

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
MAR 25 2004
CITY OF PORTLAND

Permit Number: 040208

This is to certify that Lindsay Scott A /Scott Lind & Associates
has permission to Change of use from 13 units to 13 cond
AT 238 State St 047 B026001

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is started or otherwise exposed-in-4 HOUR NOT REQUIRED.

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

OTHER REQUIRED APPROVALS
Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 3/24/04
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: 04-0208	Issue Date: MAR 25 2004	BL: 047 B026001
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Location of Construction: 238 ²⁴⁰ State St	Owner Name: Lindsay Scott A	Owner Address: Po Box 7626 CITY OF PORTLAND	Phone: 207-773-8422
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Business Name: n/a	Contractor Name: Scott Lindsay & Associates	Contractor Address: 92 Exchange Street Portland	Phone: 2077738422
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Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion	Zone: R6
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Past Use: Multi Family / 13 Units	Proposed Use: Change of use from 13 units to 13 condominiums.	Permit Fee: \$3,846.00	Cost of Work: \$100,000.00	CEO District: 2
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Proposed Project Description: Change of use from 13 units to 13 condominiums.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type 55 3/24/04
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Legal use: 13 family dwelling units

Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 03/05/2004	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved	Historic Preservation <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>3/19/04</i>	Date: _____	Date: _____

ok with conditions

Any exterior work requires A. separate review

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: 04-0208	Date Applied For: 03/05/2004	CBL: 047 B026001
-----------------------	---------------------------------	---------------------

Location of Construction: 238 State St	Owner Name: Lindsay Scott A	Owner Address: Po Box 7626	Phone: 207-773-8422
Business Name: n/a	Contractor Name: Scott Lindsay & Associates	Contractor Address: 92 Exchange Street Portland	Phone: (207) 773-8422
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion	

Proposed Use: Change of use from 13 units to 13 condominiums.	Proposed Project Description: Change of use from 13 units to 13 condominiums.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/19/2004**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic district.
- 2) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) 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.
- 5) This property shall remain a thirteen (13) family dwelling condominiums after the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 6) 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:** Mike Nugent **Approval Date:** 03/24/2004**Note:** **Ok to Issue:**

- 1) No building construction is authorized by this permit.

This is a change in the form of ownership.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 03/22/2004**Note:** **Ok to Issue:**

- 1) the boiler shall be seperated with a one hour enclosure or a smoke protected enclosure with a domestic sprinkler
- 2) vertical openings shall be fire rated with a minimum of one hour construction

Comments:

3/23/2004-mjn: Left a message with applicant, no construction plans submitted.

NO BUILDING CONSTRUCTION IS INTENDED!!!!Per applicant

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

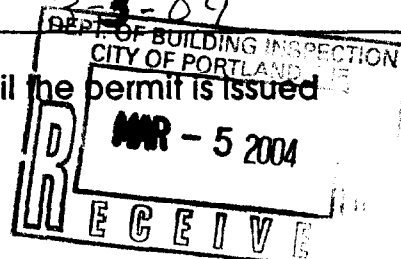
Location/Address of Construction: <u>238-240 State Street</u>		
Total Square Footage of Proposed Structure <u>existing</u>	Square Footage of Lot <u>6,014</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>47-B-26-30</u>	Owner: <u>Scott A. Lindsay</u>	Telephone: <u>207-773-8422</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>92 Exchange Street</u> <u>P.O. Box 7626</u> <u>Portland, ME 04112</u> <u>207-773-8422</u>	Cost Of Work: <u>\$100,000.⁰⁰</u> Fee: \$ <u>150.00</u> <u>units @ \$25.00 per unit</u> unit \$ _____
Current use: <u>Residential Apt. Building</u> number of units: <u>13</u> ^{Con} Fee <u>1,958.00</u>		
Purposed use <u>Condominium</u> number of units: <u>13</u> ¹³ ₁₃ ^{Con} Fee <u>975.00</u> Bld Fee <u>921.00</u>		
Project description: <u>Change of use to condominium from residential dwellings.</u> Total \$ <u>3,854.00</u>		
Contractor's name, address & telephone: <u>Scott A. Lindsay Assoc. Inc., 92 Exchange St., Portland, ME 04112</u>		
Who should we contact when the permit is ready: <u>Scott A. Lindsay</u>		
Mailing address: <u>92 Exchange Street</u> <u>P.O. Box 7626</u> <u>Portland, ME 04112</u>		Phone: <u>773-8422</u>

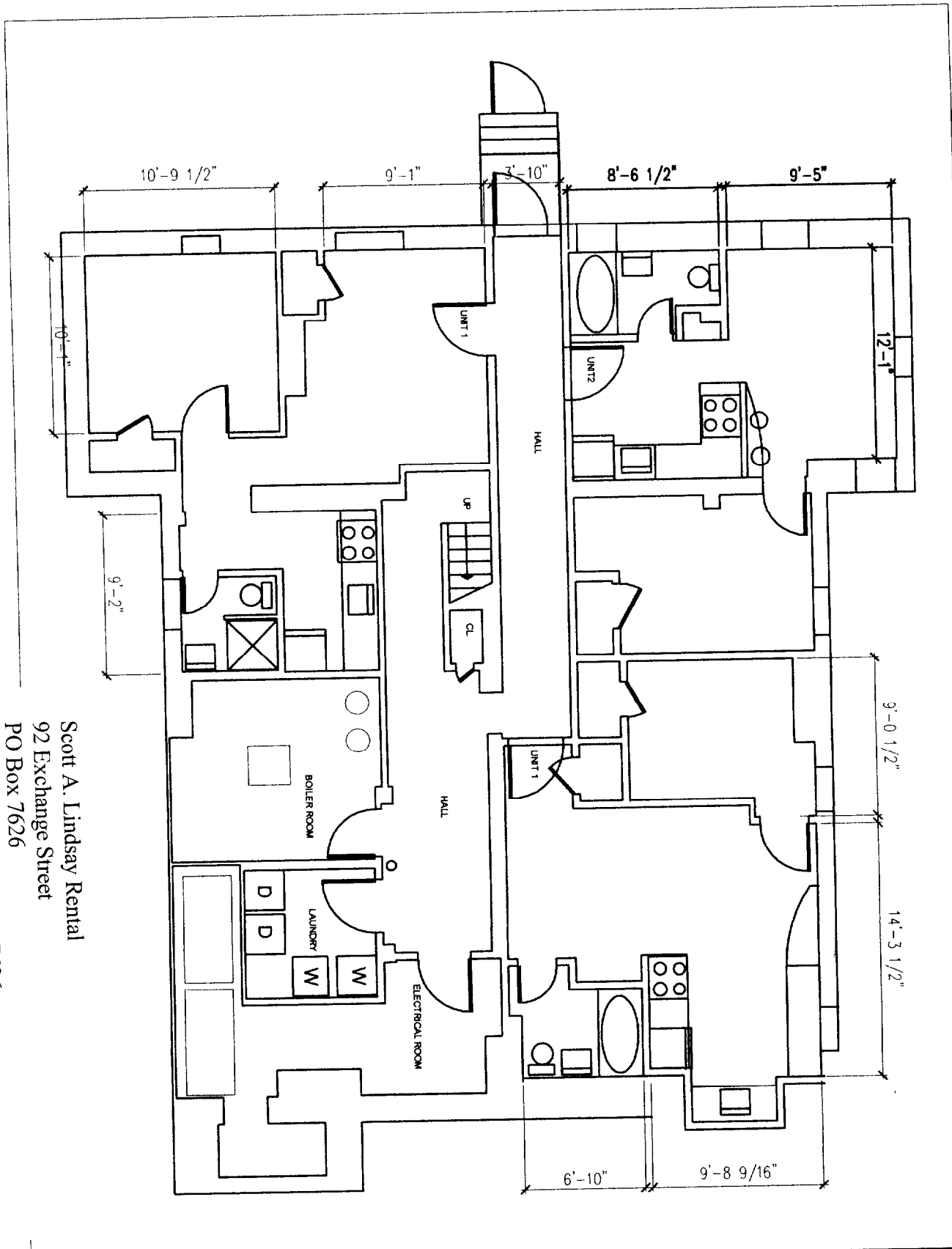
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant:	Date: <u>3-5-04</u>
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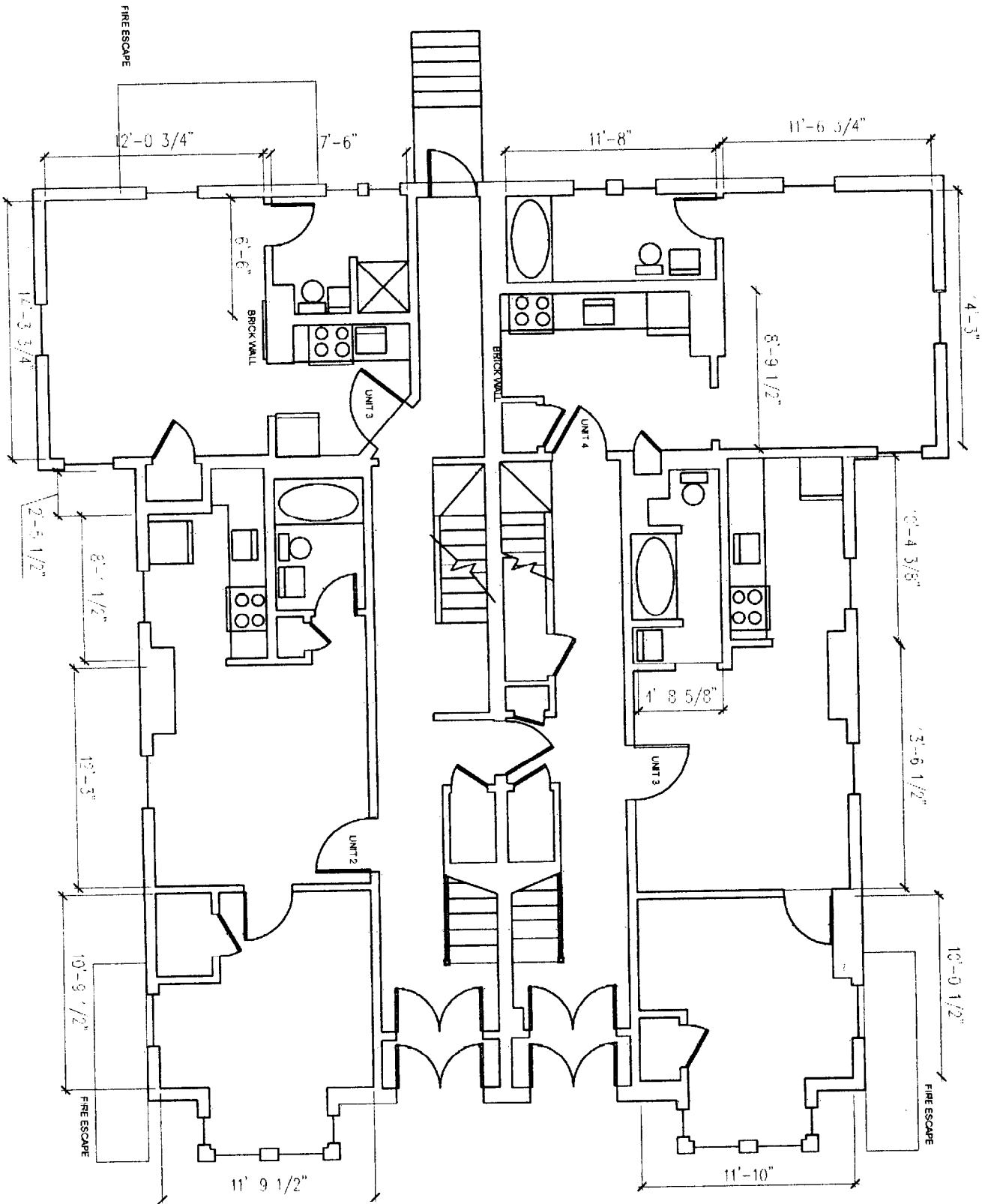
This is not a permit, you may not commence ANY work until the permit is issued



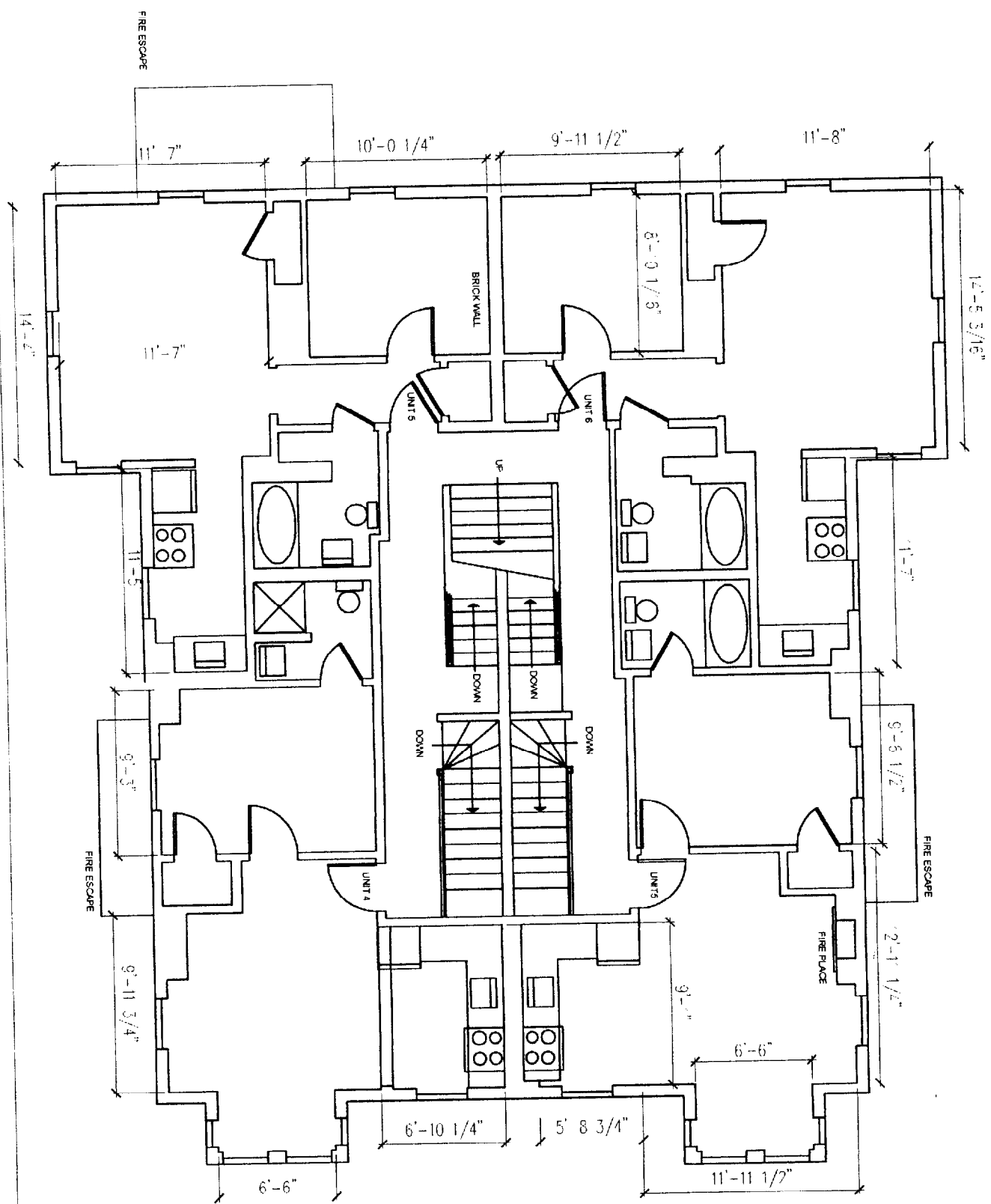


Scott A. Lindsay Rental
 92 Exchange Street
 PO Box 7626
 Portland, Maine 04112-7626

A 1	BASEMENT FLOOR PLANS	Date 03 MAR 04	Scale 3/16" = 1'-0"	Project LINDSAY AND ASSOCIATES PROPERTIES 238-240 STATE STREET PORTLAND, MAINE	INTERIOR RESOURCES Monica Ann Dominak md@interioresources.com 44 Union Wharf Portland, Maine 04101 (603) 888-8088 Fax (603) 778-9088	
		Drawn By MAD	By MAD			
		Revisions				



A2	FIRST FLOOR PLANS	Date of Revision Drawn By: MAD Revisions:	Scale: 1/8" = 1'-0" Drawn By: MAD	Project: LINDSAY AND ASSOCIATES PROPERTIES 238-240 STATE STREET PORTLAND, MAINE	INTERIOR RESOURCES Monica Ann Dominaki msd@interiorresources.com 50 Union Wharf Portland, Maine 04101 (603) 888-6000 Fax: (603) 888-9200	IR INTERIOR RESOURCES

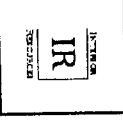


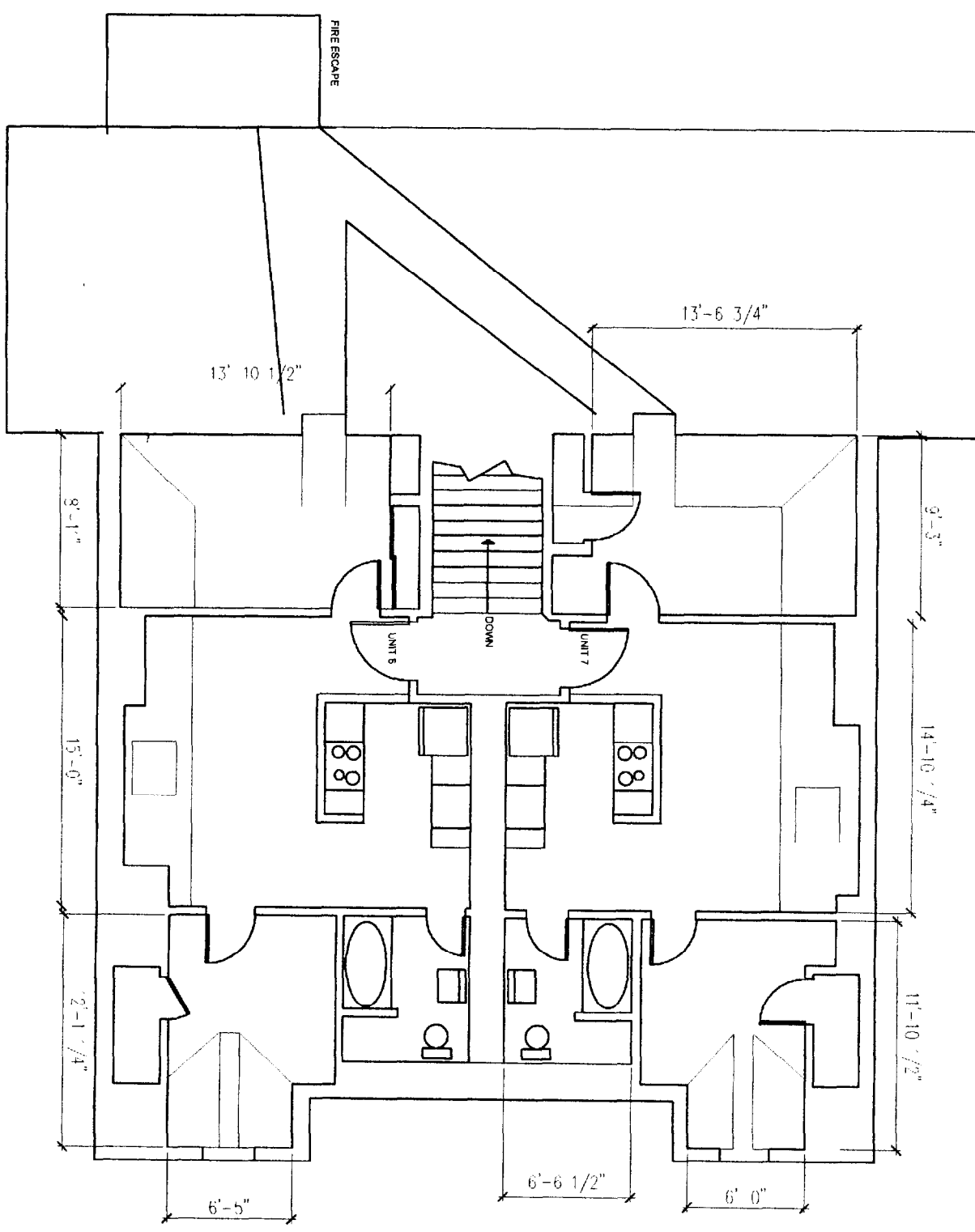
A3

Date		Scale	
01 MARCH 04		1/8" = 1' 0"	
Drawn By: MAD		By: MAD	
Checked:			

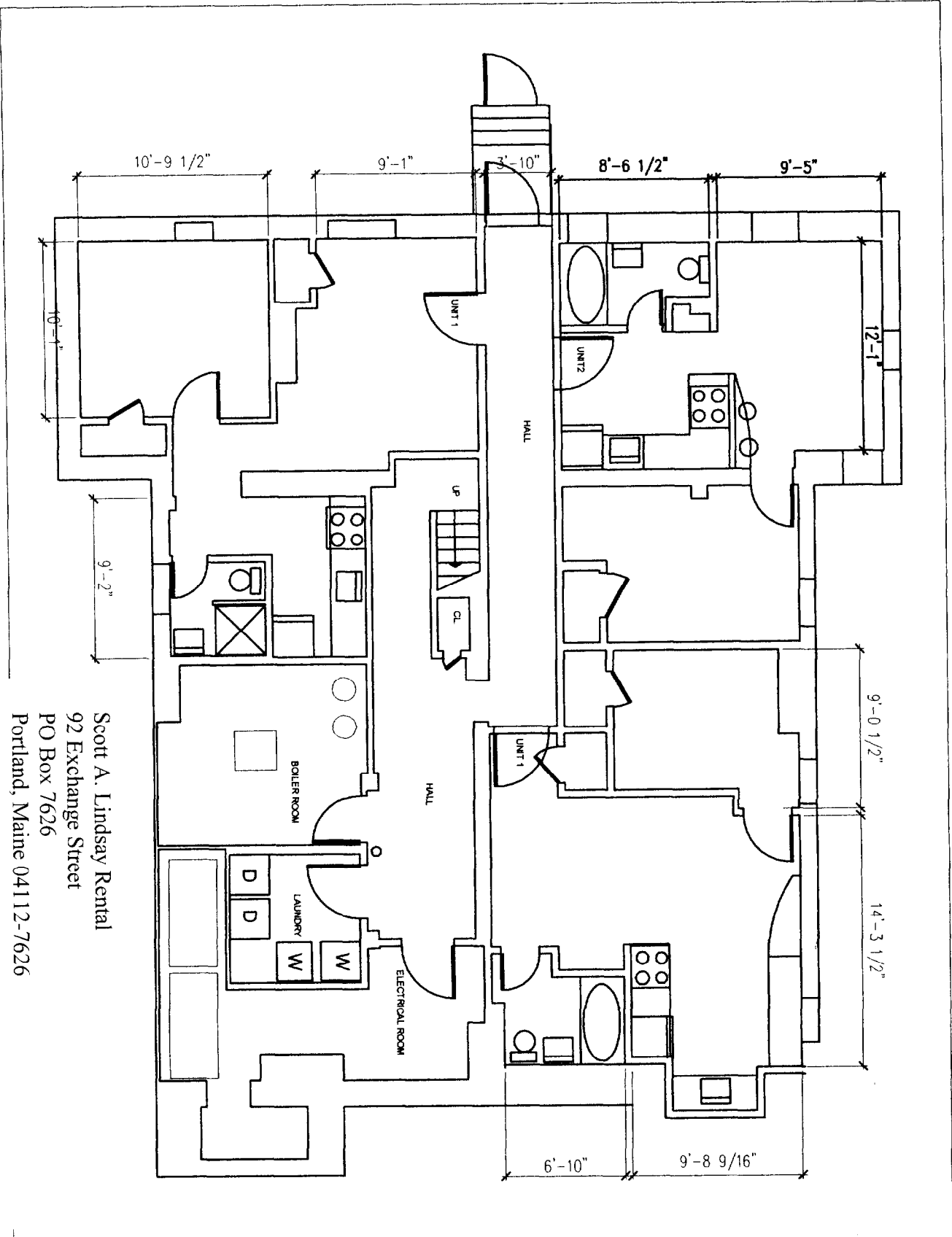
Project: LINDSAY AND ASSOCIATES PROPERTIES
 238-240 STATE STREET
 PORTLAND, MAINE

INTERIOR RESOURCES
 Monica Ann Dominak
 m@interiorresources.com
 56 Union Street Portland, Maine 04101
 (603) 886-0069 Fax: (603) 779-3066




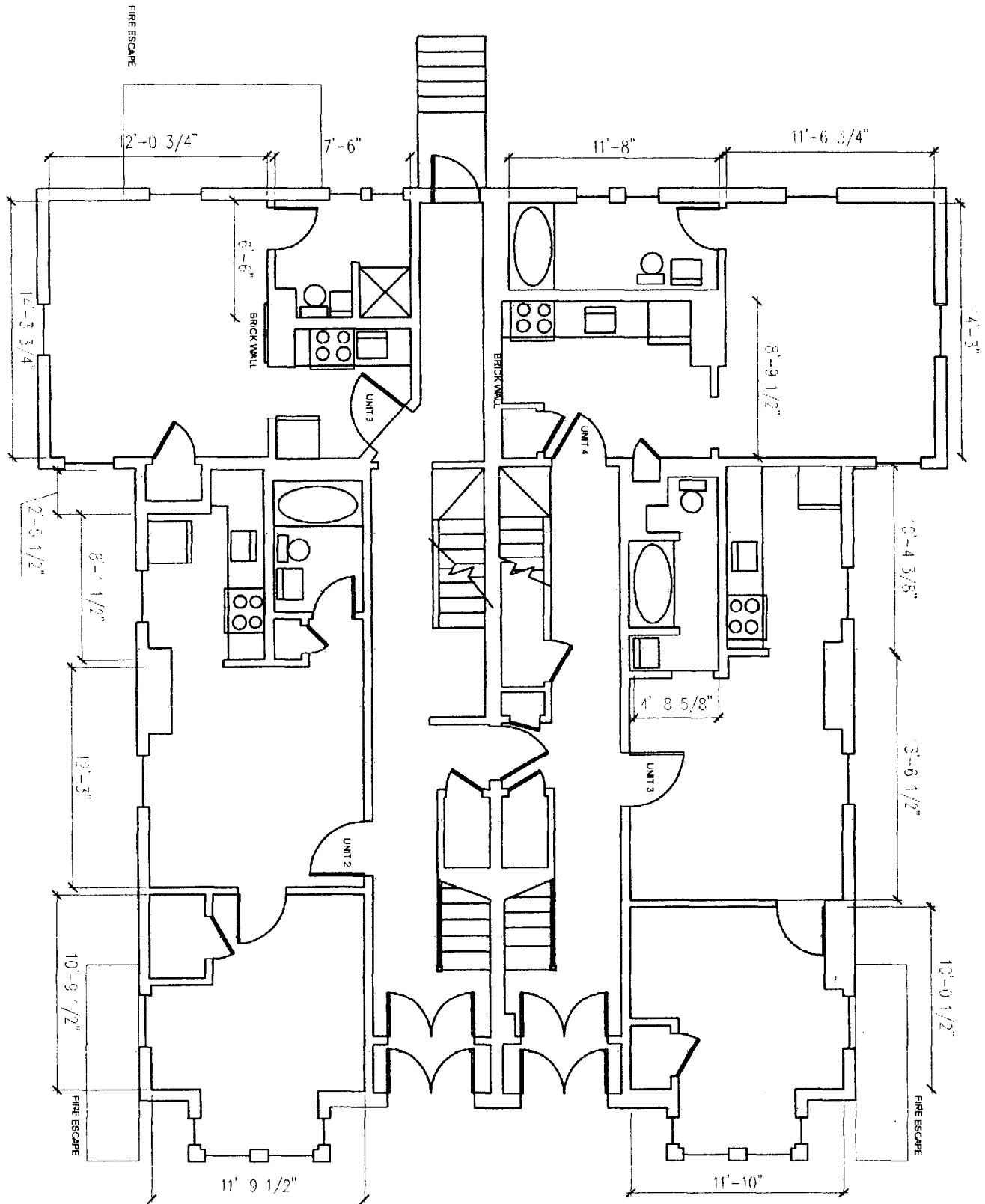


A 4	THIRD FLOOR PLANS	Date Drawn By: MAL	Scale 1/8" = 1'-0"	Project: LINDSAY AND ASSOCIATES PROPERTIES 238-240 STATE STREET PORTLAND, MAINE	INTERIOR RESOURCES Monica Ann Dominak 44 Union Wharf 7, Portland, Maine 04101 (207) 928-6282 Fax (207) 773-4096	IR INTERIOR RESOURCES
		Revised:	By: MAL			



Scott A. Lindsay Rental
 92 Exchange Street
 PO Box 7626
 Portland, Maine 04112-7626

A 1	BASEMENT FLOOR PLANS	Date: 3/16/04 Scale: 3/16" = 1'-0" Drawn By: MAD By: MAD Revisions:	Project: LINDSAY AND ASSOCIATES PROPERTIES 238-240 STATE STREET PORTLAND, MAINE	INTERIOR RESOURCES Monica Ann Dominak mad@interiorresources.com 48 Union Wharf Portland, Maine 04101 (603) 888-5088 Fax: (603) 778-4066	



A2

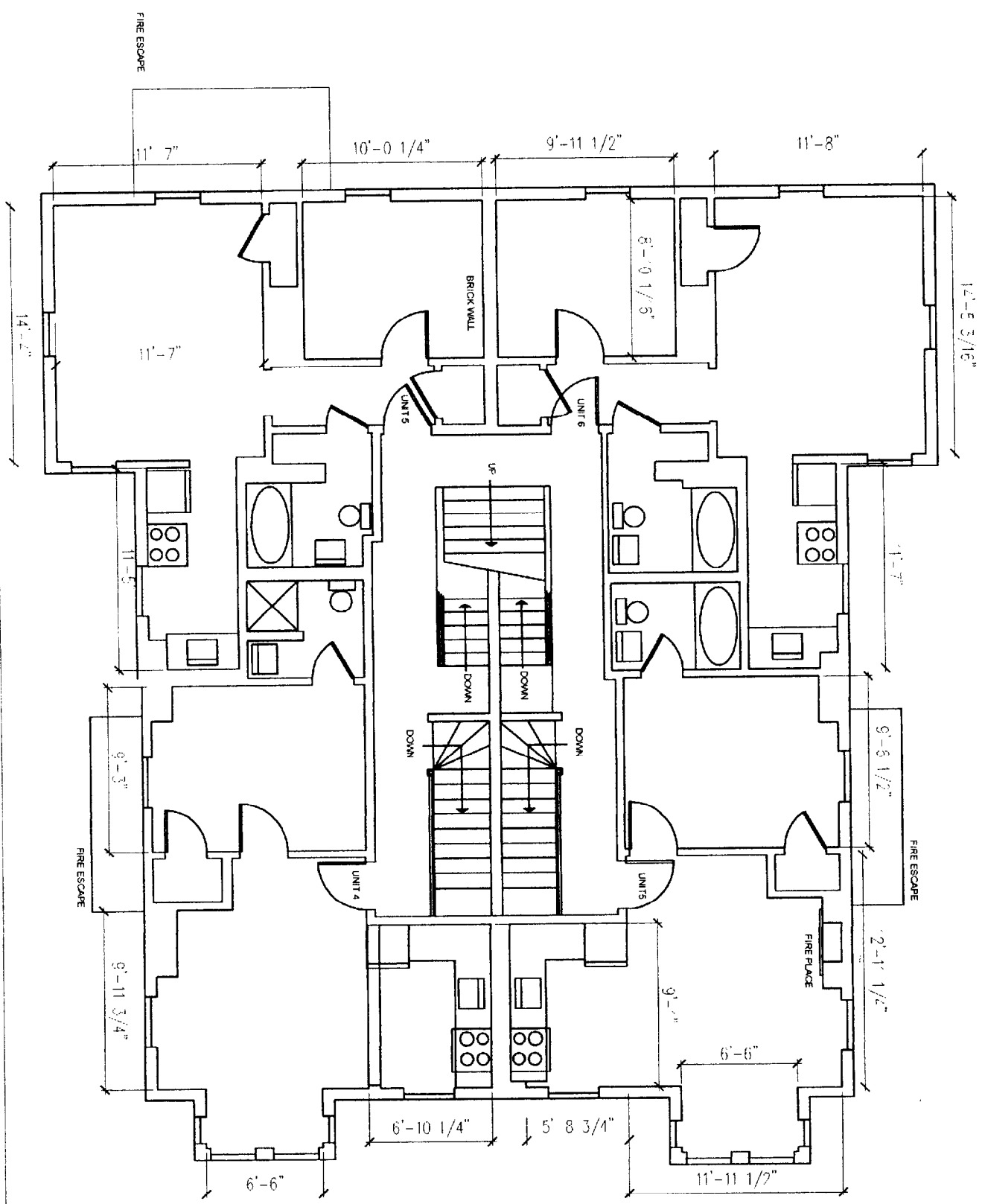
FIRST FLOOR PLANS

Drawn By: MLD	Scale: 1/4" = 1'-0"
By: MAD	
Checked:	

Project: **LINDSAY AND ASSOCIATES PROPERTIES**
238-240 STATE STREET
 FORTLAND, MAINE

INTERIOR RESOURCES
 Monica Ann Lorenak
 ml@interiorresources.com
 44 Union Wharf Portland, Maine 04101
 (603) 876-8800 Fax (603) 876-8800





A3

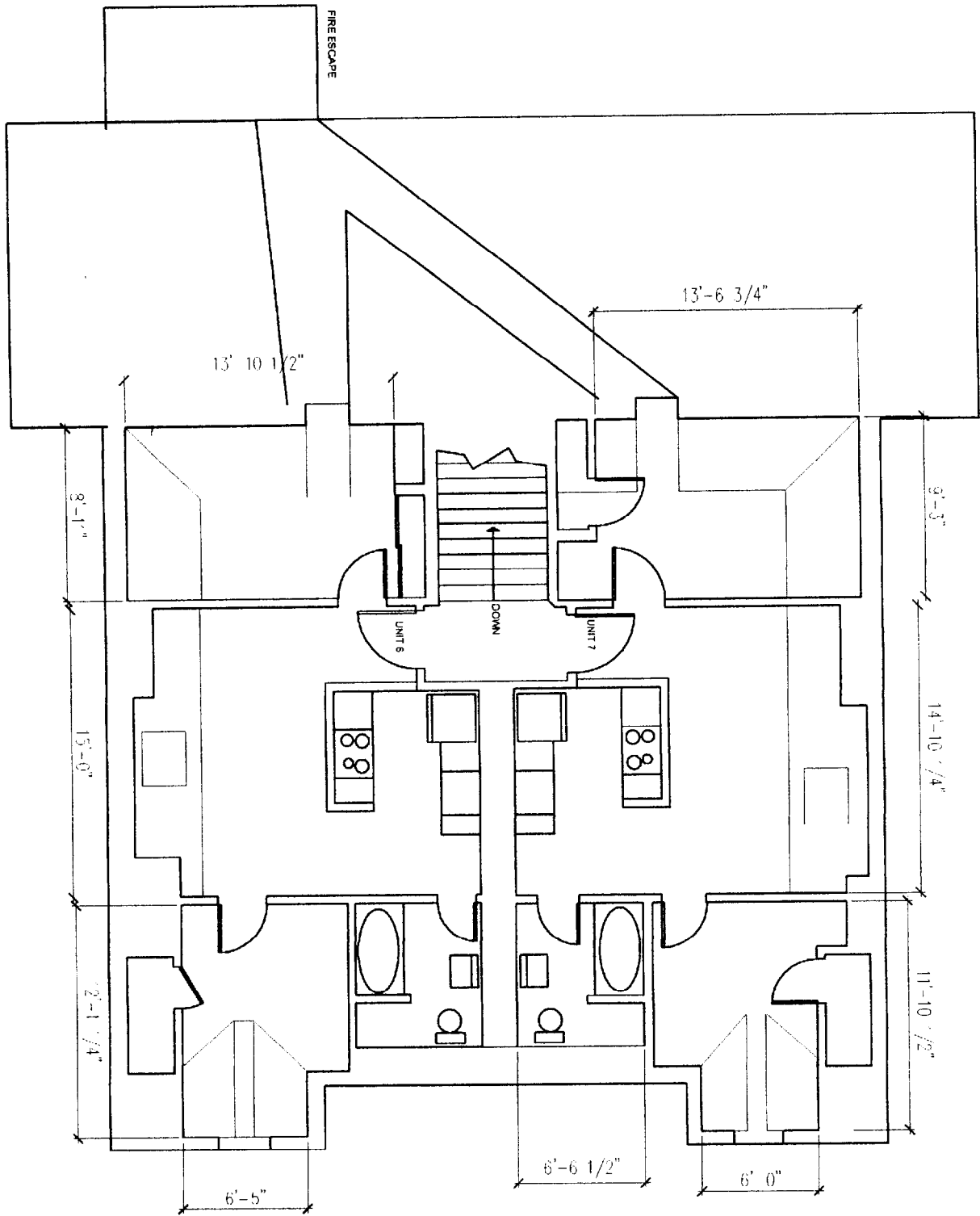
SECOND FLOOR PLANS

Date	Scale
Drawn By: MAD	1/8" = 1' 0"
By: MAD	
Revisions	

Project: LINDSAY AND ASSOCIATES PROPERTIES
 238-240 STATE STREET
 PORTLAND, MAINE

INTERIOR RESOURCES
 Monica Ann Dominak
 ma@interiorresources.com
 50 Union Wharf Portland, Maine 04101
 (603) 876-0999 Fax (603) 776-5665





A4	THIRD FLOOR PLANS	Date 11/11/03	Scale 1/4" = 1'-0"	Project LINDSAY AND ASSOCIATES PROPERTIES 238-240 STATE STREET PORTLAND, MAINE	INTERIOR RESOURCES Monica Ann Dominak 1100 Main Street, Portland, Maine 04101 (207) 828-8082 Fax (207) 773-4066	IR INTERIOR RESOURCES
		Drawn By MAD	By MAD			
		Revised				



CITY OF PORTLAND, MAINE
Department of Building Inspection

47-B-026

Certificate of Occupancy

LOCATION 238-240 State St

Issued to Onex Co.

Date of Issue 21 Feb 95

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. 94/0548, 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

APPROVED OCCUPANCY

Entire

Thirteen Family Dwelling

Limiting Conditions:

This certificate supersedes certificate issued

Approved: 2/23/95 *Marland Weing*
(Date) Inspector

[Signature]
Inspector of Buildings

[Handwritten initials]

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.

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	047 B026001
Location	238 STATE ST
Land Use	ELEVEN TO TWENTY FAMILY
 Owner Address	 LINDSAY SCOTT A PO BOX 7626 PORTLAND ME 04101
 Book/Page	 19195/327
Legal	47-B-26-30 STATE ST 238-242 6014SF

Valuation Information

Land	Building	Total
\$36,020	\$314,050	\$350,070

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	13	7830	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
0.138	7830	APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	700	SUPPORT AREA
1	B1/B1	1548	APARTMENT
1	01/01	2248	APARTMENT
1	02/02	2248	APARTMENT
1	03/03	1086	APARTMENT

Height	Walls	Heating	A/C
8			
8		HOT AIR	
10	BRICK/STONE	HOT AIR	
10	BRICK/STONE	HOT AIR	
8	BRICK/STONE	HOT AIR	

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - ENCL	1
2	PORCH - COVERED	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1979	ASPHALT PARKING	702	1



Scott A. Lindsay Rental

92 Exchange Street
P. O. Box 7626
Portland, Maine 04112-7626

Phone 207-773-8422
Fax 207-773-8427

March 5, 2004

RE: Vacancy at 238-240 State Street

238 State Street, Apartment #6 - Vacated December 1, 2003 by Josh Corbin and Dawn Young, who had given a thirty day notice of intent to vacate the apartment on November 1, 2003. Security Deposit was mailed to 17 Merrill Street, Apartment #1, Portland, Maine 04101. Last known telephone number for Josh (w) 317-5171, (h) 879-7981.

240 State Street, Apartment #1 - Vacated February 10, 2004 by Fred Lully, tenant at will, who had been looking into relocating out of his existing unit throughout the fall of 2003. When his renewal contract with Portland Housing Authority came up in December, it was "mutually" decided that it was in everyones best interest if Fred left the unit. Allen Doherty, P.H.A. inspector (773-4753), felt Fred was unable to continue living in the property due to the extensive damage he was causing. Fred's caseworker is Heather Ferro (775-7486).

Scott A. Lindsay Rental

92 Exchange Street
P. O. Box 7626
Portland, Maine 04112-7626

Phone 207-773-8422
Fax 207-773-8427

January 20, 2004

Via Fax 207-774-6471
Number of Pages 1

Rose Stoddard
Portland Housing Authority
14 Baxter Boulevard
Portland, Maine 04101-1822

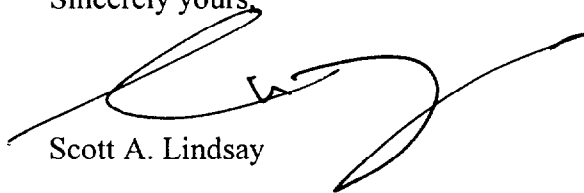
Re: Tenancy of Fred Lully, 240 State Street, Apt. #1

Dear Rose:

I have received notice from Heather Farro (775-7486) counselor for Fred Lully of his intention to vacate the above apartment on February 1, 2004. This letter is to notify you that I have received such notice and agree to this move.

If you have any questions, I can be reached at the above telephone number.

Sincerely yours,



Scott A. Lindsay

SAL/jer

Enclosure

Submit with Condominium Conversion Permit Application

Project Data:

Address: 240 State Street, Portland

C-B-L: 47-B-26.30

Number of units in building: 7

	Tenant name	Tenant tel. #	occup. length	Date of notice	eligible for \$?
7	Unit 1 Vacant	see cover letter	→ vacated →	2/10/04	✓
8	Unit 2 Kicky Bernier	773-5536	Since 7/02	2-20-04	✓
9	Unit 3 Heather Ladd	879-7768	Since 1/04	2-20-04	✓
10	Unit 4 Robert Chance	797-7688	Since 2/01	2-20-04	✓
11	Unit 5 Madeline O'Neill	653-6085	Since 7/03	2-20-04	✓
12	Unit 6 Joshua Corejoy & Jillian Handlen	773-0982	Since 7/03	2-20-04	✓
13	Unit 7 Gary Pierre	Unknown	Since 12/02	2-20-04	✓
	Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 1 year 4/2003

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:

\$5,000.00 exterior walls, windows, doors, roof

\$ - 0 - insulation

\$35,000.00 interior cosmetics (walls/floors/ hallways refinishing, etc.)

\$10,000.00 other (specify) Appliances, Landscaping, Lighting Fixtures

Submit with Condominium Conversion Permit Application

Project Data:

Address: 238 State Street, Portland

C-B-L: 47-B-26-30

Number of units in building: 6

	Tenant name	Tenant tel. #	occup. length	Date of notice	eligible for \$?
1	Unit 1 Adam French	Unknown	Since 6/02	2-20-04	✓
2	Unit 2 Paul Meyer	772-4760	Since 10/03	2-20-04	✓
3	Unit 3 Shawn Kelliher	874-9866	Since 2/04	2-20-04	✓
4	Unit 4 Alison & Peter LePage	775-2283	Since 6/03	2-20-04	✓
5	Unit 5 Julie Westerhouse	450-8605	Since 6/03	2-20-04	✓
6	Unit 6 Vacant	see cover letter when vacated → 12/1/03			
	Unit 7				
	Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 1 year, 4/2003

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:

\$5,000.00 exterior walls, windows, doors, roof

\$ - 0 - insulation

\$35,000.00 interior cosmetics (walls/floors/ hallways refinishing, etc.)

\$10,000.00 other (specify) Appliances, Landscaping,
Lighting Fixtures



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 238 State Street

NUMBER OF UNITS: 6

TENANT NAME: Adam French

TENANT'S UNIT #: 1

TENANT'S TEL. #: Unknown - No Listing

TENANT'S PRESENT ANNUAL INCOME: Unknown

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: Since 6/02

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Scott A. Lindsay
92 Exchange St. P.O. Box 7626, Portland ME 04112-7626

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

