

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: 07-061811	Issue Date: 15 2002	CBL: 047 C030001
Owner Address: 703 Congress	Phone: 207-450-7044	
Contractor Address: Portland		Zone: B2b

Location of Construction: 703 Congress St	Owner Name: Abv Lic
Business Name: n/a	Contractor Name: n/a
Lessee/Buyer's Name: n/a	Phone: n/a

Past Use: 4 Apartment and 1 commercial restaurant	Proposed Use: Change of Use; 4 residential condominiums and 1 commercial condominium.	Permit Fee: \$530.00	Cost of Work: \$0.00	CEO District: 2
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Proposed Project Description:
Change of Use from 4 apartments 1 restaurant to 4 residential condominium and 1 commercial condominium.

Legal use - 4 D.U. i. 1st floor Commercial

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-2</i> Type: <i>BOCA 99</i>
Signature: <i>AM</i>	Signature: <i>JK</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 06/06/2002	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> <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 <i>OK with conditions</i> Date: <i>6/7/02</i>	<p>Zoning Appeal</p> <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	<p>Historic Preservation</p> <input checked="" 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: _____

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

N/A Footing/Building Location Inspection: Prior to pouring concrete

N/A Re-Bar Schedule Inspection: Prior to pouring concrete

N/A Foundation Inspection: Prior to placing ANY backfill

N/A Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of applicant/designee

Date

Signature of Inspections Official

Date

CBL: 047 C030 Building Permit #: 02-0618

2-0618

Zoning

Approved with Conditions

Marge Schmuckal

703 Congress St

07/02/2002

06/12/2002

Marge Schmuckal

07/02/2002

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

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.

06/10/2002

85

07/02/2002

imes

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

Permit Number: 020618

This is to certify that Abv Llc /n/a
has permission to Change of Use from 4 apartm
AT 703 Congress St

dominium and 1 commercial condominium.

L 047 C030001

provided that the person or persons,
of the provisions of the Statutes of M
the construction, maintenance and u
this department.

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

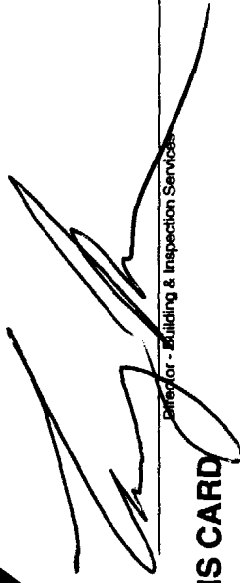
OTHER REQUIRED APPROVALS

Fire Dept. LAHMS
Health Dept. _____
Appeal Board _____
Other _____

Department Name

inspection must
in permit in procu
this building at thereo
closed-in.
R NOTICE IS REQUIRED.

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



Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

020618

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>703-705 CONGRESS ST.</u>	
Total Square Footage of Proposed Structure <u>3763</u>	Square Footage of Lot <u>3387</u>
Tax Assessor's Chart, Block & Lot Chart# <u>47</u> Block# <u>C</u> Lot# <u>30</u>	Owner <u>AUB PROPERTIES, LLC</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>AUB PROPERTIES, LLC</u> <u>19 PINE ST</u> <u>PORTLAND, ME 04102</u> <u>(207) 450-7044</u>
Current use <u>(4) APT'S COMM RESTAURANT</u> number of units: <u>5</u>	Cost Of Work: \$ <u>300.00</u> Fee: \$ <u>30</u> <u>5</u> units @ \$25.00 per unit \$ <u>125.00</u>
Purposed use <u>5</u> 4 RES. CONDOS <u>1</u> Comm. Condo	number of units: <u>5</u>
Project description: <u>SIMPLE CONVERSION</u>	
Contractor's name, address & telephone: <u>WILLIAM D. VAIR 19 PINE ST PORTLAND</u> <u>(207) 450-7044</u> <u>04102</u>	
Who should we contact when the permit is ready: <u>WILLIAM D. VAIR</u>	
Mailing address: <u>19 PINE ST</u> <u>Portland, ME 04102</u>	
Phone: <u>450-7044</u>	

(Handwritten signatures and initials)

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>09/10/02</u>
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This is not a permit, you may not commence ANY work until the permit is issued

Zoning Division
Marge Schmuckal
Zoning Administrator



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

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 703-705 Congress St.

NUMBER OF UNITS: 5

TENANT NAME: VACANT

TENANT'S UNIT #: 1

TENANT'S TEL. #: —

TENANT'S PRESENT ANNUAL INCOME: —

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: N/A.

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: APJS PROPERTIES, LLC
19 Pine St ME 04102

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: —

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION – PLEASE DETAIL
VACANT

Planning Division
Marge Schnuckal
Zoning Administrator



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

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 703-705 Congress St

NUMBER OF UNITS: 5

TENANT NAME: DAVID MARCETTA

TENANT'S UNIT #: 2

TENANT'S TEL. #: 773-0073

TENANT'S PRESENT ANNUAL INCOME: UNK.

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 6 MOS.

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: AUS Properties

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

None

Planning Division
Marge Schmuckal
Zoning Administrator



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

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 703-705 Congress

NUMBER OF UNITS: 5

TENANT NAME: VACANT (currently Temp occupied by owner's son)

TENANT'S UNIT #: 3

TENANT'S TEL. #: _____

TENANT'S PRESENT ANNUAL INCOME: N/A

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 3 mos

ATTACH COPY OF TENANT NOTICE N/A.

OWNER'S NAME/ADDRESS/TEL. #: ~~ABC~~. ABC PROPERTIES LLC

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL
PAINT & CARPET

Planning Division
Marge Schmuckal
Zoning Administrator



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

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 703-705 Congress

NUMBER OF UNITS: 5

TENANT NAME: APRIL SHINDHOLSTER

TENANT'S UNIT #: 4

TENANT'S TEL. #: 871-1548

TENANT'S PRESENT ANNUAL INCOME: UNK.

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 6 mos.

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: AVIS PROPERTIES LLC

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

PAINT

Planning Division
Marge Schumuckal
Zoning Administrator



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

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 703 Congress

NUMBER OF UNITS: 5

TENANT NAME: AUB PROPERTIES LLC DBA FRIENDSHIP CAFE

TENANT'S UNIT #: 5 (COMMERCIAL UNIT)

TENANT'S TEL. #: 450-7044

TENANT'S PRESENT ANNUAL INCOME: N/A

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: N/A

ATTACH COPY OF TENANT NOTICE - N/A.

OWNER'S NAME/ADDRESS/TEL. #: AUB PROPERTIES LLC

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

None

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: 703-705 Congress St. Portland, ME 04102 Assessor's chart: 47
 Block: C
 Lot: 30

Name of Owner: AUB PROPERTIES, LLC
 Address: 19 Pine St Portland ME 04102

Telephone No.: 207 450-7044

Name of Project: 705 CONGRESS ST CONDOMINIUMS

No of Units to be Converted: 5

No. of Units applying for: 5

No. of Units in structure 5

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds NOT YET

Approved by: _____ Date: _____

ZONING: _____ Date: _____

No. of units approved (circle)

Fire Dept:	1	3	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Plumbing:	1	2	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Elec:	1	2	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Bldg. & Housing:	1	2	3	4	5	6	7	8	9	10	Date: _____

Comments: _____

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

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: 47 C 30
2. Number of units before conversion: 3. Monthly rent (range)
(specify with or without util.)
4 units with 1 bedroom; 650 - 750 w/o util
1 units with ~~2~~ ³ bedrooms; N/A
_____ units with 3 or more bedrooms; _____
4. Number of units after conversion: 5. Purchase Price (range)
4 units with 1 bedroom; 94,000 - 106,000
1 units with ~~2~~ ³ bedrooms; N/A
_____ units with 3 or more bedrooms; _____
6. Length of time building owned by applicant? 1 yr
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
\$ _____ interior cosmetic (wall/floor/refinishing, etc.)
\$ other (specify) Paint and some Carpet replacement
_____ none



CITY OF PORTLAND, MAINE

Department of Building Inspections

July 1st 20 02

Received from Bernice Jackson

Location of Work 514 Summit Street

Cost of Construction \$ 1800.00

Permit Fee \$ 37.00

Building (TL) Plumbing (15) Electrical (12) Site Plan (U2)

Other _____

CBL: 385A-A-013

Check #: 1004 Total Collected \$ 37.00

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 \$10.00 or 10% whichever is greater.

01 : 6 8
BY John G. ...
DATE ...

conversion:

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

6. For each converted unit
(a) ...
(b) ...
(c) ...
(d) ...
(e) ...
(f) ...
(g) ...
(h) ...
(i) ...
(j) ...
(k) ...
(l) ...
(m) ...
(n) ...
(o) ...
(p) ...
(q) ...
(r) ...
(s) ...
(t) ...
(u) ...
(v) ...
(w) ...
(x) ...
(y) ...
(z) ...

Enc. a postmark or
it is not in
VT: SA

COPY

William Vail
AVB Properties, LLC
c/o 19 Pine Street
Portland, ME 04102

March 29, 2002

April Shinholster
705 Congress Street, Apt. #4
Portland, ME 04102

RE: **705 Congress Street, Portland, Maine**
Notification of Condominium Conversion

Dear Ms. Shinholster:

This letter will serve as notification to you of our intent to convert our property at 705 Congress Street, 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

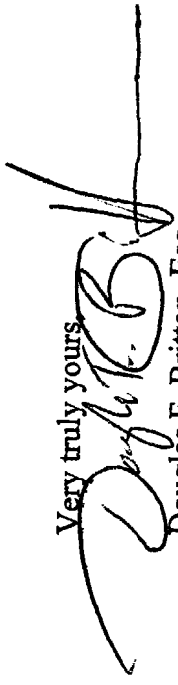
You will be contacted when the units in your building are offered for sale to the public, and you will be informed of the asking price for your particular unit. We will be listing the units for sale with a real estate broker, Ed Gardner of Bay Realty (telephone: 775-3838), and if you are interested in discussing financing arrangements or any other purchase details with him, we will arrange for a meeting with him.

If your unit becomes 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.

Very truly yours,



Douglas F. Britton, Esq.
Attorney for William Vail
& AVB Properties, LLC

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

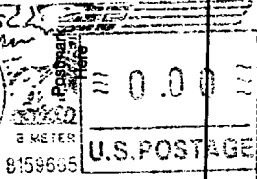
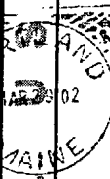
OFFICIAL USE

Postage	\$ 34
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 394

Sent To
April Schnholster
Street, Apt. No., or PO Box No.
705 Congress St. Apt. 4
City, State, ZIP+4
PATLAND, ME 04102

PS Form 3800, May 2000

See Reverse for Instructions



5445 8208 0000 DEST 0002

PLEASE
RETURN TO
RECEIPT IS
AT THE
POST OFFICE

William Vail
AVB Properties, LLC
c/o 19 Pine Street
Portland, ME 04102

COPY

March 29, 2002

David Marletta
705 Congress Street, Apt. #2
Portland, ME 04102

RE: **705 Congress Street, Portland, Maine**
Notification of Condominium Conversion

Dear Mr. Marletta:

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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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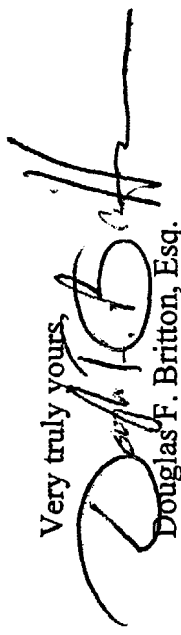
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If your unit becomes under contract to be purchased, we will give you a minimum 30 days notice to vacate from the first day of the month. If you decide not to purchase your unit, we will expect a 30 day notice (from the first day of the month) before 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.

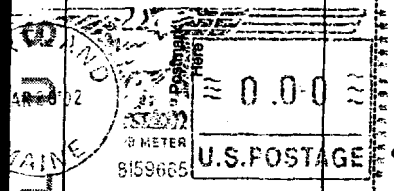
Very truly yours,



Douglas F. Britton, Esq.
Attorney for William Vail
& AVB Properties, LLC

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE	
Postage \$	34
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.94
Sent To David Marletta	
Street, Apt. No., or PO Box No. 705 Congress St Apt 2	
City, State, ZIP+4 Portland, ME 04102	
PS Form 3800, May 2000 See Reverse for Instructions	



0000 0000 0000 0000 0000

T A X R E C E I P T

City of Portland, Maine

P O Box 544

Portland ME 041120544

207-874-8856

Paid by: AVB PROPERTIES LLC
703 CONGRESS ST
PORTLAND ME 04102

Receipt#: 54894 / 262869
Batch: TONYAM 6/07/2002
Date paid: 6/07/2002 00

Account ID: 102119 Description: P 3541

703 CONGRESS ST

SEWER USER

Owner: FLANNERY TODD L

Account Number FLANNERY, TODD

Year	Value	Rate	Base	Pen & Int	Coll fee	Total paid
2002 1 SW DEL	33915	0.01000	339.15	4.45		343.60
2002 1 SW LATE	396	0.01000	3.96			3.96
Year total:						347.56

Printed: 6/07/02 8:15:59

Receipt total: 347.56

Tender: CHECK

1048 347.56

Additional comments:

T A X R E C E I P T
 City of Portland, Maine
 P O Box 544
 Portland ME 041120544
 207-874-8856

Paid by: AVB PROPERTIES LLC Receipt#: 54895 / 262870
 703 CONGRESS ST Batch: TONYAM 6/07/2002 00
 PORTLAND ME 04102 Date paid: 6/07/2002

Account ID: 7299 Description: 703-705 C
 703 CONGRESS ST PERSONAL PROPERTY TAX
 Owner: FLANNERY REALTY INC
 Account Number F57330A

Year	Value	Rate	Base	Pen & Int	Coll fee	Total paid
1997 1 PP	24.56000	7.37	7.37	4.49		11.86
1997 2 PP	24.56000	7.37	7.37	4.10		11.47
Year total:		14.74	14.74	8.59		23.33
1998 1 PP	24.56000	7.37	7.37	3.58		10.95
1998 2 PP	24.56000	7.37	7.37	2.45		9.82
Year total:		14.74	14.74	6.03		20.77
1999 1 PP	25.29000	7.58	7.58	3.00		10.58
1999 2 PP	25.29000	7.58	7.58	2.62		10.20
Year total:		15.16	15.16	5.62		20.78
2000 1 PP	600 25.29000	7.59	7.59	2.05		9.64
2000 2 PP	600 25.29000	7.59	7.59	1.68		9.27
Year total:		15.18	15.18	3.73		18.91
2001 1 PP	600 24.00000	7.20	7.20	1.33		8.53
2001 2 PP	600 24.00000	7.20	7.20	.94		8.14
Year total:		14.40	14.40	2.27		16.67

Printed: 6/07/02 8:17:10

Receipt total: 100.46

Tender: CHECK

1047 100.46

Additional comments:

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece or on the front if space permits.

1. Article Addressed to:

April Shinholster
705 Congress St Apt 4
Portland, ME 04102

2. Article Number

(Transfer from service label) 7000 1530 0000 8078 5943

PS Form 3811, August 2001

Domestic Return Receipt

102595-01-M-0381

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X/A Shinholster

Agent

B. Received by (Printed Name)

C. Date of Delivery

3-30-02

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Restricted Delivery? (Extra Fee) Yes

Express Mail

Return Receipt for Merchandise

C.O.D.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

David Marietta
705 Congress St Apt 2
Portland, ME 04102

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Restricted Delivery? (Extra Fee) Yes

Express Mail

Return Receipt for Merchandise

C.O.D.

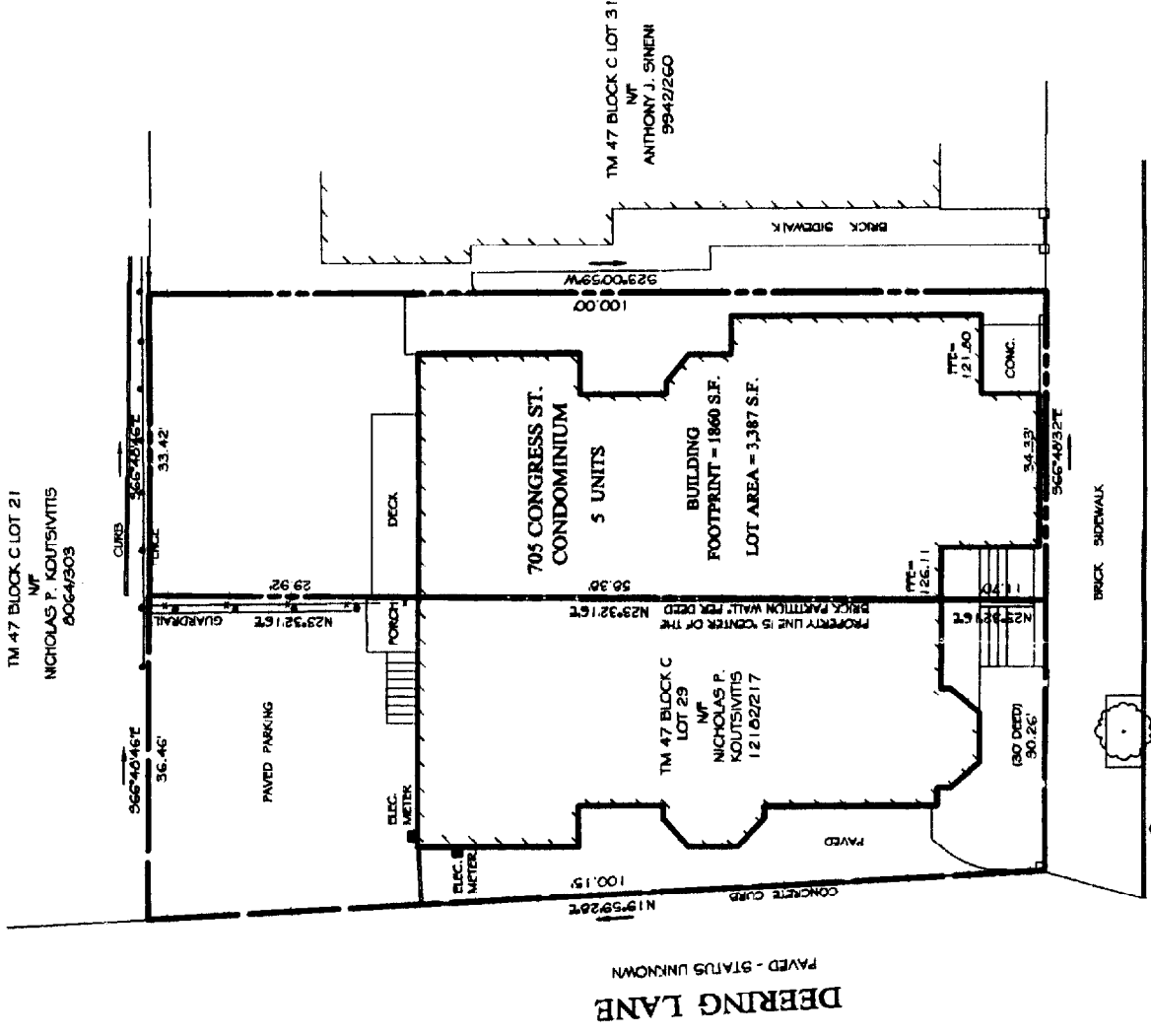
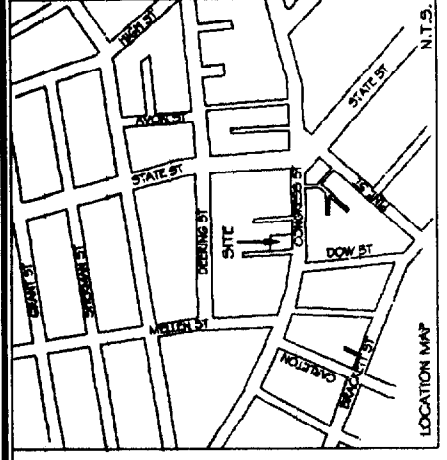
2. AI

77

PS F

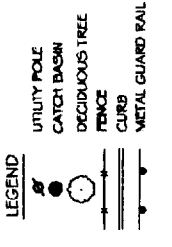
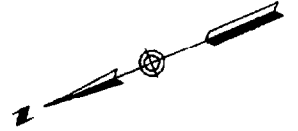
50

102595-01-M-0381



CONGRESS STREET
PAVED - PUBLIC VARIABLE WIDTH

TO STATE ST. →



- NOTES:**
1. OWNER OF RECORD: AVE, LLC C.R.D. BOOK 16386 PAGE 2.
 2. PARCEL IS SHOWN AS LOT 30 BLOCK C ON THE CITY OF PORTLANDS ASSESSORS' MAP 47.
 3. BEARINGS ARE MAGNETIC PER PLAN REFERENCE 1.
 4. ELEVATIONS ARE CITY OF PORTLAND DATUM.

PLAN REFERENCE:
1. PLAN OF LAND MADE FOR PERCEVAL P. BARKER DATED APRIL 1926 BY E.C. JORDAN (TC) PLAN FILE 146.

CERTIFICATION:
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON THE SURVEY OF THE GROUND, FIELD SURVEY, AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE _____
WILLIAM C. SHIPPEN, P.L.S. #2116

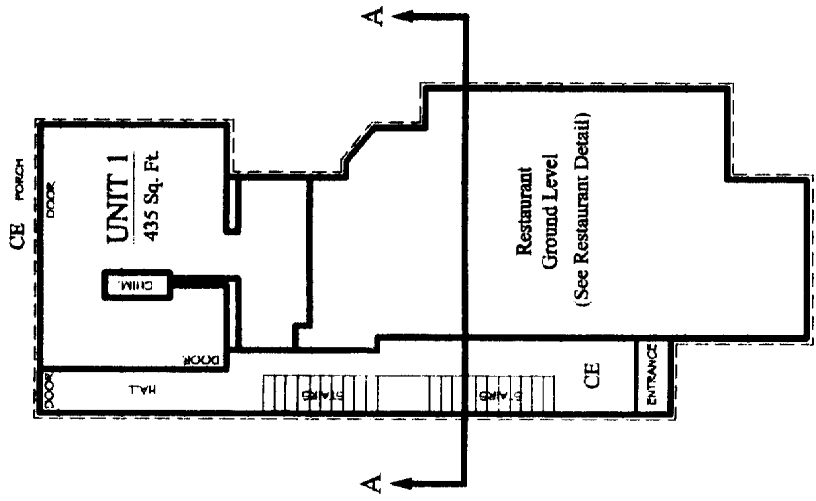
CONDOMINIUM PLAT
"705 CONGRESS STREET CONDOMINIUM"
705 CONGRESS STREET, PORTLAND, MAINE

MADE FOR
WILLIAM D. VAIL
19 PINE STREET, PORTLAND, MAINE 04102

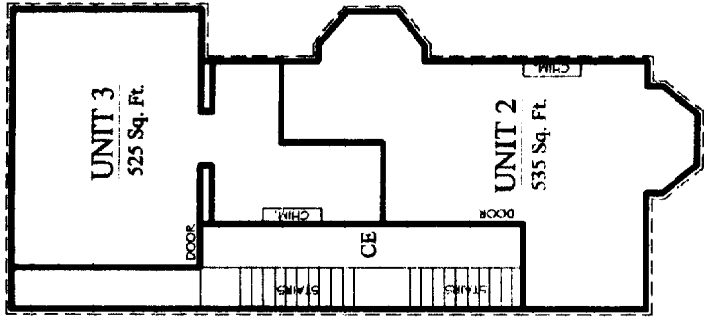
OWEN HASKELL, INC.
16 CLARK ST. PORTLAND, ME 04101 (907)774-0484
PROFESSIONAL LAND SURVEYOR

Drawn By	RR	Date		Job No.	
Trace By	JLW	MAY 6, 2002		2002-076P	
Check By	WCS		Scale		Dwg. No.
Book No.	942		1" = 10'		1 OF 2

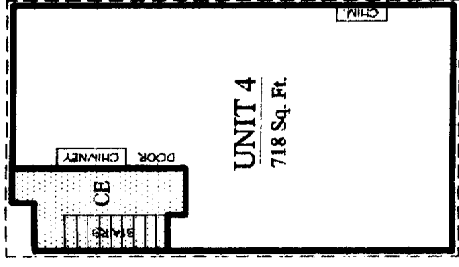
Handwritten note: This is a copy



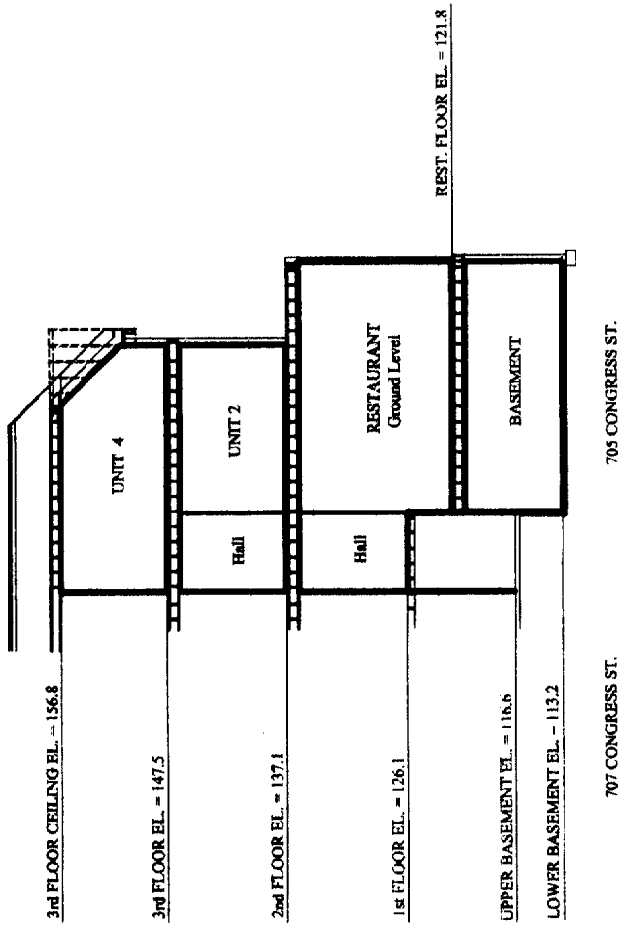
FIRST FLOOR



SECOND FLOOR



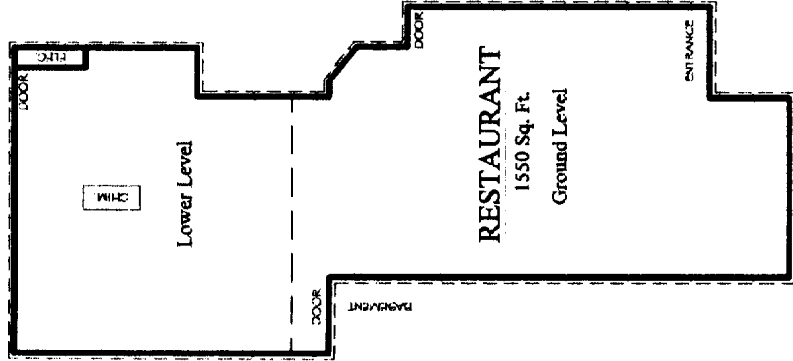
THIRD FLOOR



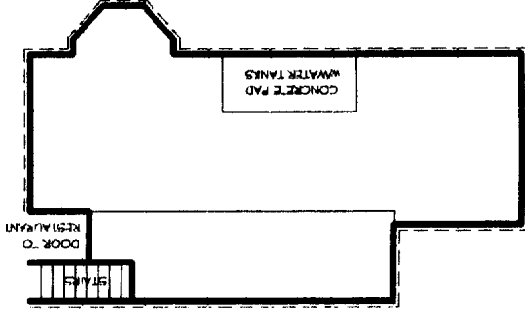
**SECTION A-A
FRONT VIEW**

HORIZONTAL BOUNDARY

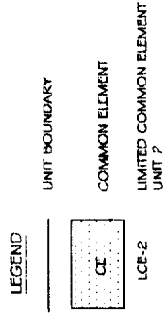
NOTE: UNIT 4 - LIMITED COMMON ROOF TOP AREA OVER UNIT.
REFERENCE: CONDOMINIUM DECLARATION



RESTAURANT DETAIL



BASEMENT



VERTICAL BOUNDARY

← CONGRESS STREET →

HORIZONTAL & VERTICAL BOUNDARIES
"705 CONGRESS STREET CONDOMINIUM"
 705 CONGRESS STREET, PORTLAND, MAINE
 MADE FOR
 WILLIAM D. VAIL
 19 PINE STREET, PORTLAND, MAINE 04102

OWEN HASKELL, INC.
 16 CLARK ST., PORTLAND, ME 04101 (207)774-0404
 PROFESSIONAL LAND SURVEYORS

Drawn By	EC	Date	APRIL 29, 2002	Job No.	2002-076P
Trace By	JLW	Scale	1/8" = 1'	Dwg. No.	2 CF 2
Check By	JWS	Book No.			

NOTE: ALL ELEVATIONS BASED ON OFFICIAL CITY OF PORTLAND DATUM ON FILE AT PORTLAND ENGINEERING DEPARTMENT