

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT ISSUED
Permit Number: 050343
MAY - 5 2005
CITY OF PORTLAND

This is to certify that Vindle Group Llc /Ron Spidl
has permission to 4 unit Condo Conversion
AT 45 Deering St

047 B016001

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 written permission procured before this building or part thereof is occupied or closed-in. HEAVY 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. 4/29/05

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
5/3/05
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 ISSUED

| | | |
|-----------------------|-----------------------------|---------------------|
| Permit No: 05-0343 | Issue Date: MAY - 2 2005 | CBL: 047 B016001 |
|-----------------------|-----------------------------|---------------------|

| | | | |
|--|---------------------------------|--|-------------------------------|
| Location of Construction: 45 Deering St | Owner Name: Vindle Group Llc | Owner Address: 7 Dyer Pond Rd | Phone: |
| Business Name: | Contractor Name: Ron Spidle | Contractor Address: 7 Dyer Pond Rd Cape Elizabeth | Phone: 2073299017 |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Condo Conversion | <i>[Handwritten initials]</i> |

| | | | | | |
|---------------------------------|--|-------------------------|---------------------------|--------------------|------------|
| Past Use: Residential 4 unit | Proposed Use: Residential 4 unit Condo Conversion | Permit Fee: \$948.00 | Cost of Work: \$948.00 | CEO District: 1 | <i>R-6</i> |
|---------------------------------|--|-------------------------|---------------------------|--------------------|------------|

| | |
|---|---|
| FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: <i>R</i> Type: <i>SIB</i> |
| Signature: <i>Jay Kelley</i> <i>P. 4/29/05</i> | Signature: <i>[Handwritten Signature]</i> |

Legal number of D.U. = 4

Proposed Project Description:
4 unit Condo Conversion

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

| | | |
|-----------------------------|---------------------------------|------------------------|
| Permit Taken By: dmartin | Date Applied For: 04/04/2005 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

| | | | |
|---|--|---|---|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <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> | <p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied</p> <p><i>OK with conditions</i> Date: <i>9/4/29/05</i></p> | <p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> | <p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>Any exterior work</i> Date: <i>Requires A</i></p> |
| | <p><i>Separate Review and Approval</i></p> | | |

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: 05-0343 | Date Applied For: 03/30/2005 | CBL: 047 B016001 |
|------------------------------|--|----------------------------|

| | | | |
|---|--|---|---------------------------------|
| Location of Construction: 45 Deering St | Owner Name: Vindle Group Llc | Owner Address: 7 Dyer Pond Rd | Phone: |
| Business Name: | Contractor Name: Ron Spidle | Contractor Address: 7 Dyer Pond Rd Cape Elizabeth | Phone: (207) 329-9017 |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Condo Conversion | |
| Proposed Use: Residential 4 unit Condo Conversion | | Proposed Project Description: 4 unit Condo Conversion | |

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/28/2005**Note:** 4/20/05 talked to Ron S. No tenant forms are attached - I need copies of the tenant forms - he will get me **Ok to Issue:**
copies - permit is in my hold area
4/25/05 ownere got me tenant letters

- 1) 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.
- 2) 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.
- 3) This property shall remain a four (4) residential family condominium dwelling with the issuance of this permit and subsequent certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/03/2005**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 **Reviewer:** Jay Kelley **Approval Date:** 04/29/2005**Note:** **Ok to Issue:** **Comments:**

4/26/05-ldobson: Dropped additional information on 04/26/2005

| | | |
|--|--|--|
| Location/Address of Construction: <u>45 Ocean St Portland ME</u> | | |
| Total Square Footage of Proposed Structure <u>3,400</u> | Square Footage of Lot <u>2,775</u> | |
| Tax Assessor's Chart, Block & Lot Chart# <u>47</u> Block# <u>B</u> Lot# <u>16</u> | Owner: <u>Ronald Spridle</u> <u>Ronald Spridle Group LLC</u> | Telephone <u>329-9017</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>Ron Spridle 767-3615</u> <u>7 Dyer Pond Rd Cape Elizabeth ME</u> | cost Of Work: \$ <u>2500/300</u> Fee: \$ <u>187.00</u> <u>948.00</u> |
| Current use: <u>rental</u> <u>Elizabeth me 04107</u> | | |
| If the location is currently vacant, what was prior use: <u>apartment</u> | | |
| Approximately how long has it been vacant: _____ | | |
| Proposed use: <u>make into 4 condos and sell</u> | | |
| Project description: | | |

Contractor's name, address & telephone:

Who should we contact when the permit is ready: Ron Spridle

Mailing address: 7 Dyer Pond Rd Cape Elizabeth ME 04107

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:** 329 9017

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>Ron Spridle</u> | Date: <u>3/28/05</u> |
|--|----------------------|

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 4th floor of City Hall

Submit with Condominium Conversion Permit Application

Project Data:

Address: 45 Deering St Portland ME.

C-B-L: y7 B 16

Number of Units in Building: 4

| Tenant Name | Tenant Tel# | Occup. Length | Date of Notice | Eligible for \$? |
|--------------------------------|-----------------|---------------|-----------------------|------------------|
| Unit 1 Eoin O'Brien | 332-6281 | 9 months | Feb 15, 2005 | |
| Unit 2 Jake Chase | 8796454 | 8 months | 2/15/05 | |
| Unit 3 Greg Stornolo | 8286265 | 8 months | 2/15/05 | |
| Unit 4 Erin McCartan VACANT | 561 601 3060 | | vacant when purchased | |
| 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 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 (check one)

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

\$ _____ Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ 25,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ 25,000 Other (specify) Heating

3rd floor Sheetrock + Plaster 5/8"
need to put in Basement stairs

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **STEPHEN D. HODGKIN** of **Barwich**, Massachusetts, for consideration paid, grant to **VINDLE GROUP**, LLC, a Maine limited liability company with a mailing address of 7 Dyer Pond Road, Cape Elizabeth, Maine 04107, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, described below

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of **Deering Street** in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

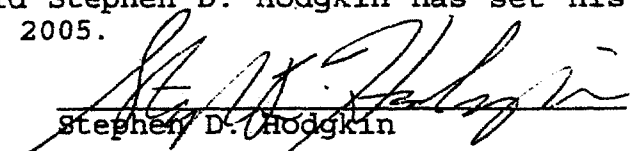
Beginning on the northwesterly line of said Deering Street at land conveyed to Waldron by Henry W. Payson; thence southwesterly on the line of said Deering Street a distance of twenty-seven (27) feet and six (6) inches to a point in the division line between the property hereby conveyed and the property formerly of Charles O. Bancroft; thence, northerly along said division line and at right angles to said **Deering Street** to a point one hundred (100) feet southerly from Cumberland Avenue as it was on the 27th day of April, 1874; thence, easterly and parallel with **said** Cumberland Avenue a distance of twenty-eight (28) feet, more or less, to the point of intersection with a line drawn northerly 'at right angles to **said** Deering Street from the point of beginning; thence southerly to the point of beginning.

This conveyance is made subject to the terms and conditions set forth in a Party Wall Agreement between Carl E. Selberg and Helen M. Selberg and Melissa Baker, dated October 1, 1997 and recorded in the Cumberland County Registry of Deeds in **Book 13495, Page 302.**

Being the same premises conveyed to the Grantor herein by deed of Melissa R. Baker, dated June 1, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14807, Page 33.

IN WITNESS WHEREOF, the said Stephen D. Hodgkin has set his hand this 20 day of January, 2005.


Witness

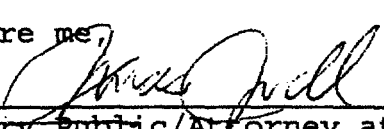

Stephen D. Hodgkin

STATE OF MAINE
COUNTY OF CUMBERLAND

January 20, 2005

Then personally appeared Stephen D. Hodgkin, and acknowledged the foregoing instrument to be his **free act and deed.**

Before me,


Notary Public/Attorney at Law
Thomas Jewell

EASEMENT DEED

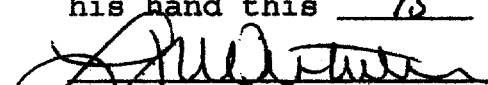
Know all men by these presents, that **CARL E. SELBERG** of Portland, Maine ("Grantor"), for **One Dollar** and other valuable consideration the receipt of which is hereby acknowledged grant to **VINDLE GROUP, LLC**, a Maine limited liability company ("Grantee"), of Cape Elizabeth, Maine, with warranty covenants, an easement as follows:

The Grantor is the owner of 47 Deering Street pursuant to deed dated April 28, 1967 and recorded in the Cumberland County Registry of Deeds in Book 2993, Page 178. (The-Grantor is the surviving joint tenant.) The Grantee is the owner of property at 45 Deering Street, pursuant to deed recorded in Book 22251, Page 289 of the Cumberland County Registry of Deeds.


The Grantor hereby conveys to the Grantee a right of way, four feet in width, along the eastern boundary of his property, the same as conveyed by predecessor in title, Sybill M. Cummings, dated September 30, 1957 and recorded in said Registry of Deeds Book 2375, Page 413, and a right of way across the rear of his premises as it now exists from said right of way to the parking area at the rear of Grantee's premises.

By acceptance of this easement, Grantee hereby agrees to pay one-third of the cost for maintenance of said right of way including snow plowing and paving of the driveway only (with no contribution for maintenance of the right of way across the rear parking area)..

IN WITNESS WHEREOF, the said Carl E. Selberg has hereunto set his hand this 15 day of March, 2005.


Witness

STATE OF MAINE
COUNTY OF CUMBERLAND

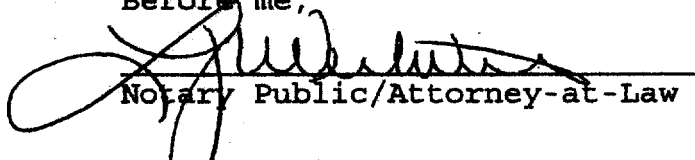

Carl E. Selberg by James E. Selberg under Power of Attorney

March 15, 2005

James E Selberg

Then personally appeared the above named ~~Carl E. Selberg~~ and acknowledged the foregoing instrument to be his free act and deed.
in his capacity

Before me,


Notary Public/Attorney-at-Law

Printed name of person taking acknowledgment

LESLEY J. WENTWORTH
Notary Public, Maine
My Commission Expires November 12, 2006

EASEMENT DEED

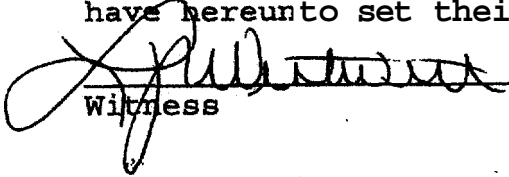
Know all men by these presents, that **JOSEPH TACKA** and **MAUREEN CALLNAN** of Portland, Maine ("Grantors"), for One Dollar and other valuable consideration the receipt of which is hereby acknowledged grant to **VINDLE GROUP, LLC**, a Maine limited liability company ("Grantee"), of Cape Elizabeth, Maine, with warranty covenants, an easement as follows:



The Grantors are the owners of 49 Deering Street pursuant to deed of David H. Dix of even date to be recorded herewith. The Grantee is the owner of property at 45 Deering Street, pursuant to deed recorded in Book 22251, Page 289 of the Cumberland County Registry of Deeds.

The Grantors hereby convey to the Grantee a right of way, four feet in width, the same as conveyed by predecessor in title, Theodore C. Bramhall, dated September 30, 1957 and recorded in said Registry of Deeds Book 2375, Page 415.

By acceptance of this easement, Grantee hereby agrees to pay one-third of the cost for maintenance of said right of way including snow plowing and paving.

IN WITNESS WHEREOF, the said Joseph Tacka and Maureen Callnan have hereunto set their hands this 15th day of March, 2005.


Witness

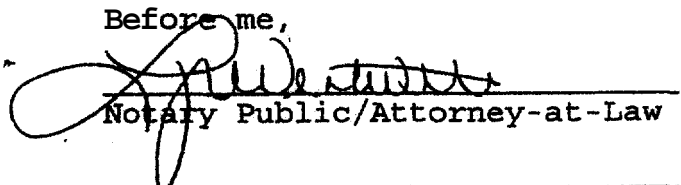

Joseph Tacka

Maureen Callnan

Witness

STATE OF MAINE
COUNTY OF CUMBERLAND

March 15, 2005

Then personally appeared the above named Joseph Tacka and Maureen Callnan and acknowledged the foregoing instrument to be their free act and deed.

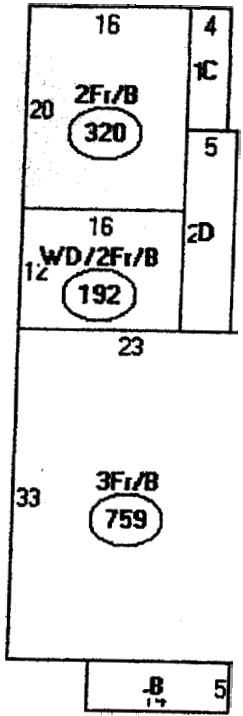
Before me,

Notary Public/Attorney-at-Law

Printed name of person taking acknowledgment

LESLEY J. WENTWORTH
Notary Public, Maine
My Commission Expires November 12, 2006

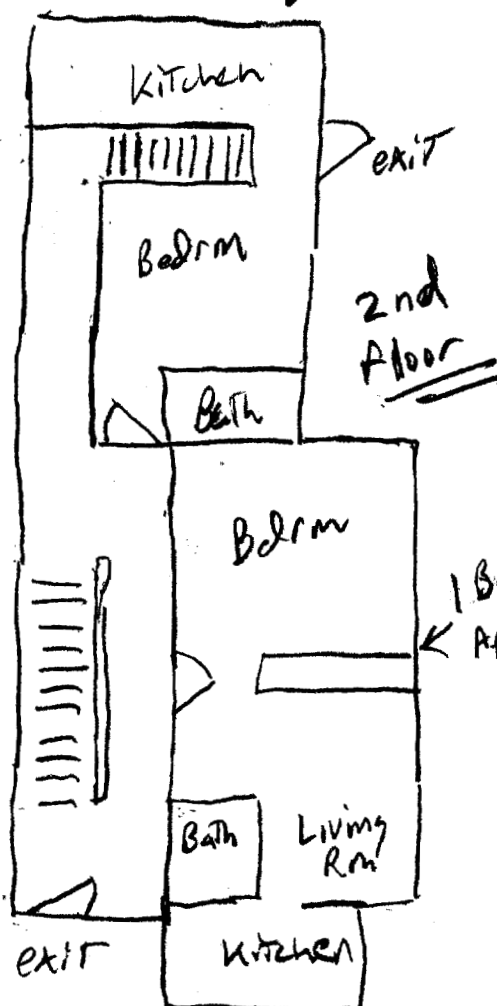


Right side of Building 13
45 Deering St.



- Descriptor/Area
- A: 3Fr/B
759 sqft
 - B: 2Fr/B
70 sqft
 - C: OFF
48 sqft
 - D: WD
100 sqft
 - E: WD/2Fr/B
192 sqft
 - F: 2Fr/B
320 sqft

← Studio Apartment



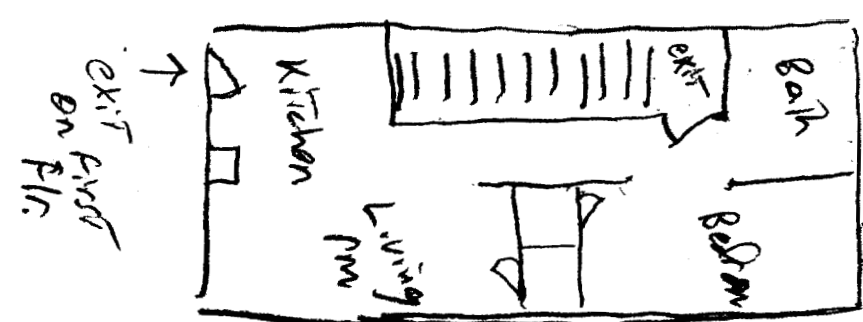
2nd Floor

← 1 Bdrm Apartment



1st Floor

2 bdrm Apartment



3rd Flr

1 bdrm

EXIT FIRST ON FLR.

EXIT TO FIRE ESCAPE

FLOOD HAZARD INFORMATION

NUMBER: 27504

COMMUNITY NO.: 230051 ZONE: C

ATTORNEY: JEWELL & B...

0013 B DATED: 12/8/1998

TITLE COMPANY: LAN...

TITLE REFERENCE

LENDER: GORHAM

BOOK: 14807 PAGE: 33

OWNER: STEPH...

PLAN BOOK: N/A PAGE: N/A LOT(S): N/A

APPLICANT:

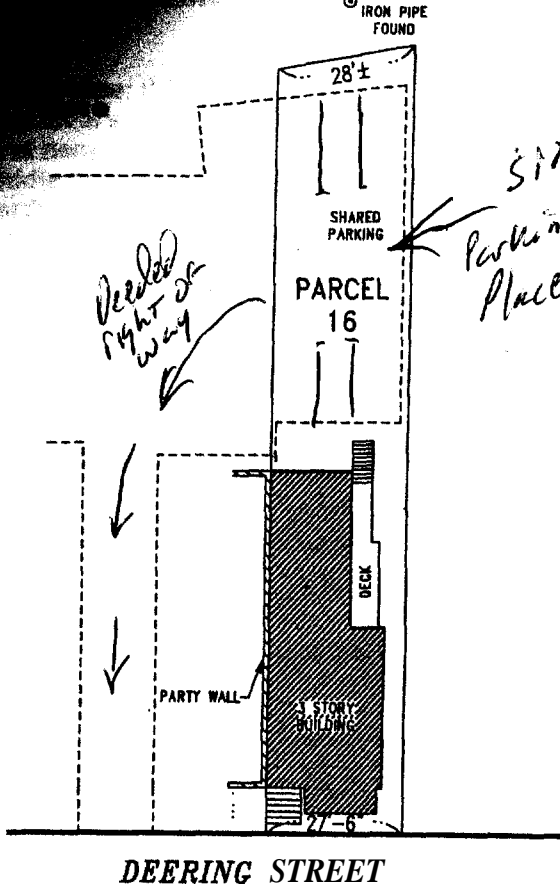
PLAN NUMBER: N/A OF N/A

ASSESSORS NAP

DATE:

MAP: 47 BLOCK: B PARCEL: 16

INSPECTION PLAN
DEERING STREET, PORTLAND, ME



NOTES:

- BOUNDARY SURVEY STRONGLY RECOMMENDED DUE TO LACK OF DEFINITIVE MONUMENTATION.
- NO EASEMENT EXISTING IN MIE LOCUS DEED PROVIDING ACCESS TO THE SHARED PARKING.

MORTGAGE LENDER

USE ONLY

THIS IS **NOT** A BOUNDARY SURVEY.

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.

THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY).

PARCEL NUMBER AND CONFIGURATION FROM ASSESSOR'S MAP.

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions

INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

30' 0 30' e-mail 60'

tel (207) 883-1000 (207) 883-1001 ncs@maine.rr.com

(800) 882-2227



- GENERAL NOTES: (1) This mortgage inspection plan excepts Chapter 90, Part 2, Section 4 through 8 of the Maine Board of Licensure for Professional Land Surveyors' rules. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for construction purposes. (4) Verifications of property line dimensions, building offsets, fences, a lot configuration may be accomplished only by an accurate instrument survey.

PORTLAND, ME 04101

Copies Given
To each Tenant.
2/15/05

February 27, 2004

Tenant
unit #—
_____ Street
Portland, ME 04101

Re: Notice of intent to convert _____ Street, Portland to condominiums

Dear _____

We are sending this letter to you to inform you that we intend to convert the building at _____ Street, Portland, Maine into _____ 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 \$ _____, 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, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced 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, 289 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

Tenant
March 7, 2005
Page 2

to other reasonable accommodations, please let us know.

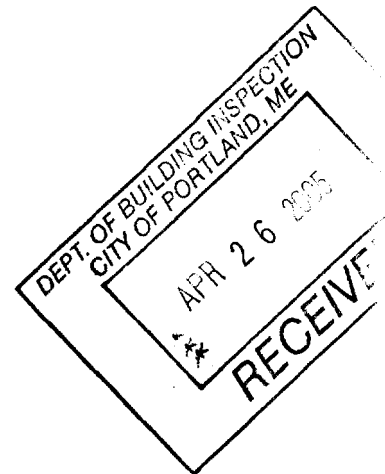
This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely,

Landlord

47 B14
45 Deering St.
PORTLAND, ME 04101

February 20, 2004



Tenant
Unit # 1
45 Deering Street
Portland, ME 04101

Re: Notice of intent to convert 45 Deering Street, Portland to condominiums

Dear Eoin O'Brien

We are sending this letter to you to inform you that we intend to convert the building at 45 Deering Street, 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 \$ 329,000, 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, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced 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, 289 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

Page 2

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,

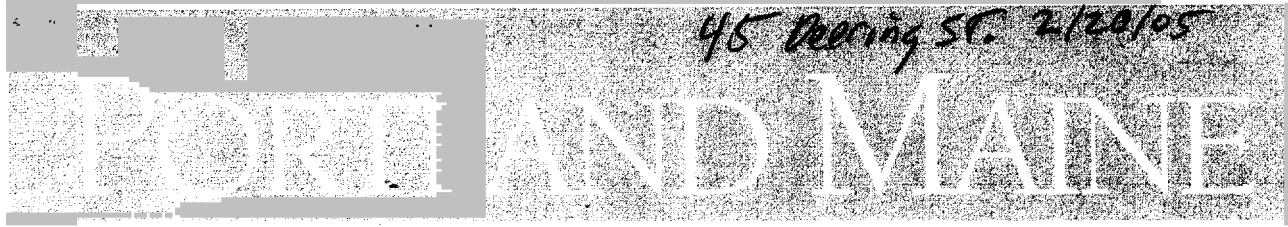
Ron F. De 2/20/05

Landlord

Eoin O'Brien

Eoin O'Brien

2/20/05



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning & Development Department

Lee D. Urban, Director

Housing & Neighborhood Services Division

Aaron Shapiro, Director

Zoning Division

Marge Schmukal, Zoning Administrator

CONDOMINIUM ERSIC TS

Fee: \$150.00 per unit and a \$75.00 per unit Fee for Certificate of Occupancy. There is an additional fee for any building alterations

Before an owner offers to convey a converted unit, a conversion permit shall be obtained. Condo conversions are not a change of use. They are considered a change of ownership of building areas, not land. Subdivision is not involved. Only the **legal** number of dwelling units may be condominiumized. Any illegal units shall be removed or made legal by proper permitting.

The entire purpose of this Ordinance is to protect existing residential tenants & to ensure that converted housing is safe & decent.

Notice of intent to convert: All tenants shall be given a specific notice of intent to convert the unit to a condominium from the owner. This notice shall contain a specific offer and terms for the tenant to purchase the unit. The notice shall contain specific wording outlined within the ordinance that notifies the tenants of irrevocable rights and how to contact the City of Portland. The tenant shall also be given a specific time for notice to vacate based upon the number of years that they have occupied their unit. The minimum notice to vacate is 120 day notice. A tenant of more than 4 consecutive years shall have the minimum notice period increased 30 days for each additional year to a maximum of 240 additional days notice.

| | | |
|-----------------------------|-------------------------|-------------------------------------|
| 0-4 years = 120 days notice | 7 years=210 days notice | 10 years=300 days notice |
| 5 years=150 days notice | 8 years=240 days notice | 11 years=330 days notice |
| 6 years= 180 days notice | 9 years=270 days notice | 12+ years=360 days notice |
| | | (Maximum notice period is 360 days) |

Sixty days after their notice, the tenant has an exclusive, irrevocable option to purchase the unit that the tenant possesses. During that time the owner/ developer may not convey nor offer to convey the unit to any other person. For the next 180 days, the developer/ owner can not offer a more favorable price or terms to any other person unless the same terms are offered to the original tenant.

Rent may not be altered during the official noticing period unless expressly provided in preexisting written lease.

The owner/developer shall post a copy of the issued permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request.

Relocation payments: If the tenant does not purchase, the developer shall (before the tenant vacates) make a cash payment to the tenant in the amount of rent for the preceding two (2) months only if the tenant meets the current 80% of the low/moderate income, Adjusted for family size, as given to the City of Portland by the Federal Government. Additionally, the **developer shall provide other assistance to the tenant in the form of reasonable accommodations, referrals, and determining tenant eligibility**

***** Copies of your notice to each of your tenants must be attached to your permit application. No permit will be issued without copies of tenant notices. If there are building vacancies, this office requires the reason why the unit is vacant, with the prior tenant's name & new address and telephone number. *****

PLEASE READ SPECIFIC ORDINANCE FOR EXACT INFORMATION

ARTICLE VII. CONDOMINIUM CONVERSION

Sec. 14-565. Purpose.

The purpose of this article is to regulate the conversion of rental housing to condominiums; to minimize the potential adverse impacts of such conversion on tenants; to ensure that converted such housing is safe and decent; and to maintain a reasonable balance of housing alternatives within the city for persons of all incomes. To these ends, this article shall be liberally construed. (Ord. No. 213-81, § 608.1, 11-16-81)

Sec. 14-566. Applicability.

This article shall apply to the conversion of any rental unit to a condominium unit. (Ord. No. 213-81, § 608.2, 11-16-81)

Sec. 14-567. Definitions.

For the purpose of this article, the following terms shall be defined as follows, unless otherwise clearly implied:

Condominium **means** any interest in real estate created pursuant to the Unit Ownership Act, 33 M.R.S.A. § 560 et seq., or its equivalent, as it **may** from time to time be amended.

Developer **means** and includes any person or other legal entity,

but not including an established lending institution unless it is an active participant in a common promotional scheme, who, whether acting as principal or agent, records a declaration of condominium that includes real estate, any portion of which was previously a rental unit.

Tenant means and includes any occupant in lawful possession of a rental unit, whether by lease, sublease, or otherwise.

Unit means any building, or portion thereof, used or intended to be used primarily as a separate dwelling.
(Ord. No. 213-81, § 608.3, 11-16-81)

Cross reference(s)--Definitions and rules of construction generally, § 1-2.

Sec. 14-568. Protection of tenants.

(a) *Notice of intent to convert.* A developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days. The notice shall set forth specifically the rights of tenants under subsections (a) and (b) of this section and section 14-569, and shall 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: 874-8703).

If the notice specifies a date by which the tenant is required to vacate, the notice may also serve as a notice of termination under the applicable law of forcible entry and detainer, if it meets the requirements thereof. The notice shall be hand-delivered to the tenant or mailed, by certified mail, return receipt

requested, postage prepaid, to the tenant at the address of the unit or such other address as the tenant may provide. The notice shall be effective when actually received. No tenant may be required by a developer to vacate without having been given notice as required herein, except for the reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of a tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within one hundred twenty (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.

(b) *Option to purchase.* For a sixty-day period following the giving of notice as required in subsection (a), the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period. This subsection shall not apply to any rental unit that, when converted, will be restricted exclusively to nonresidential use. If, within two (2) years after a developer records a declaration of condominium, the use of any such unit is changed such that but for the preceding sentence, this subsection would have applied, the developer shall be presumed to have converted in violation of this article.

(Ord. No. 213-81, § 608.4, 11-16-81)

Sec. 14-569. 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 the tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80) percent of the median income of the Portland SMSA, adjusted for family size, as determined by the

U.S. Department of Housing and Urban Development at the time 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 tenant's eligibility for relocation payments as provided herein.

(Ord. No. 213-81, § 608.5, 11-16-81)

Sec. 14-570. Conversion permit.

Before conveying or offering to convey a converted unit, the developer shall obtain a conversion permit from the building inspection division of the department of planning and urban development. The permit shall issue only upon receipt of a completed application therefor in a form to be devised for that purpose, payment of a fee of one hundred and fifty dollars (\$150.00) per unit, and a finding, upon inspection, that each unit, together with any common areas and facilities appurtenant thereto, is in full compliance with all applicable provisions of article II of chapter 6 (building code), article III of chapter 6 (electrical installations), article V of chapter 6 (minimum standards for dwellings) and article II of chapter 10 (fireprevention code) of this Code, and the Life Safety Code as adopted by the state. 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.

(Ord. No. 213-81, § 608.6, 11-16-81)

Sac. 14-571. Variation by agreement.

No provision of, or right conferred by, this article may be waived by a tenant, by agreement or otherwise, and any such waiver shall be void. Any attempt to require, encourage, or induce a tenant to waive any provision hereof, or right conferred hereby, shall be a violation of this article. Nothing herein shall be construed to void any term of a lease which offers greater rights than those conferred hereby.

(Ord. No. 213-81, § 608.7, 11-16-81)



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Planning & Development
Department

Lee D. Urban, Director

Housing & Neighborhood Services
Division

Aaron Shapiro, Director

Zoning Division

Marge Schmukal, Zoning Administrator

Number of People in Household – Income Limit

Limits Effective February 19, 2004

1 - \$35,100

2 - \$40,150

3 - \$45,150

4 - \$50,150

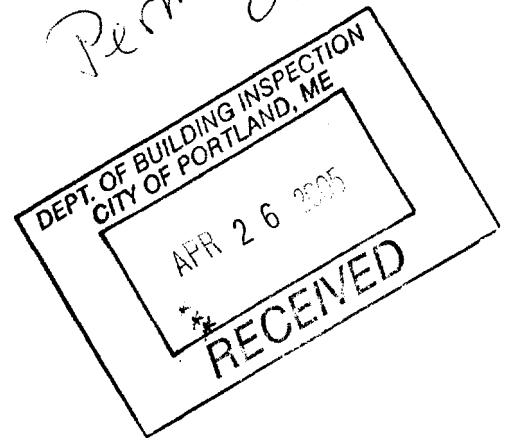
5 - \$54,150

6 - \$58,200

7 - \$62,200

8 - \$66,200

45 Deering St.
PORTLAND, ME 04101



February 20, 2004

Tenant
Unit # 2
45 Deering Street
Portland, ME 04101

Re: Notice of intent to convert 45 Deering Street, Portland to condominiums

Dear Take Chase

We are sending this letter to you to inform you that we intend to convert the building at 45 Deering Street, 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 \$179,000, 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, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced 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, 289 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

Page 2

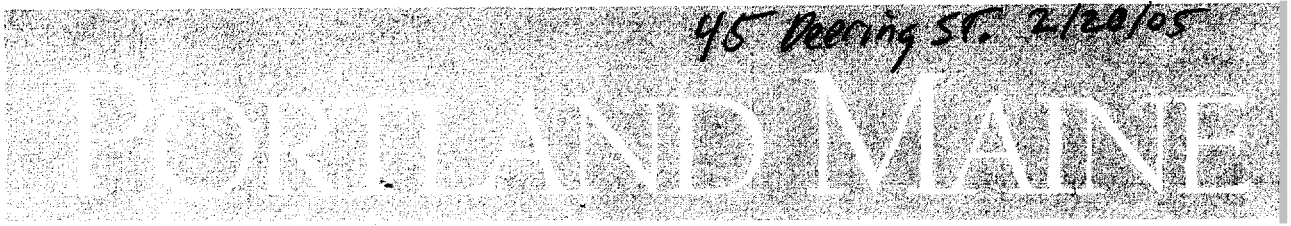
to other reasonable accommodations, please let us know.

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely,

Ron Fiddle 2/20/05
Landlord

Take chase
fab P. Ch
2/20/05



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Planning & Development Department

Lee D. Urban, Director

Housing & Neighborhood Services Division

Aaron Shapiro, Director

Zoning Division

Marge Schmukal, Zoning Administrator

CONDOMINIUM CONVERSION PERMITS

Fee: \$150.00 per unit and a \$75.00 per unit Fee for Certificate of Occupancy. There is an additional fee for any building alterations

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The entire purpose of this Ordinance is to protect existing residential tenants & to ensure that converted housing is safe & decent.

Notice of intent to convert: All tenants **shall** be given a specific notice of intent to convert the unit to a condominium from the owner. This notice **shall** contain a specific offer and terms for the tenant to purchase the unit. The notice **shall** contain specific wording outlined within the ordinance that notifies the tenants of irrevocable rights **and** how to contact the City of Portland. The tenant shall also be given a specific time for notice to vacate based upon the number of years that they have occupied their unit. The minimum notice to vacate is 120 day notice. A tenant of more than 4 consecutive years shall have the minimum notice period increased 30 days for each additional year to a maximum of 240 additional days notice.

| | | |
|-----------------------------|-------------------------|-------------------------------------|
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| 6 years= 180 days notice | 9 years=270 days notice | 12+ years=360 days notice |
| | | (Maximum notice period is 360 days) |

Sixty days after their notice, the tenant has an exclusive, irrevocable option to purchase the unit that the tenant possesses. During that time the owner/ developer may not convey nor offer to convey the unit to any other person. For the next 180 days, the developer/ owner can not offer a more favorable price or terms to any other person unless the same terms are offered to the original tenant.

Rent may not be altered during the official noticing period unless expressly provided in preexisting written lease.

The owner/developer shall post a copy of the issued permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request.

Relocation Payments: If the tenant does not purchase, the developer shall (before the tenant vacates) make a cash payment to the tenant in the amount of rent for the preceding two (2) months only if the tenant meets the current 80% of the low/moderate income, Adjusted for family size, as given to the City of Portland by the Federal Government. Additionally, the **developer shall provide other assistance to the tenant in the form of reasonable accommodations, referrals, and determining tenant eligibility**

***** Copies of your notice to each of your tenants must be attached to your permit application. No permit will be issued without copies of tenant notices. If there are building vacancies, this office requires the reason why the unit is vacant, with the prior tenant's name & new address and telephone number. *****

PLEASE READ SPECIFIC ORDINANCE FOR EXACT INFORMATION

ARTICLE VII. CONDOMINIUM CONVERSION

Sec. 14-565. Purpose.

The purpose of this article is to regulate the conversion of rental housing to condominiums; to minimize the potential adverse impacts of such conversion on tenants; to ensure that converted such housing is safe and decent; and to maintain a reasonable balance of housing alternatives within the city for persons of all incomes. To these ends, this article shall be liberally construed. (Ord. No. 213-81, § 608.1, 11-16-81)

Sec. 14-566. Applicability.

This article shall apply to the conversion of any rental unit to a condominium unit. (Ord. No. 213-81, § 608.2, 11-16-81)

Sec. 14-567. Definitions.

For the purpose of this article, the following terms shall be defined as follows, unless otherwise clearly implied:

Condominium means any interest in real estate created pursuant to the Unit Ownership Act, 33 M.R.S.A. § 560 et seq., or its equivalent, **as** it **may** from time to time be amended.

Developer means and includes any person or other legal entity,

but not including an established lending institution unless it is an active participant in a common promotional scheme, who, whether acting as principal or agent, records a declaration of condominium that includes real estate, any portion of which was previously a rental unit.

Tenant means and includes any occupant in lawful possession of a rental unit, whether by lease, sublease, or otherwise.

Unit means any building, or portion thereof, used or intended to be used primarily as a separate dwelling.
(Ord. No. 213-81, § 608.3, 11-16-81)

Cross reference(s)--Definitions and rules of construction generally, § 1-2.

Sec. 14-568. Protection of tenants.

(a) *Notice of intent to convert.* A developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days. The notice shall set forth specifically the rights of tenants under subsections (a) and (b) of this section and section 14-569, and shall 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: 874-8703).

If the notice specifies a date by which the tenant is required to vacate, the notice may also serve as a notice of termination under the applicable law of forcible entry and detainer, if it meets the requirements thereof. The notice shall be hand-delivered to the tenant or mailed, by certified mail, return receipt

requested, postage prepaid, to the tenant at the address of the unit or such other address as the tenant may provide. The notice shall be effective when actually received. No tenant may be required by a developer to vacate without having been given notice as required herein, except for the reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of a tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within one hundred twenty (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.

(b) *Option to purchase.* For a sixty-day period following the giving of notice as required in subsection (a), the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period. This subsection shall not apply to any rental unit that, when converted, will be restricted exclusively to nonresidential use. If, within two (2) years after a developer records a declaration of condominium, the use of any such unit is changed such that but for the preceding sentence, this subsection would have applied, the developer shall be presumed to have converted in violation of this article.

(Ord. No. 213-81, § 608.4, 11-16-81)

Sec. 14-569. 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 the tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80) percent of the median income of the Portland SMSA, adjusted for family size, as determined by the

U.S. Department of Housing and Urban Development at the time 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 tenant's eligibility for relocation payments as provided herein.

(Ord. No. 213-81, § 608.5, 11-16-81)

Sec. 14-570. Conversion permit.

Before conveying or offering to convey a converted unit, the developer shall obtain a conversion permit from the building inspection division of the department of planning and urban development. The permit shall issue only upon receipt of a completed application therefor in a form to be devised for that purpose, payment of a fee of one hundred and fifty dollars (\$150.00) per unit, and a finding, upon inspection, that each unit, together with any common areas and facilities appurtenant thereto, is in full compliance with all applicable provisions of article II of chapter 6 (building code), article III of chapter 6 (electrical installations), article V of chapter 6 (minimum standards for dwellings) and article II of chapter 10 (fireprevention code) of this Code, and the Life Safety Code as adopted by the state. 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.

(Ord. No. 213-81, § 608.6, 11-16-81)

Sec. 14-571. Variation by agreement.

No provision of, or right conferred by, this article may be waived by a tenant, by agreement or otherwise, and any such waiver shall be void. Any attempt to require, encourage, or induce a tenant to waive any provision hereof, or right conferred hereby, shall be a violation of this article. Nothing herein shall be construed to void any term of a lease which offers greater rights than those conferred hereby.

(Ord. No. 213-81, § 608.7, 11-16-81)



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Planning & Development
Department

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Housing & Neighborhood Services
Division

Aaron Shapiro, Director

Zoning Division

Marge Schmukal, Zoning Administrator

Number of People in Household – Income Limit

Limits Effective February 19, 2004

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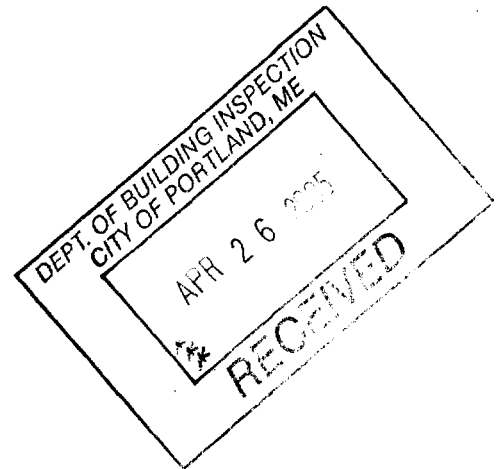
5 - \$54,150

6 - \$58,200

7 - \$62,200

8 - \$66,200

45 Deering St.
PORTLAND, ME 04101



February 20, 2004

Tenant
Unit # 3
45 Deering Street
Portland, ME 04101

Re: Notice of intent to convert 45 Deering Street, Portland to condominiums

Dear Greg Sturniolo,

We are sending this letter to you to inform you that we intend to convert the building at 45 Deering St. Street, 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 \$ 115,000, 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, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

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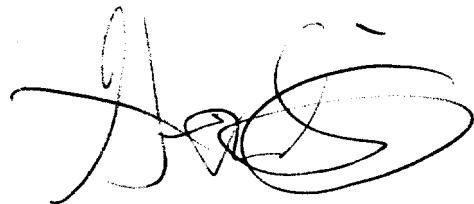
Page 2

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,

Tom Gille 2/20/05
Landlord



Greg Stucniolo

2/20/05



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CONDOMINIUM CONVERSION PERMIT

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The entire purpose of this Ordinance is to protect existing residential tenants & to ensure that converted housing is safe & decent.

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0-4 years = 120 days notice
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6 years = 180 days notice

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(Maximum notice period is 360 days)

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Developer means and includes **any** person or other legal entity,

but not including an established lending institution unless it is an active participant in a common promotional scheme, who, whether acting as principal or agent, records a declaration of condominium that includes real estate, any portion of which **was** previously a rental unit.

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Unit means any building, or portion thereof, used or intended to be used primarily as a separate dwelling.
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Cross reference(s)--Definitions and **rules** of construction generally, § 1-2.

Sec. 14-568. Protection of tenants.

(a) *Notice of intent to convert.* A developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days. The notice shall set forth specifically the rights of tenants under subsections (a) and (b) of this section and section 14-569, and shall 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: 874-8703).

If the notice specifies a date by which the tenant is required to vacate, the notice may also serve as a notice of termination under the applicable law of forcible entry and detainer, if it meets the requirements thereof. The notice shall be hand-delivered to the tenant or mailed, by certified mail, return receipt

requested, postage prepaid, to the tenant at the address of the unit or such other address as the tenant may provide. The notice shall be effective when actually received. No tenant may be required by a developer to vacate without having been given notice as required herein, except for the reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of a tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within one hundred twenty (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.

(b) *Option to purchase.* For a sixty-day period following the giving of notice as required in subsection (a), the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period. This subsection shall not apply to any rental unit that, when converted, will be restricted exclusively to nonresidential use. If, within two (2) years after a developer records a declaration of condominium, the use of any such unit is changed such that but for the preceding sentence, this subsection would have applied, the developer shall be presumed to have converted in violation of this article.

(Ord. No. 213-81, § 608.4, 11-16-81)

Sec. 14-569. 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 the tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80) percent of the median income of the Portland SMSA, adjusted for family size, as determined by the

U.S. Department of Housing and Urban Development at the time 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 tenant's eligibility for relocation payments as provided herein.

(Ord. No. 213-81, § 608.5, 11-16-81)

Sec. 14-570. Conversion permit.

Before conveying or offering to convey a converted unit, the developer shall obtain a conversion permit from the building inspection division of the department of planning and urban development. The permit shall issue only upon receipt of a completed application therefor in a form to be devised for that purpose, payment of a fee of one hundred and fifty dollars (\$150.00) per unit, and a finding, upon inspection, that each unit, together with any common areas and facilities appurtenant thereto, is in full compliance with all applicable provisions of article II of chapter 6 (building code), article III of chapter 6 (electrical installations), article V of chapter 6 (minimum standards for dwellings) and article II of chapter 10 (fire prevention code) of this Code, and the Life Safety Code as adopted by the state. 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.

(Ord. No. 213-81, § 608.6, 11-16-81)

Sec. 14-571. Variation by agreement.

No provision of, or right conferred by, this article may be waived by a tenant, by agreement or otherwise, and any such waiver shall be void. **Any** attempt to require, encourage, or induce a tenant to waive any provision hereof, or right conferred hereby, shall be a violation of this article. Nothing herein shall be construed to void any term of a lease which offers greater rights than those conferred hereby.

(Ord. No. 213-81, § 608.7, 11-16-81)



PORTLAND MAINE

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**Planning & Development
Department**

Lee D. Urban, Director

**Housing & Neighborhood Services
Division**

Aaron Shapiro, Director

Zoning Division

Marge Schmukal, Zoning Administrator

Number of People in Household – Income Limit

Limits Effective February 19, 2004

1 - \$35,100

2 - \$40,150

3 - \$45,150

4 - \$50,150

5 - \$54,150

6 - \$58,200

7 - \$62,200

8 - \$66,200