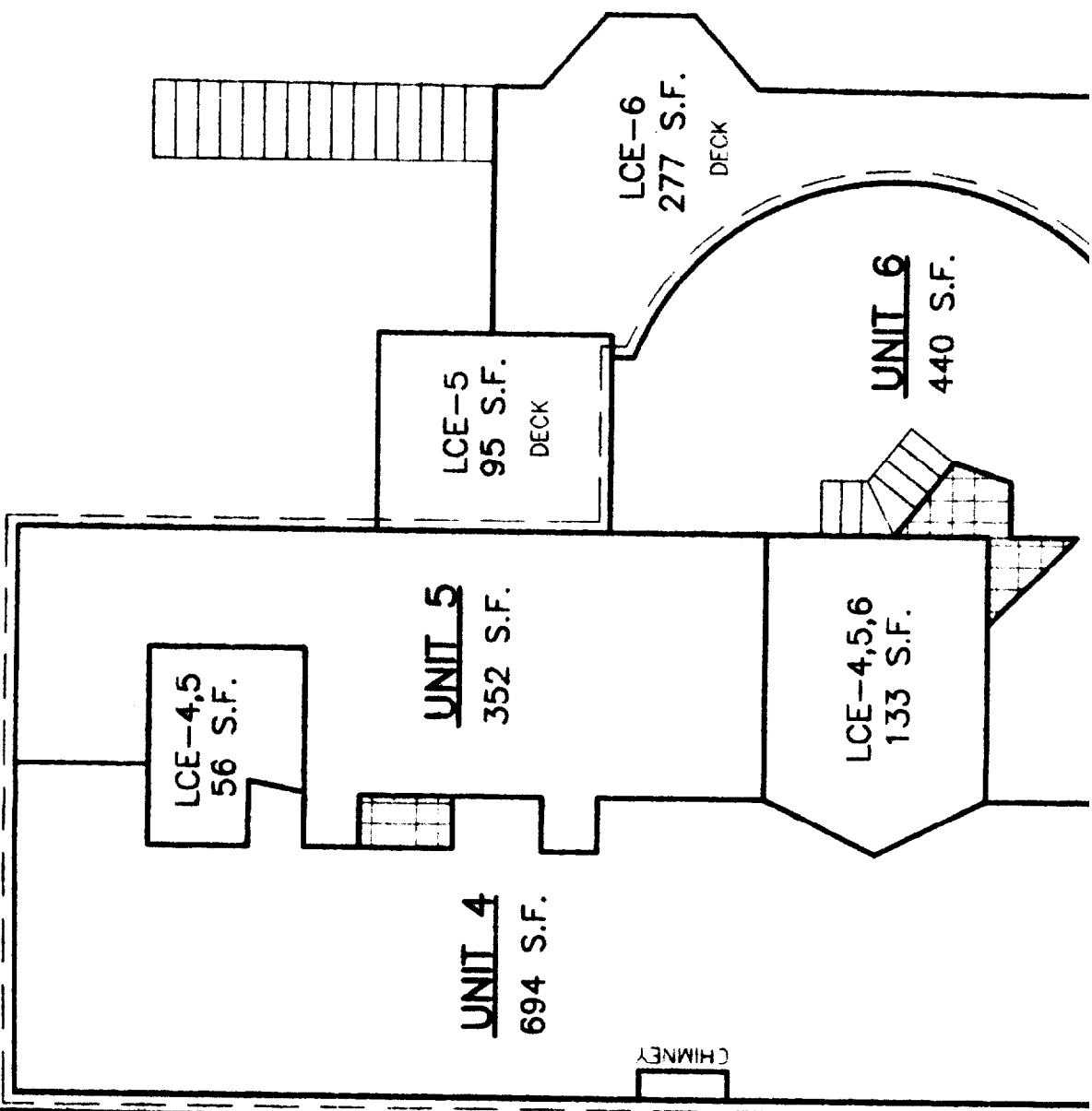
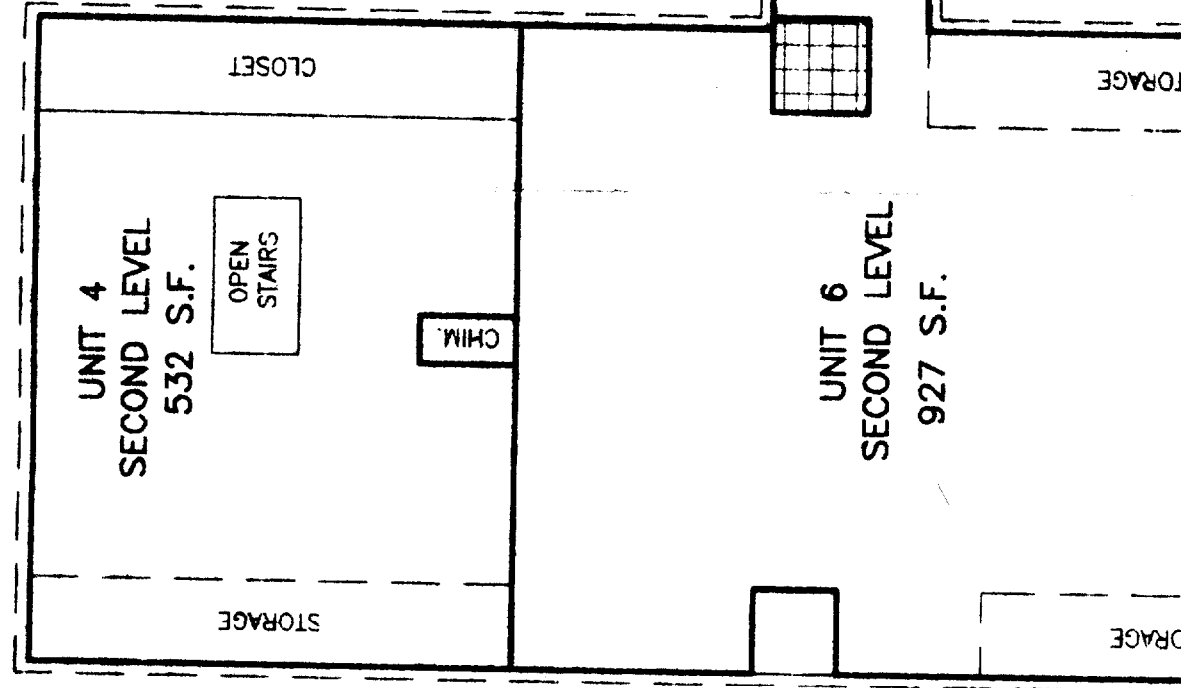
30 EXCHANGE STREET, PORTLAND, MAINE 04101  
TEL: (207) 774-6226 FAX: (207) 774-2503 E-MAIL: admin@mainelandconsultants.com

9. For each converted rental unit supply the following information on last tenants prior to conversion:

	Unit Number:									
	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy-	10 months	Vacant	Vacant	14 mos	10 mos					
b) Age of head of household-	25			30	25					
c) Number of children-	0			0	0					
d) Number of persons ages 60 or over-	0			0	0					
e) Will tenant purchase unit?										
f) If not, was (or will) relocation payment (be) made?										
g) If moving, check destination below:										
i) Same Neighborhood-										
ii) Elsewhere in Portland-										
iii) Out of Portland-										
iv) Unknown-	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					

**CURRENT LIST OF TENANT  
10 DEERING STREET  
PORTLAND, ME 04101**

<b>Tenant Name</b>	<b>Unit #</b>	<b>Telephone #</b>	<b>Date of Notice</b>
<b>Juliane &amp; Robert St. Peter</b>	<b>1</b>	<b>828- 0982</b>	<b>June 18,2001</b>
<b>Vacant</b>	<b>2</b>		
<b>Ms. Stacey Black</b>	<b>3</b>	<b>773-8336</b>	<b>June 18,2001</b>
<b>John Schreck &amp; Robert Duncan</b>	<b>4</b>	<b>874-0209</b>	<b>June 18,2001</b>
<b>Gordon Mangum</b>	<b>5</b>	<b>671-8927</b>	<b>June 18,2001</b>
<b>Vacant</b>	<b>6</b>		

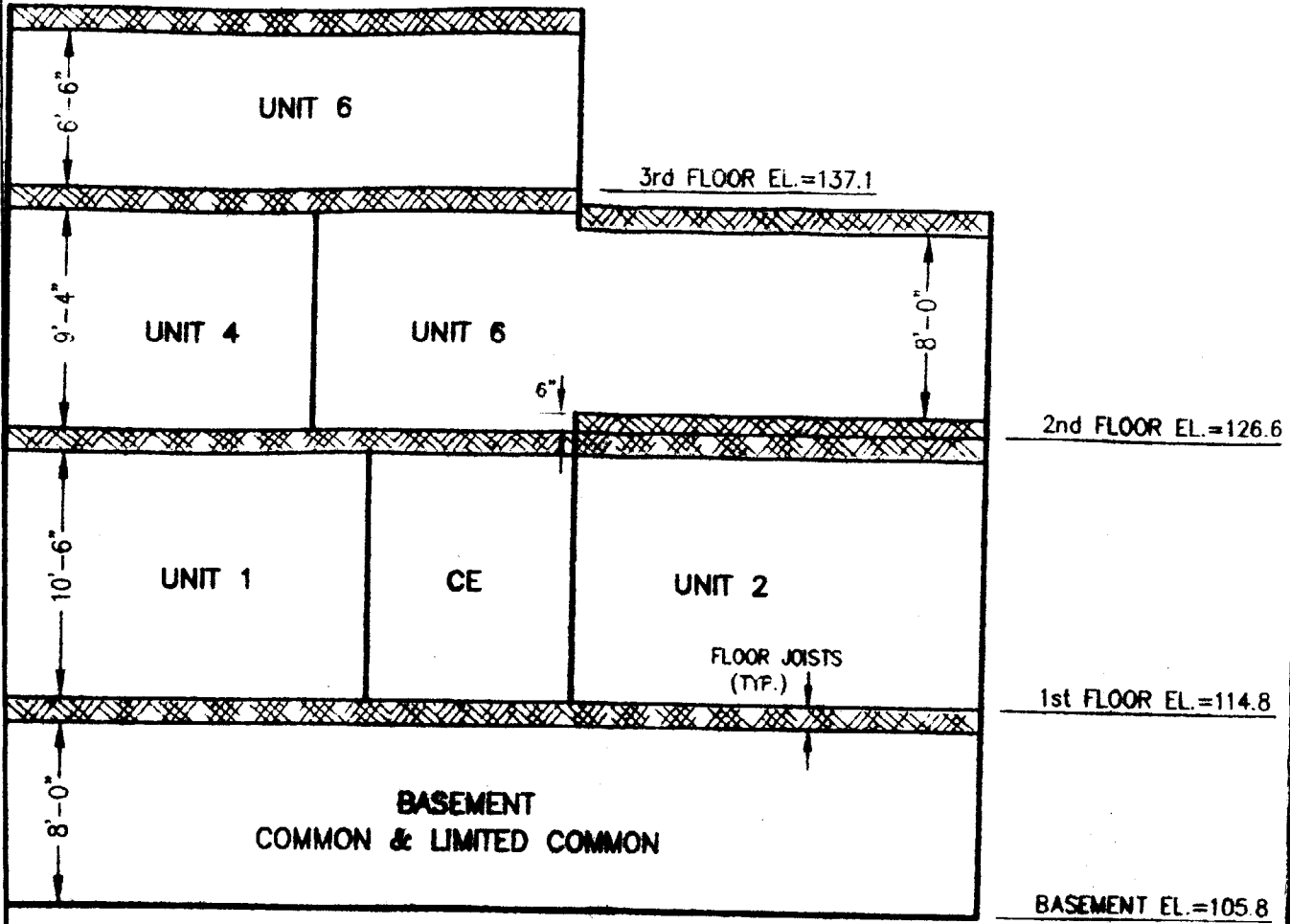


5  
F.

LCE-3  
94 S.F.

LCE-1  
120 S.F.

LCE-6  
157 S.F.



FRONT VIEW

**HORIZONTAL BOUNDARY**

EE NOTE 4

4' RIGHT OF WAY  
SEE NOTE 3

FENCE

N81°01'30"W  
60.00'

LOT AREA =  
4,102 S.F.

2-1/2 STORY BRICK  
FIN. FLOOR EL.=114.8'

DECK

68.30'  
N08°50'00"E

TM 46-D-11

N/F

JENNIFER L. DRILON  
DANIEL C. DRILON  
BOOK 15433 PG. 21

GRANITE STEPS

60.00'

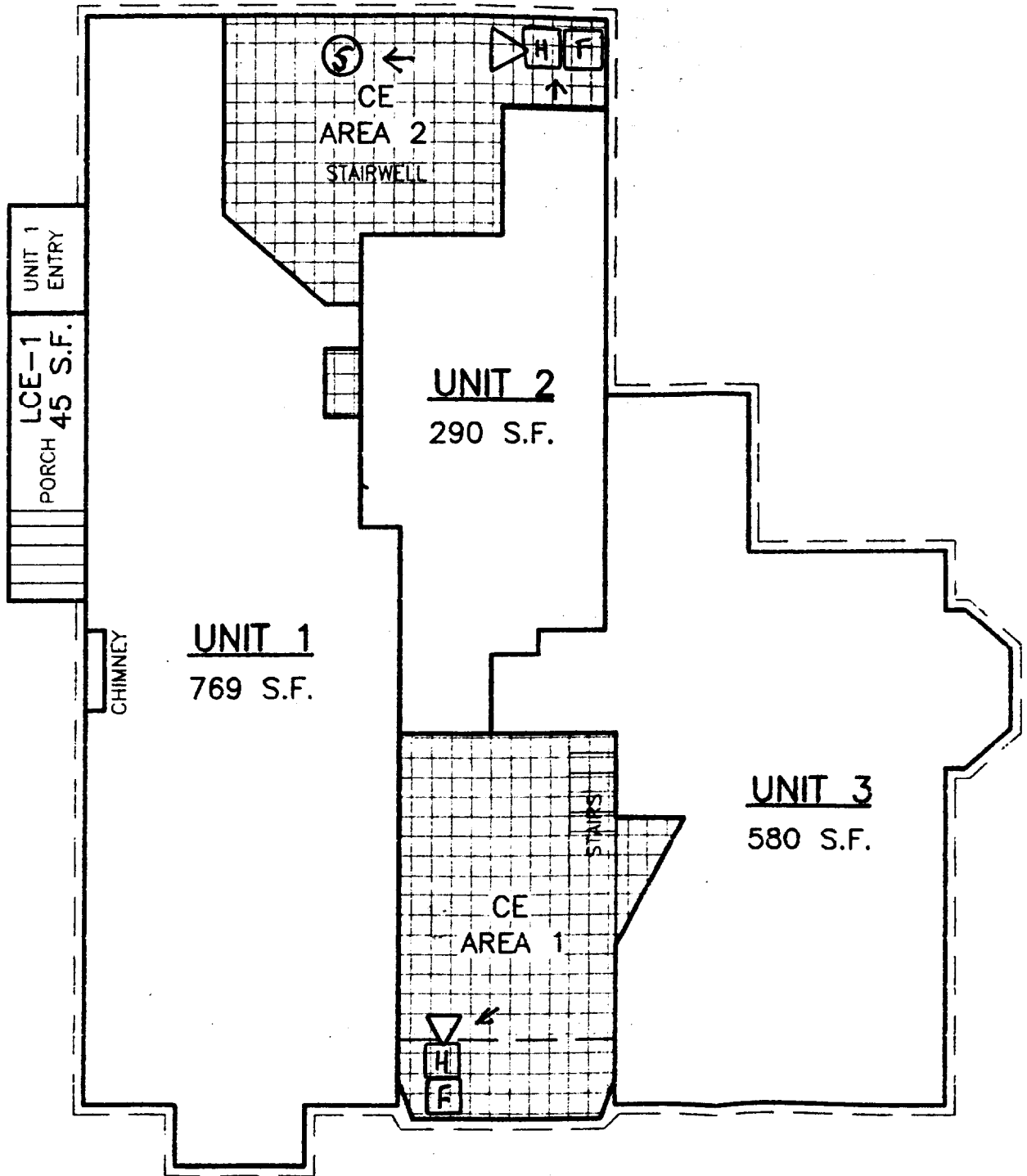
GRANITE PILLAR  
DRILL HOLE FOUND

GRANITE WALL

N81°10'00"W

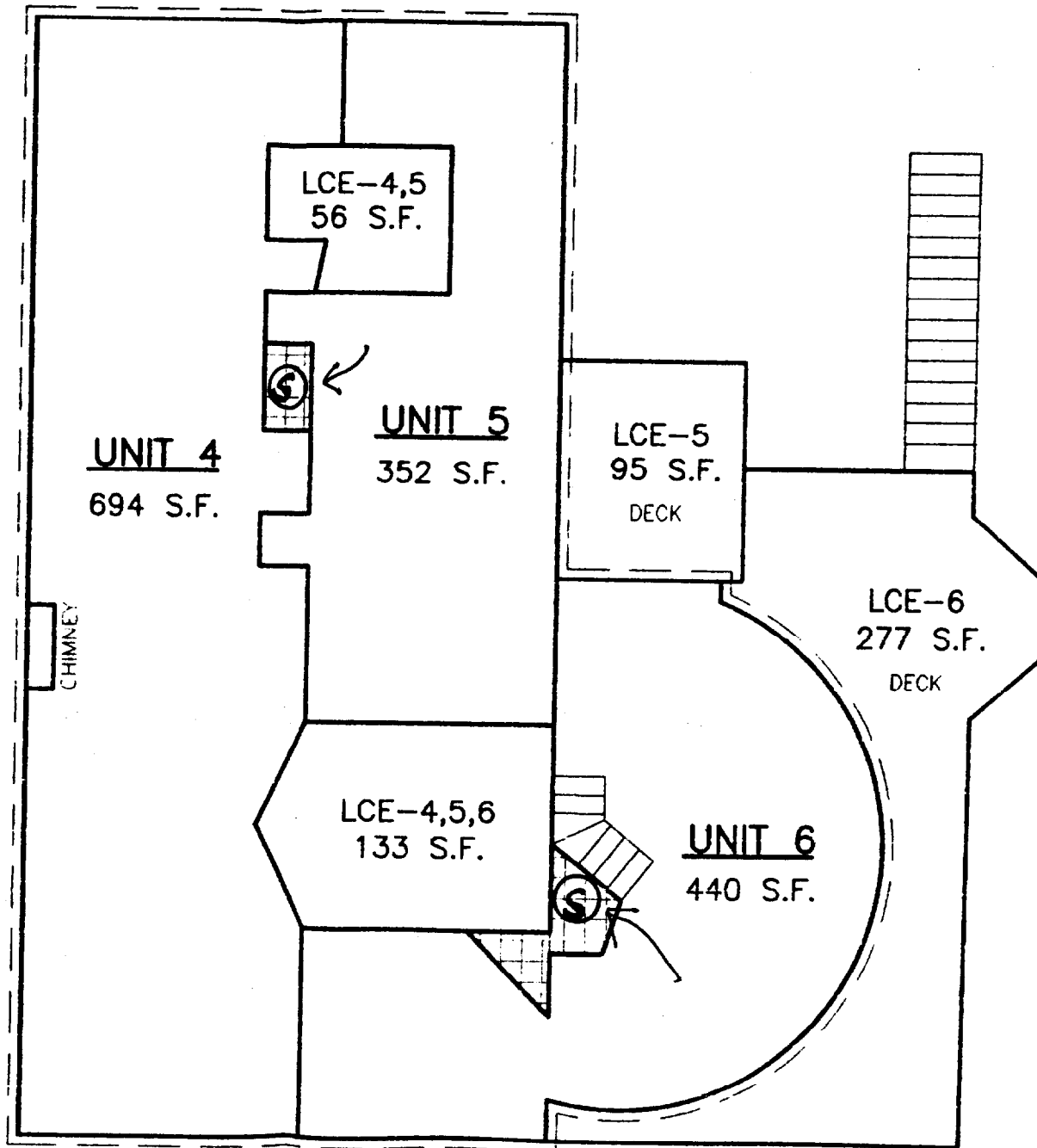
GRANITE WALL

DF  
FC

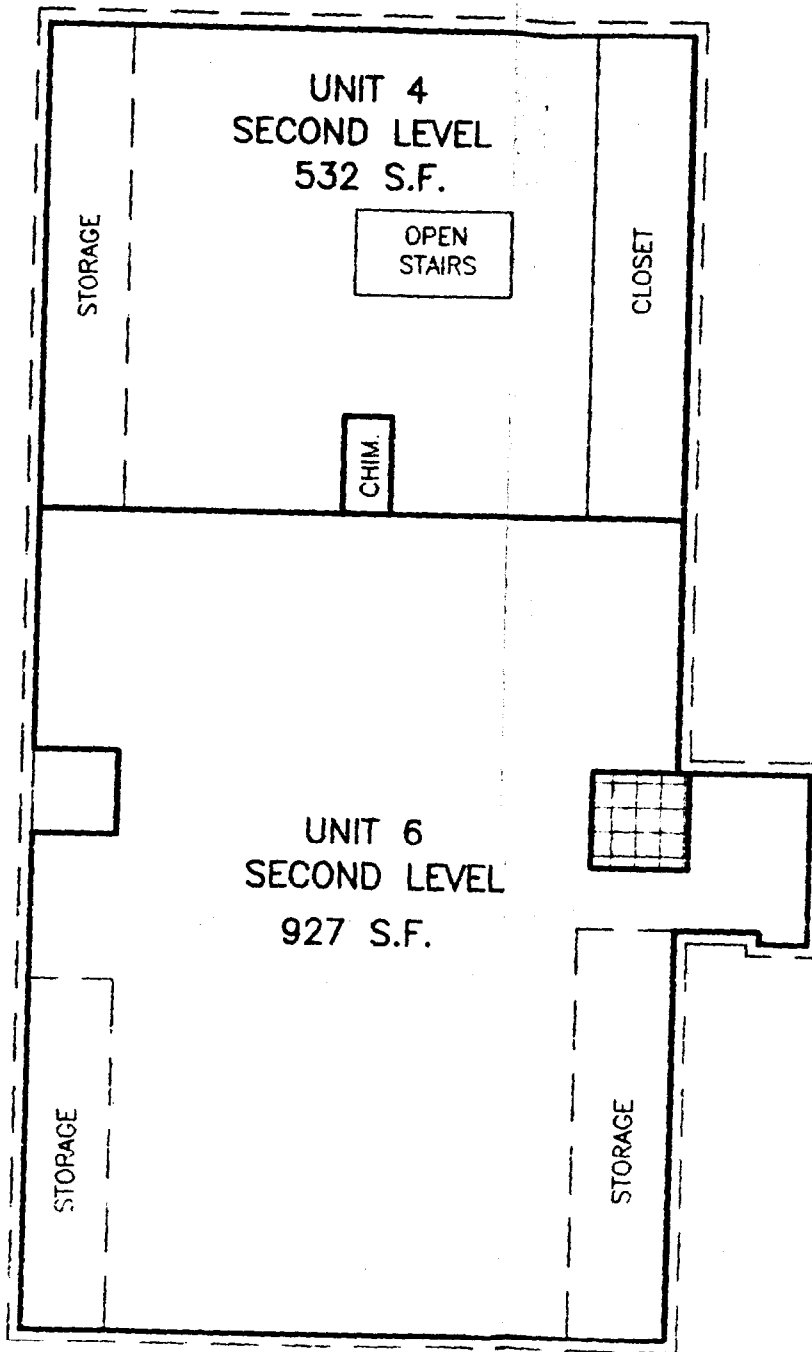


1st FLOOR

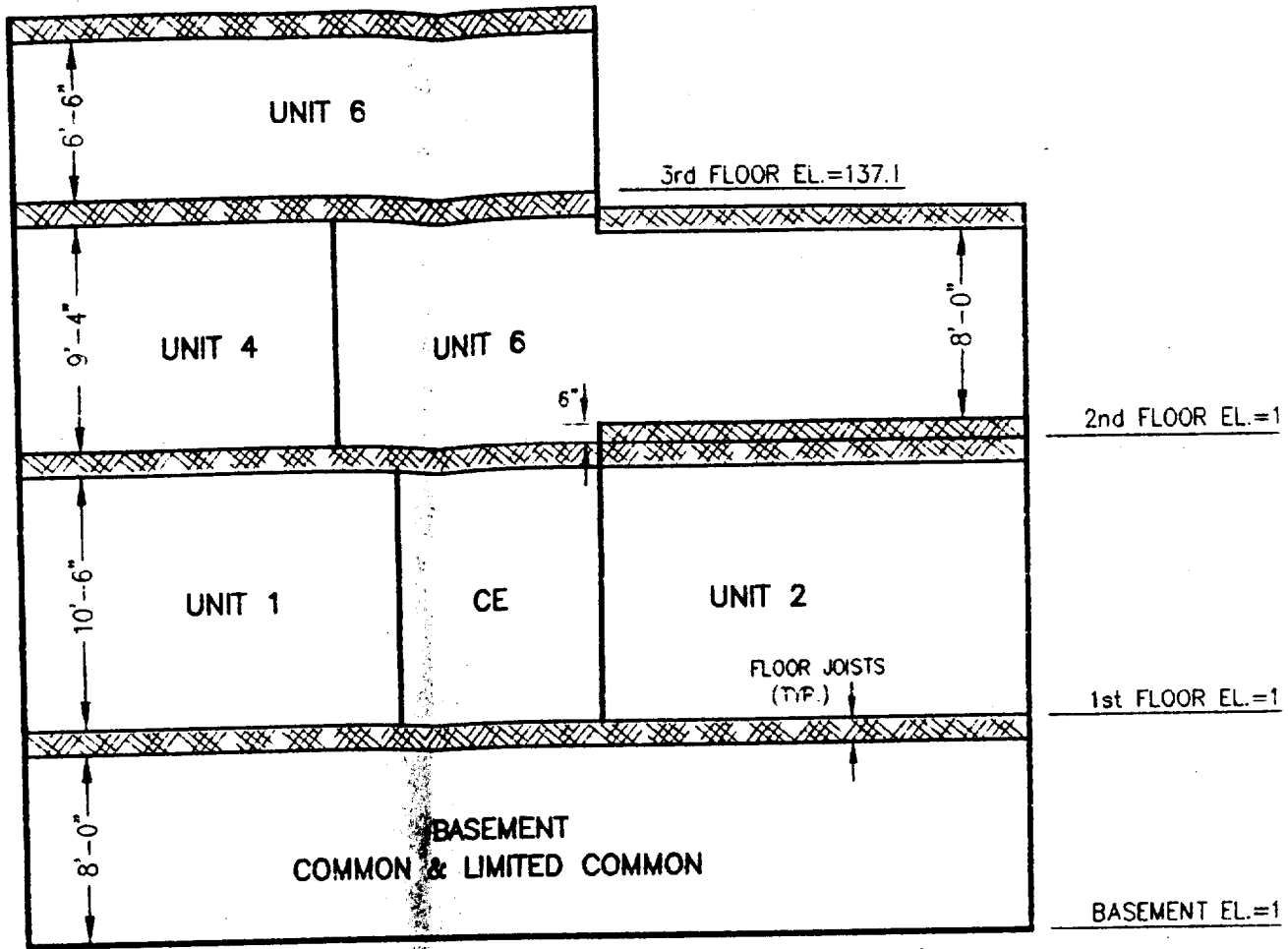




2nd FLOOR



ARY



FRONT VIEW

HORIZONTAL BOUNDARY

*C/O Ed Reel*

**CUNNINGHAM**

Security Systems

Planning • Installation • Monitoring • Service

Tel: 878-5858 Fax: 878-8040

FOR: FRANK Montello

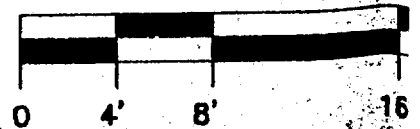
MAINE LAND CONSULTANTS

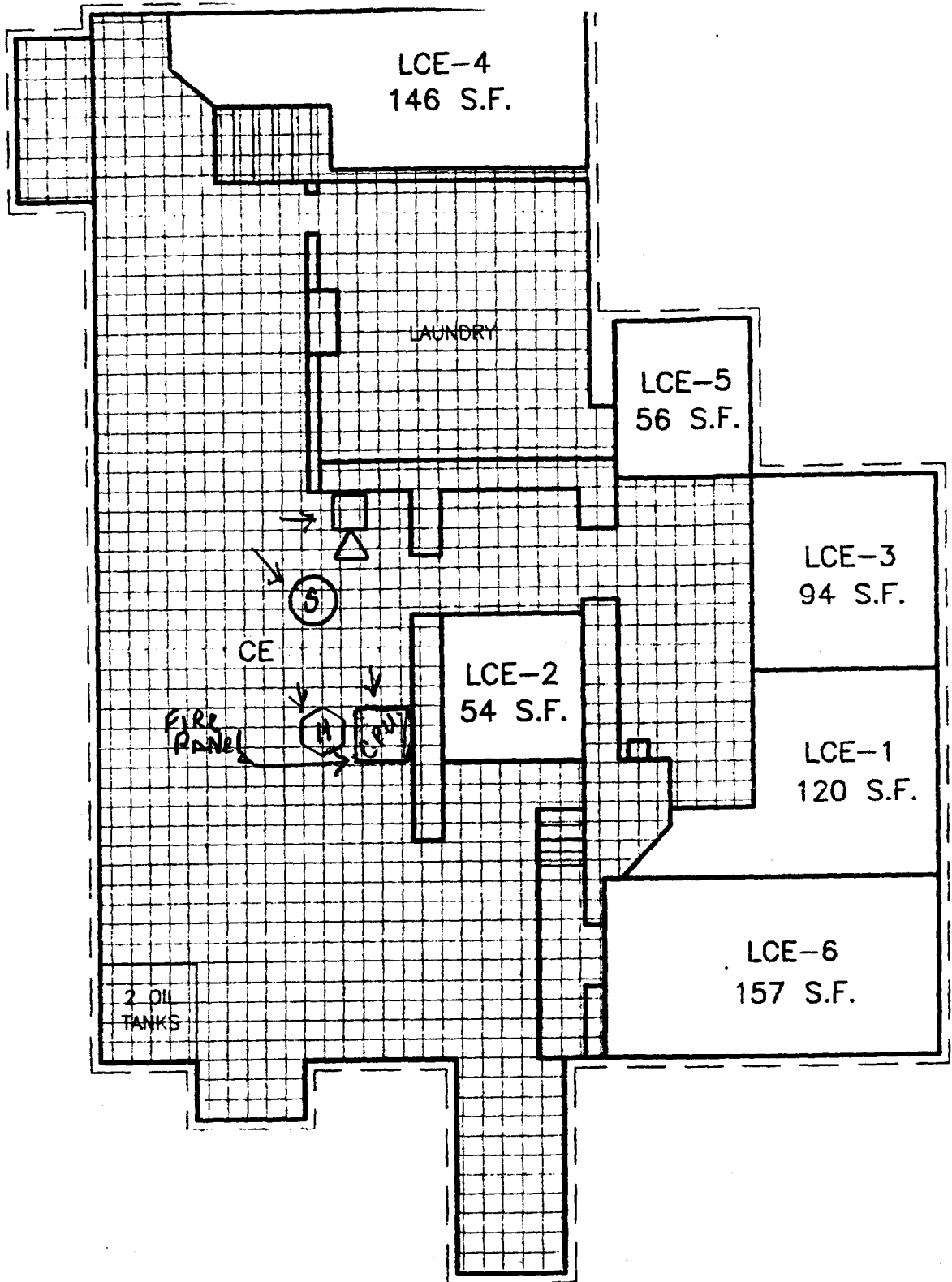
10 Deering St  
PORTLAND, ME

774-6226

FINISHED FLOOR ELEVATIONS  
OFFICIAL CITY OF PORTLAND

GRAPHIC





BASEMENT

VERTICAL BOUNDARY



# CITY OF PORTLAND, MAINE

## Department of Building Inspection

6/15 \_\_\_\_\_ 20 01

Received from Deer Park Properties a fee

of One Hundred Fifty /100 Dollars \$ 150.00

for permit to  install  
 erect  
 alter Condo Conversion 6 units

at 10 Downing St Est. Cost \$ ---  
Portland ME

CRLE 040-202

\_\_\_\_\_  
Inspector of buildings  
Per CH H

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Auditors Copy

01-0711



**CITY OF PORTLAND, MAINE**  
**Department of Building Inspection**

\_\_\_\_\_ 2001

Received from \_\_\_\_\_ a fee

of \_\_\_\_\_ /100 Dollars \$ 3000

for permit to  install  
 erect  
 alter \_\_\_\_\_

move  
 demolish  
at \_\_\_\_\_ Est. Cost \$ \_\_\_\_\_

*Handwritten signature*

\_\_\_\_\_  
Inspector of buildings

Per \_\_\_\_\_

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

- WHITE - Applicant's Copy
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