

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 060490
MAY 15 2008
CITY OF PORTLAND

This is to certify that WUESTHOFF RAPHAEL J BETTY LITS/p/a

has permission to Condo Conversion 2 units

AT 50 EXETER ST

051 A006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 laid or closed-in. 4 HOUR NOTICE IS REQUIRED.

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

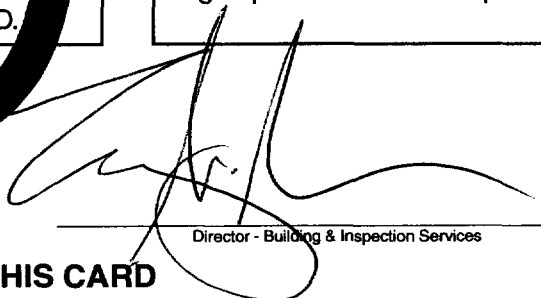
OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name



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 No: 06-0490	Issue Date: PERMIT ISSUED MAY 11 2006	CBL: 051 A006001
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Location of Construction: 50 EXETER ST	Owner Name: WUESTHOFF RAPHAEL J & BET	Owner Address: 13 MORNING ST	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: RS

Past Use: Residential 2 unit <i>res use</i>	Proposed Use: Residential 2 Condo Conversion <i>2 dwelling units</i>	Permit Fee: \$450.00	Cost of Work: \$450.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> Signature:	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i> Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____				

Permit Taken By: dmartin	Date Applied For: 04/07/2006	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 @ MM <input type="checkbox"/> <i>OK w/conditions</i> Date: <i>5/2/06</i> <i>ABA</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <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 <i>ABA</i> Date: _____
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0490	Date Applied For: 04/07/2006	CBL: 051 A006001
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Location of Construction: 50 EXETER ST	Owner Name: WUESTHOFF RAPHAEL J & BET	Owner Address: 13 MORNING ST	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	
Proposed Use: Residential 2 Condo Conversion		Proposed Project Description: Condo Conversion 2 units	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/02/2006**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for any interior or exterior renovations.
- 2) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.
- 3) This property shall remain as two family dwellings. Any change of use shall require a separate permit application for review and approval.
- 4) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/12/2006**Note:** **Ok to Issue:**

- 1) Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

Comments:

4124106-amachado: Spoke with Dan Edwards. Need information on previous tenants.

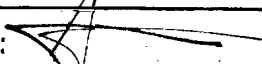
All Purpose Building Permit Application

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>50 Exeter Street, Portland, Me</u>		
Total Square Footage of Proposed Structure <u>2,762</u>	Square Footage of Lot <u>5,175</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>51</u> Block# <u>A</u> Lot# <u>6</u>	Owner: <u>Raphael J. Wuesthoff</u> <u>Betty J. Wuesthoff</u>	Telephone: <u>(207) 780-6557</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Raphael J. Wuesthoff</u> <u>13 Morning Street</u> <u>Portland, Me 04101</u>	cost Of Work: \$ _____ Fee: \$ <u>450</u>
Current use: <u>2 Family Apartment Building/Residential</u>		
If the location is currently vacant, what was prior use: <u>Same</u>		
Approximately how long has it been vacant: <u>Since 03/31/06</u>		
Proposed use: <u>Condominium Conversion</u>		
Project description: <u>conversion of existing 2 family structure to 2 unit condominium.</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Daniel J. Edwards</u> Mailing address: <u>Norman, Hanson & DeTroy, LLC</u> <u>415 congress Street, P.O. Box 4600</u> <u>Portland, Me 04112-4600</u>		
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: (207) 774-7000 <u>910-8552</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>4-6-06</u>
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DEPT. OF BUILDINGS AND PERMITS
CITY OF PORTLAND, ME

APR 10 2006

RECEIVED

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: 50 Exeter Street

C-B-L: 051-A-106⁰⁰¹

Number of Units in Building: 2

Unit 1	Unoccupied			
unit 2	Unoccupied			
unit 3				
Unit 4				
unit 5				
Unit 6				
Unit 7				
unit 8				

If more units, submit same information on all units

Length of time building owned by applicant Since 09/01/91

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES _____ NO X (check one)

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

\$ _____ Exterior walls, windows, doors, roof

\$ _____ Insulation

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

\$ _____ Other (specify)

930547

PERMITTED

Zone A

Building Permit Application Fee \$215

City of Portland

Map 1

City of Portland

City of Portland

City of Portland

Owner: John Muesthoff Phone # 775-3786

Address: 1259 Congress St. - Prld. NE 04102

LOCATION OF CONSTRUCTION: 52 Exeter St.

Contractor: _____ Sub: _____

Address: _____ Phone # _____

Proposed Use: 2-family home occup

Past Use: 2-family

Existing Per. Units: _____ # of New Res. Units: _____

Building Dimensions: L: _____ W: _____ Total Sq. Ft.: _____

Lot Size: _____

Use: Change of Use from 2-family to 2-family

Other: _____

Street Frontage Provided: _____

Provided Setbacks: Front _____ Side _____ Rear _____

Review Required: _____

Zoning Board Approval: Yes _____ No _____

Planning Board Approval: Yes _____ No _____

Conditional Use: _____ Variance: _____

Special Exception: _____

Other: _____ (Explain)

Callings: _____

1. Ceiling Joist Size _____

2. Ceiling Strapping Size _____

3. Type Ceiling _____

4. Insulation Type _____

5. Ceiling Height _____

Roof: _____

1. Truss or Rafter Size _____

2. Sheathing Type _____

3. Roof Covering Type _____

Chimneys: _____

Heating: _____

Electrical: _____

Plumbing: _____

Swimming Pools: _____

1. Stiles Size _____

2. Girders Size _____

3. Lally Column Spacing _____

4. Bridging Type _____

5. Floor Sheathing Type _____

6. Other Material _____

1. Studding Size _____

2. No. Windows _____

3. No. Doors _____

4. Header Sizes _____

5. Bracing _____

6. Corner Posts Size _____

7. Insulation Type _____

8. Sheathing Type _____

9. Siding Type _____

10. Masonry Materials _____

11. Metal Materials _____

1. Studding Size _____

2. Header Sizes _____

3. Wall Covering Type _____

4. Fire Wall if required _____

5. Other Materials _____

1. Approval of soil v. _____ if required

2. No. of Tubs or Showers _____

3. No. of Fixtures _____

4. No. of Lavatories _____

5. No. of Other Fixtures _____

1. Type _____

2. Pool Size _____

3. Must conform to National Electrical Code with requirements

1. Type _____

2. Pool Size _____

3. Must conform to National Electrical Code with requirements

Signature of Applicant: Betty J. Muesthoff Date: _____

Signature of CEO: _____

Inspection Dates: _____

Signature of Applicant: Betty J. Muesthoff Date: _____

Signature of CEO: _____

Inspection Dates: _____

Permit Received By: Louise E. Chase

Permit Received By: Louise E. Chase

White Tax Assessor Yellow-GPCOG

White Tax Assessor Yellow-GPCOG

White Tag-CEO

White Tag-CEO

Copyright GPCOG 1988

Copyright GPCOG 1988

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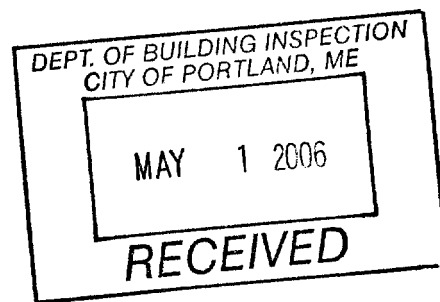
PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

From: "Daniel J. Edwards" <dedwards@nhdlaw.com>
To: "amachado@portlandmaine.gov" <amachado@portlandmaine.gov>
Date: 5/1/2006 2:58:29 PM
Subject: FW: Exeter Street

Hi Ann,

Here's the promised information:



Gary Prolman, Esq.
 2006 50 Exeter Street

Lease ended March 31,

482 Congress St., Ste 300
 Downstairs

Portland, ME 04101-3493

773-3506

*called 512106 - no answering machine
 left willing when lease expired
 spoke to his assistant. - 512106*

Abby Crooker
 31,2005 52 Exeter Street

Lease ended August

188 Dartmouth St.
 Upstairs

Portland, ME 04102

879-2228

Please feel free to contact me with any questions.

Best,

Dan

 Daniel J. Edwards
 Norman, Hanson & DeTroy, LLC
 415 Congress Street