Building Inspections - 11 Russell St. Condo conversion.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/28/14

From: "Michael Friedland" <mike@willardsquarehomerepair.com>
To: <buildinginspections@portlandmaine.gov>
Date: 4/22/2014 12:04 PM
Subject: 11 Russell St. Condo conversion.
Attachments: Portland condominium conversion application for 11 Russell St..pdf; Russell Street_2014-035 Condo Bnds.pdf; Russell Street_2014-035 Condo Plat.pdf; Russell Street_2014-035P boundary survey.pdf; letter to Renee Garland, unit 4.docx; Letter to Samantha Parks, unit 1.docx

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Building Inspections:

This is an application to convert my four unit building on Russell st. into condominiums. My lawyer is away for two weeks so I have filled out the application and attached the other required documents in an attempt to expedite the process. I realize there will be mistakes. Please feel free to contact me and I will do my best to provide any necessary information or correct mistakes.

Attached you will find the condominium application, interior/exterior plans from the surveyor as well as letters to the tenants.
I do not believe I need to fill out the general building permit application.
I am not sure if the current tenants are eligible for financial assistance.

There are currently only two tenants. The reason for this is that my units were grossly under market value. I had not raised the rents in four years. I had given the tenants notice in December that I would be raising the rents as of February 1. Two of the tenants decided not to renew their lease. At that point I decided, since I needed to fix up the units regardless, to convert the building into condominiums.
I do not have the forwarding information for one of the tenants since they used their security deposit to cover their last months' rent.
Here is the other contact information.
Hanna Berger
129 Pine St apt 1
Portland, ME
04102
And here is the only contact phone number I have. Leah Farber 807-3232

My contact info is:
Michael Friedland
21 Brookside Ave.
South Portland, M 04106
207-409-5885

Thank you very much,
Mike