



Ann Machado <amachado@portlandmaine.gov>

FW: 048-B016001 & 048-B015001

Bianca Garber <bianca@portpropmgt.com>
To: Ann Machado <amachado@portlandmaine.gov>

Wed, Aug 3, 2016 at 9:06 AM

Hi Ann,

Any word on the below email about getting a letter for these 4 buildings? I'm sure you are having a very busy summer. Let me know if there's anything I can do to help. Thank you.

Bianca

Cell: [207-699-8069](tel:207-699-8069)Office: [207-210-6849](tel:207-210-6849)bianca@portpropmgt.com

From: Bianca Garber
Sent: Tuesday, July 19, 2016 4:59 PM
To: 'Ann Machado' <amachado@portlandmaine.gov>
Subject: 048-B016001 & 048-B015001

Hi Ann,

We recently purchased 24 units located in 4 buildings on Grant Street and are seeking a bank loan post-purchase. We expect banks will request evidence of number of dwelling units and no outstanding violations. I'm hoping you can write me a letter. I attached the standard letter; you might have to change it a little because it's 4 buildings.

Also, the Assessor page just lists two buildings: 65 Grant Street, 048 B016001; I believe this is representing 61, 63 and 65 Grant Street (3 buildings of 6 units each for a total of 18 units); it looks as if these 3 were built together as a small complex, but they are 3 distinct buildings. The other building listed on the Assessor page is 69 Grant Street, 04 B015001, which is the 4th six-unit building.

If it helps, attached is what I found on the microfiche that I found helpful:

61 Grant Street: 6 DU in 1982

61-67 Grant Street: C of O showing 18 apartment dwellings in 1977; this is presumably 6 apts each at 61, 63 and 65/67 Grant respectively

63 Grant Street: 6 DU in 1982

65/67 Grant Street: 6 DU in 1990







As far as violations, last time I looked, there were some outstanding violations at 65 Grant: one on 8/4/2015 saying the fire escape was not structurally sound, and I did not see any follow up. Repairing that fire escape is on my list of capital

improvements. There's also one dated 8-7-2015 for missing smoke and CO alarms, and one on 9-10-15 for fire doors. Installing proper smoke & combo smoke/CO detectors and installing fire doors where they are not already is on our list of planned capital improvements. I did not see any outstanding violations at any of the other 3 buildings.

Referred to docs are attached. Let me know if you need more info. Once I have an invoice, I can swing a check down. Hope you are having a good summer so far. Thanks in advance for your help.

~ Bianca

6 attachments

-  **61,63,65,67,69 Grant Microfiche Docs.pdf**
1398K
-  **69 GRANT CERTIFICATE OF OCCUPANCY 2005.pdf**
283K
-  **FP 65 grant nov 29.17.15.pdf**
136K
-  **FP 65 grant st notice of vio.pdf**
124K
-  **NOV Returned Letter 08-04-15.pdf**
447K
-  **Number, use, and no violations Zoning Letter Template.docx**
12K