

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

## PERMIT

Permit Number: 050799

**PERMIT ISSUED**

**JUL 27 2005**

**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

This is to certify that Eleanor, LLC/Gregory Johns

has permission to Change of use condo conversion / 6 unit

AT 174 Neal St

054 F026001

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 work on permit on procedure before this building or part thereof is altered or closed-in. 48 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. Capt. Greg Cass 7-27-05

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: 05-0799	Issue Date: <b>PERMIT ISSUED</b>	054 F026001
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Location of Construction: 174 Neal St	Owner Name: Eleanor, LLC	Owner Address: 757 Congress St	Phone: 207-774-9303
Business Name:	Contractor Name: Gregory Johnson	Contractor Address: 757 Congress St Portland	Phone: 207-774-9303
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: <b>R6</b>

Past Use: 6 unit residential	Proposed Use: Change of use condo conversion / 6 unit condo	Permit Fee: \$1,350.00	Cost of Work: \$1,350.00	CEO District: 2
<p><i>legal use: 6 residential dwelling units</i></p> <p>Proposed Project Description: Change of use condo conversion / 6 unit condo</p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R-2</b> Type: <b>5B</b>	
		<p><i>with conditions</i></p> <p>Signature: <i>Carol Cross</i></p>		<p><b>IBC 2003</b></p> <p>Signature: <i>[Signature]</i></p>
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

Permit Taken By: Idobson	Valid For: 06/17/2005	<b>Zoning Approval</b>		
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1. This permit application does not preclude the applicant from applying for other permits under Federal Rules. 2. Building permits include septic, electrical, and other permits are required if work is to be done within (6) months of the date of issuance. This permit may invalidate other permits.	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 Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>8/19/05</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 checked="" type="checkbox"/> Denied Date: <i>8/19/05</i>	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 checked="" type="checkbox"/> Denied <i>my exterior work requires a separate review and approval</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: 05-0799	Date Applied For: 06/17/2005	CBL: 054 F026001
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<b>Location of Construction:</b> 174 Neal St	<b>Owner Name:</b> Eleanor, LLC	<b>Owner Address:</b> 757 Congress St	<b>Phone:</b> 207-774-9303
<b>Business Name:</b>	<b>Contractor Name:</b> Gregory Johnson	<b>Contractor Address:</b> 757 Congress St Portland	<b>Phone:</b> (207) 774-9303
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	
<b>Proposed Use:</b> Change of use condo conversion / 6 unit condo		<b>Proposed Project Description:</b> Change of use condo conversion / 6 unit condo	

Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 07/19/2005

Note: 6/30/05 not all the tenant notices are attached - only one with combined information on it - will call owner      Ok to Issue:   
 also gave back to Lannie to correct the owner information.  
 7/6/05 faxed info to Lannie, she put with permit but did not let me know they came in.  
 7/18/05 called owner -needs to revise two notices that have 300 days before they have to leave. Waiting for that  
 7/19 dropped off the revised notices

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation
- 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) 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.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 5) This property shall remain a six (6) residential family condominium dwelling with the issuance of this permit and the subsequent issuance of certificates of occupancy. Any change of use shall require a separate permit application for review and approval.

Dept: Building      Status: Approved with Conditions      Reviewer: Tammy Munson      Approval Date: 07/22/2005

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.  
 2) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

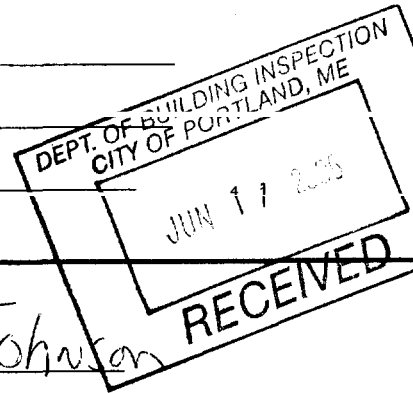
Dept: Fire      Status: Approved with Conditions      Reviewer: Cptn Greg Cass      Approval Date: 07/20/2005

Note:      Ok to Issue:   
 1) Building to be in compliance with NFPA 101, The life safety code.

# 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>174-176 NEAL ST. PORTLAND, ME 04102</u>		
Total Square Footage of <del>Proposed</del> Structure <u>8496</u>	Square Footage of Lot <u>900957</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>54-1-26</u>	Owner: <u>ELEVENOR Condominium LLC</u> <u>Gregory Johnson Pres</u>	Telephone: <u>207-774-9303</u>
Lessee/Buyer's Name (If Applicable) <u>Gregory E. Johnson</u> <u>ELEVENOR Condominiums</u>	Applicant name, address & telephone: <u>Gregory Johnson</u> <u>774-9303</u>	Cost Of Work: \$ _____ <sup>cell</sup> 6103 Fee: \$ <u>1350</u> <sup>cell</sup>
Current use: <u>6 Apartments</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>NOT VACANT</u>		
Proposed use: <u>6 Condominiums</u> Project description: .		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Gregory Johnson</u>		
Mailing address: * *		
We will contact you by phone when the permits 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 permits picked up. <b>PHONE:</b> <u>cell-351-5395</u> <u>office 774-9303</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.*

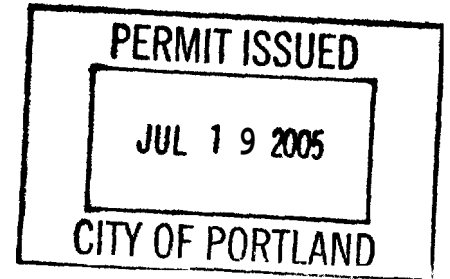
Signature of applicant: <u>Gregory Johnson</u>	Date: <u>6/9/05</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**

*NORTHEAST CIVIL SOLUTIONS - Doing sight work - 883-1000  
Mr Thomas Jewel Esq - Legal work 774-6665*

**ELEANOR CONDOMINUMES  
757 CONGRESS STREET  
PORTLAND, ME 04102**

April 6, 2005  
July 18, 2005



Duane Pierson  
Unit #1  
174 Neal Street  
Portland, ME 04102

Re: Notice of intent to convert 174 – 176 Neal Street, Portland to condominiums

Dear Duane;

We are sending this letter to you to inform you that we intend to convert the building at 174 – 176 Neal Street, Portland, Maine into 6 condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 300 days. This notice is **not** a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you.

One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit for \$150,000.00, please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

As the Developer of this project, we are required by City of Portland ordinance to give you the following notice:

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, 289 Congress Street, Portland, ME 04101 (telephone: 874-8703).

We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the US Department of Housing and Urban Development. If you would like us to investigate whether you qualify for this assistance, or if you would like us to provide assistance to you in the form of referrals to

Duane Pierson  
July 19, 2005  
Page 2

other reasonable accommodations, please let us know.

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

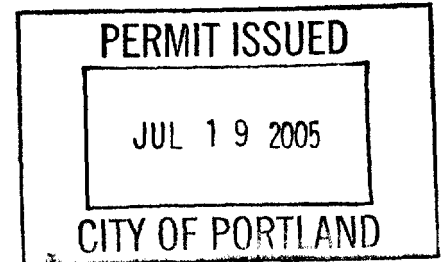
Sincerely,

Landlord

*Duane Pierson*  
*7/18/2005*

**THE ELEANOR CONDOMINIUM  
757 CONGRESS STREET  
PORTLAND, ME 04102**

April 06, 2005  
July 18, 2005



Denise Fairchild  
Unit #3  
174 Neal Street  
Portland, ME 04102

Re: Notice of intent to convert 174 – 176 Neal Street, Portland to condominiums

Dear Denise;

We are sending this letter to you to inform you that we intend to convert the building at 174 – 176 Neal Street, Portland, Maine into 6 condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 300 days. This notice is **not** a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you.

One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit for \$150,000.00, please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

As the Developer of this project, we are required by City of Portland ordinance to give you the following notice:

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, ME 04101 (telephone: 874-8703).

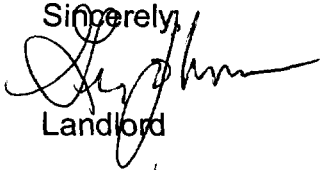
We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the US

Denise Fairchild  
July 18, 2005  
Page 2

Department of Housing and Urban Development. If you would like us to investigate whether you qualify for this assistance, or if you would like us to provide assistance to you in the form of referrals to other reasonable accommodations, please let us know.

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely,



Landlord

- Sign Here  
Denise C. Fairchild

DATE

7/18/2005



**THE ELEANOR CONDOMINIUM  
757 CONGRESS STREET  
PORTLAND, ME 04102**

April 8, 2005

Duane Pierson  
Unit # 1  
174 Neal Street  
Portland, ME 04102

Re: Notice of intent to convert 174-176 Neal Street, Portland to condominiums

Dear Duane;

*300 DAY Notice - 10 yr. tenant*

We are sending this letter to you to inform you that we intend to convert the building at 174-176 Neal Street, Portland, Maine into 6 (six) condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is not a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you.

One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit for \$150,000.00, please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the Unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

As the Developer of this project, we are required by City of Portland ordinance to give you the following notice:

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, ME 04101 (telephone: 874-8703).

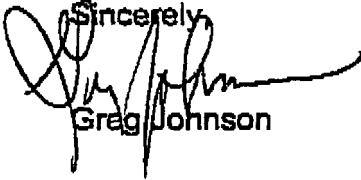
We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the US Department of Housing and Urban Development. If you would like us to investigate whether you qualify for this assistance, or if you would like us to provide assistance to you in the form of referrals to other reasonable accommodations, please let us know.

Duane Pierson  
April 6, 2005  
Page 2

qualify for this assistance, or if would like us to provide assistance to you in the form of referrals to other reasonable accommodations, please let us know.

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely,



Greg Johnson

**THE ELEANOR CONDOMINIUM  
757 CONGRESS STREET  
PORTLAND, ME 04102**

**April 6, 2005**

**Colin Barnicle  
Unit # 2  
174 Neal Street  
Portland, ME 04102**

**Re: Notice of intent to convert 174-176 Neal Street, Portland to condominiums**

**Dear Colin;**

**We are sending this letter to you to inform you that we intend to convert the building at 174-176 Neal Street, Portland, Maine into 6 (six) condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is not a notice to quit the unit. if it comes to that, a separate 30 day notice to quit will be provided to you.**

**One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit for \$150,000.00, please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.**

**As the Developer of this project; we are required by City of Portland ordinance to give you the following notice:**

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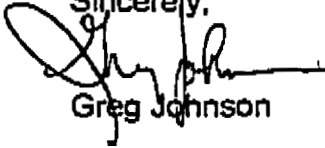
**We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the US Department of Housing and Urban Development. If you would like us to investigate whether you**

Colin Barnicle  
April 6, 2005  
Page 2

qualify for this assistance, or if would like us to provide assistance to you in the form of referrals to other reasonable accommodations, please let us know.

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely,



Greg Johnson

**THE ELEANOR CONDOMINIUM  
757 CONGRESS STREET  
PORTLAND, ME 04102**

April 6, 2005

Denise Fairchild  
Unit # 3  
174 Neal Street  
Portland, ME 04102

*ge AS* 300 DAY  
NOTICE

Re: Notice of intent to convert 174-176 Neal Street, Portland to condominiums

Dear Denise:

We are sending this letter to you to inform you that we intend to convert the building at 174-176 Neal Street, Portland, Maine into 6 (six) condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is not a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you,

One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit for \$150,000.00, please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

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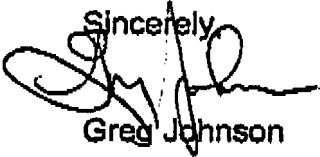
We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the US Department of Housing and Urban Development. If you would like us to investigate whether you

Denise Fairchild  
April 6, 2005  
Page 2

qualify for this assistance, or if would like us to provide assistance to you in the form of referrals to other reasonable accommodations, please let us know.

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely



Greg Johnson

**THE ELEANOR CONDOMINIUM  
757 CONGRESS STREET  
PORTLAND, ME 04102**

April 6, 2005

**Jonathan Marble  
Unit # 1  
176 Neal Street  
Portland, ME 04102**

**Re: Notice of intent to convert 174-176 Neal Street, Portland to condominiums**

**Dear Jonathan**

**We are sending this letter to you to inform you that we intend to convert the building at 174-176 Neal Street, Portland, Maine into 6 (six) condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is not a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you.**

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**We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the US Department of Housing and Urban Development. If you would like us to investigate whether you**

Jonathan Marble  
April 6, 2005  
Page 2

qualify for this assistance, or if would like us to provide assistance to you in the form of referrals to other reasonable accommodations, please let us know.

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery,

Sincerely,



Greg Johnson



**THE ELEANOR CONDOMINIUM  
757 CONGRESS STREET  
PORTLAND, ME 04102**

**April 6, 2005**

**Kristen Cudmore  
Unit # 2  
176 Neal Street  
Portland, ME 04102**

**Re: Notice of intent to convert 174-176 Neal Street, Portland to condominiums**

**Dear Kristen;**

**We are sending this letter to you to inform you that we intend to convert the building at 174-176 Neal Street, Portland, Maine into 6 (six) condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is not a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you**

**One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit for \$150,000.00, please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.**

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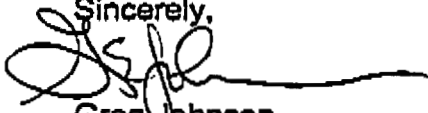
**We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the US Department of Housing and Urban Development, If you would like us to investigate whether you**

Kristen Cudmore  
April 6, 2005  
Page 2

qualify for this assistance, or if you would like us to provide assistance to you in the form of referrals to other reasonable accommodations, please let us know.

**This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.**

Sincerely,



Greg Johnson

**THE ELEANOR CONDOMINIUM  
7 R CONGRESS STREET  
PORTLAND, ME 04102**

April 6, 2005

Sarah Lavigne  
Unit # 3  
176 Neal Street  
Portland, ME 04102

**Re: Notice of intent to convert 174-176 Neal Street, Portland to condominiums**

Dear Sarah;

**WC are sending this letter to you to inform you that we intend to convert the building at 174-176 Neal Street, Portland, Maine into 6 (six) condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is not a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you.**

**One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit for \$150,000.00, please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.**

**As the Developer of this project, we are required by City of Portland ordinance to give you the following notice:**

**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, 289 Congress Street, Portland, ME 04101 (telephone: 874-8703).**

389

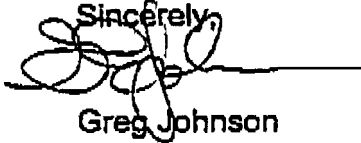
**We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the US Department of Housing and Urban Development. If you would like us to investigate whether you**

Sarah Lavigne  
April 6, 2005  
Page 2

qualify for this assistance, or if would like us to provide assistance to you in the form of referrals to other reasonable accommodations, please let us h o w .

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Johnson", is written over a horizontal line. The signature is stylized and somewhat cursive.

Greg Johnson

# APARTMENT LOCATOR & JOHNSON REALTY

757 Congress Street, Portland ME 04102  
Phone: 207-774-9303 Fax: 207-774-1189

## FACSIMILIE COVER SHEET

TO: Lanier City Inspections

874-8716

DATE: July 16, 2005

PAGES: Mary Pr... including cover.

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank You!

Submit with Condominium Conversion Permit Application

**Project Data:**

Address: 174-176 NEAL Street, PORTLAND, ME

C-B-L: 54-F-26

Number of Units in Building: Six

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 174 Neal St. Duane Pierson	772-0807	10 yrs ✓ <i>Need to review</i>	4/11/2005	yes
Unit 2 Colin Barnicle	N/A	4 yrs ✓	4/11/2005	?
Unit 3 Denise Fairchild	772-3036	10 yrs ✓ <i>need to review</i>	4/11/2005	yes
Unit 4 176 Neal St #1 Jonathan Meikle - VACANT		1 yr ✓	4/11/2005	no
Unit 5 #2 Kriston Culmore	828-0553	1 yr ✓	4/11/2005	
Unit 6 #3 SARAH RAVIGNO	653-9053	2 yrs	4/11/2005	
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant manager of 15 years - purchased June 2005

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:

\$ 0 Exterior walls, windows, doors, roof

\$ 0 Insulation

\$ 0 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ 10,000 Other (specify) Paint removal from of Building (Front)

WARRANTY DEED

PHILIP S. HAGEN, JR., of Falmouth, County of Barnstable, Commonwealth of Massachusetts, for consideration paid, grants to ELEANOR, LLC, a Maine Limited Liability Company with a principal place of business in Portland, County of Cumberland, State of Maine, with warranty covenants, a certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Neal Street, in said City of Portland, bounded and described as follows:

Beginning at a post on said westerly line of Neal Street at the corner of land formerly owned by Neal Dow;

Thence, running northwardly on the line of said street sixty (60) feet and nine (9) inches to land formerly owned by James Hindle;

Thence, westwardly by said Hindle land one hundred forty (140) feet to Trowbridge Place;

Thence, southwardly by said Trowbridge Place and parallel with said Neal Street seventy-one (71) feet;

Thence, eastwardly by the line of land formerly of said Neal Dow one hundred forty (140) feet to the point of beginning;

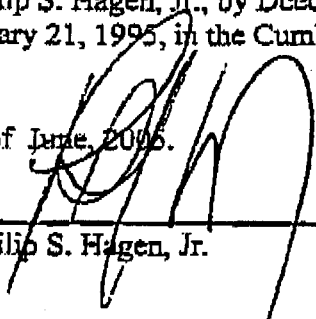
Together with all rights in said Trowbridge Place referred to in a deed of the above-described premises from Portland Savings Bank to Sam Serota dated December 23, 1921, and recorded in Cumberland County Registry of Deeds, Book 1091, Page 271.

Reserving to the owner of the adjoining land on the north, a right to use in common a strip of the above-described premises four and one-half (4 1/2) feet in width extending along its northerly boundary line from said street westerly one hundred twenty (120) feet.

Said premises are numbered 174-176 on said Neal Street according to said City Plans.

Being the same premises conveyed by Philip S. Hagen, Jr., Personal Representative of the estate of Eleanor G. Campbell, to Philip S. Hagen, Jr., by Deed of Distribution dated January 30, 1995, and recorded February 21, 1995, in the Cumberland County Registry of Deeds, Book 11824, Page 205.

WITNESS my hand and seal this 24th day of June, 2005.

  
\_\_\_\_\_  
Philip S. Hagen, Jr.

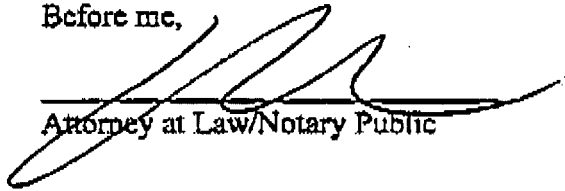
Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

COMMONWEALTH OF MASSACHUSETTS  
BARNSTABLE. SS

June 24, 2005

Then personally appeared the above named Philip S. Hagen, Jr., and  
acknowledged the foregoing instrument to be his free act and deed.

Before me,



Attorney at Law/Notary Public

KATHLEEN J. SHEEHAN, Notary Public  
My Commission Expires Nov. 25, 2005

Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417



CB

**THE ELEANOR CONDOMINIUM  
757 CONGRESS ST.  
PORTLAND, ME 04102**

**April 6, 2005**

Colon  
Unit # 3  
174 Neal Street  
Portland, ME 04102

Re: Notice of intent to convert 174-176 Neal Street, Portland to condominiums  
Barnicle  
Dear Sarah:

We are sending this letter to you to inform you that we intend to convert the building at 174-176 Neal Street, Portland, Maine into 6 condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. *You* will not be asked to leave the premises for at least 120 days. This notice is **not** a notice to quit the unit. If it comes to that, a separate 30-day notice to quit will be provided to you.

One of our obligations is to offer you a 60-day option to purchase the unit in which you reside. We intend to sell this unit for \$150,000 please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

As the Developer of this project, we are required by City of Portland ordinance to give you the following notice:

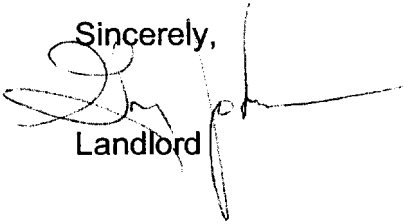
If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 289 Congress Street, Portland, ME 04101 (telephone: 874-8703).

We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland **SMSA**, adjusted for family size, as determined by the US Department of Housing and Urban Development. If you would like us to investigate whether you qualify for this assistance, or if you would like us to provide assistance to you in the form of referrals to other reasonable accommodations, please let us know.

Tenant  
April 12, 2005  
Page 2

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely,

A handwritten signature in black ink, appearing to be "John P. [unclear]", written over the word "Landlord".

Landlord

**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:

Sarah Levisgue  
#3 176 Neal St  
Portland, Me  
04102

2. Article Number  
(Transfer from service label)

7003 3110 0004 5848 7533 531

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

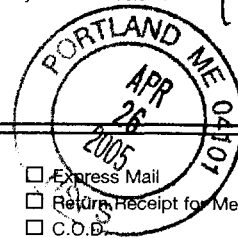
X Sarah Levisgue  Agent  
 Addressee

B. Received by (Printed Name)

Sarah Levisgue

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  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes**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:

Duane Pierson  
#1 174 Neal St  
Portland Me  
04102

2. Article Number  
(Transfer from service label)

7003 3110 0004 5848 7500 7500

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X A. Pierson  Agent  
 Addressee

B. Received by (Printed Name)

A. BERGERON C-233

C. Date of Delivery

4/12/05

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes**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:

Colin Barnicle  
#2 174 Neal St  
Portland Me 04102

2. Article Number  
(Transfer from service label)

7003 3110 0004 5848 7517

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-15

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X Colin Barnicle  Agent  
 Addressee

B. Received by (Printed Name)

Colin Barnicle

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  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

UNITED STATES POSTAL SERVICE

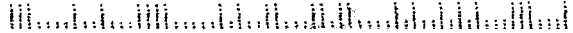


First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

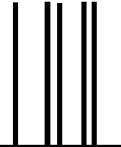
• Sender: Please print your name, address, and ZIP+4 in this box. •

Johnson Realty  
757 Congress St  
Portland, Me 04102

40



UNITED STATES POSTAL SERVICE

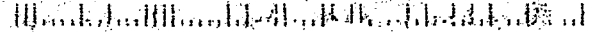


First-class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

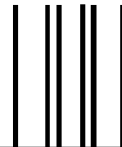
• Sender: Please print your name, address, and ZIP+4 in this box •

Johnson Realty  
757 Congress St  
Portland, Me 04102

40



UNITED STATES POSTAL SERVICE



First-class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

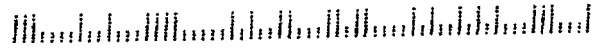
• Sender: Please print your name, address, and ZIP+4 in this box •

Johnson Realty  
757 Congress St  
Portland, Me 04102

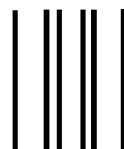
First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

Johnson Realty  
757 Congress St  
Portland, Me  
04102

40



UNITED STATES POSTAL SERVICE

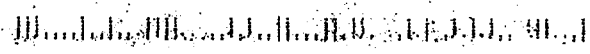


First-class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

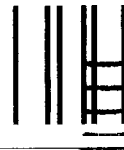
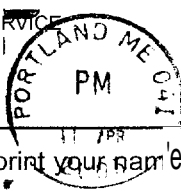
• Sender: Please print your name, address, and ZIP+4 in this box •

Johnson Realty  
757 Congress St  
Portland, Me  
04102

40



UNITED STATES POSTAL SERVICE

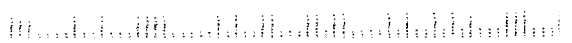


First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

Johnson Realty  
757 Congress St  
Portland, Me  
04102

40



**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name)  
 Colin Bernice

C. Date of Delivery

D. Is delivery address different from item 1?  
 If YES, enter delivery address below.  Yes  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.

a. 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:  
 Jonathan Marble  
 Katie Parse 20  
 #1 176 Neal St  
 Portland Me 04102

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name)  
 Jonathan Marble

C. Date of Delivery

D. Is delivery address different from item 1?  
 If YES, enter delivery address below:  Yes  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

848 7517

Return Receipt 102595-02-M-1540

2. Article Number (Transfer from service label)  
 PS Form 3811

555  
 102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name)  
 Sarah Lavigne

C. Date of Delivery

D. Is delivery address different from item 1?  
 If YES, enter delivery address below:  Yes  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**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:  
 Denise Fairchild  
 #3 174 Neal St  
 Portland, Me  
 04102

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name)  
 A. BERGERON C-233

C. Date of Delivery  
 4/12/05

D. Is delivery address different from item 1?  
 If YES, enter delivery address below:  Yes  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

3110 0004 5848 7531 53

Return Receipt 102595-02-M-1540

2. Article Number (Transfer from service label)  
 PS Form 3811, August 2001

7003 3110 0004 5848 7548 }  
 Domestic Return Receipt 102595-02-M

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name)  
 A. BERGERON C-233

C. Date of Delivery  
 4/12/05

D. Is delivery address different from item 1?  
 If YES, enter delivery address below:  Yes  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**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:  
 Kristen Cudmore  
 #2 176 Neal St  
 Portland Me  
 04102

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Addressee

B. Received by (Printed Name)  
 K CUDMORE

C. Date of Delivery

D. Is delivery address different from item 1?  
 If YES, enter delivery address below:  Yes  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

1004 5848 7500 7500

Return Receipt 102595-02-M-1540

2. Article Number (Transfer from service label)  
 PS Form 3811, August 2001

7 7003 3110 0004 5848 7562 56  
 Domestic Return Receipt 102595-02-M-1540



**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION BOARD**

Cordelia Pitman, Chair  
John Turk, Vice Chair  
Marc Belanger  
Kimberley Geyer  
Edward Hobler  
Steve Sewall  
Susan Wroth

May 9, 2005

Greg Johnson  
757 Congress Street  
Portland, Maine 04102

Re: Removal of Paint from Masonry Façade - 174-176 Neal Street

Dear Mr. Johnson:

On May 9, 2005, this office reviewed and approved your request for a Certificate of Appropriateness to remove the paint from the front façade of 174-176 Neal Street, which is sheathed in brick with granite trim. Based on the nature of the brick and the generous use of rusticated granite trim, staff is confident that the masonry was never intended to be painted. Staff is also satisfied that the proposed method of paint removal will not damage the masonry, if applied appropriately.

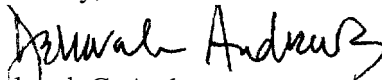
Approval is subject to the following conditions:

- The lowest possible pressure shall be used to remove the paint.
- Upon completion of the paint removal process, the applicant shall contact staff for a final inspection. Based on the relative success of the paint removal process, staff will assess whether the building requires repainting.
- If repointing of the masonry is required, a test patch of any repointing shall be reviewed and approved by HP staff prior to commencing with the work.

All improvements shall be carried out as shown on the plans and specifications submitted as part of your application, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

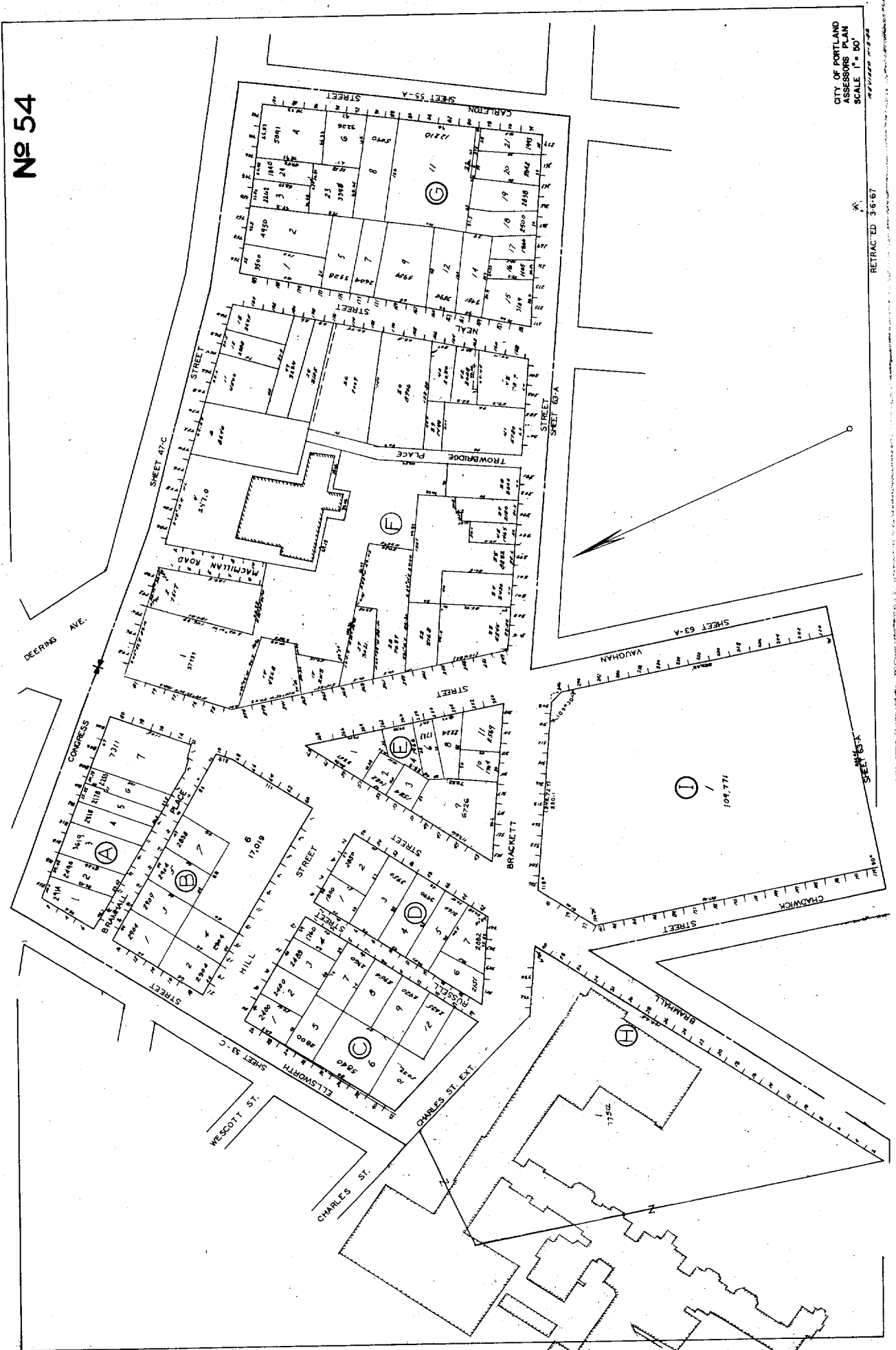
Sincerely,

  
Deborah G. Andrews  
Historic Preservation Program Manager

cc: Approval File



No 54



CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50'

RETRACTED 316-67

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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	054 F026001
<b>Location</b>	174 NEAL ST
<b>Land Use</b>	FIVE TO TEN FAMILY
 <b>Owner Address</b>	 HAGEN PHILIP S JR 6 MERIBAH LN FALMOUTH MA 02540
 <b>Book/Page</b>	 11824/205
<b>Legal</b>	54-F-26 NEAL ST 174-176  9009 SF

### Current Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$40,430	\$126,520	\$166,950

### New Estimated Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>	<b>Phase-In Value</b>
\$177,800	\$281,800	\$459,600	\$313,275

### Building Information

<b>Bldg #</b>	<b>Year Built</b>	<b># Units</b>	<b>Bldg Sq. Ft.</b>	<b>Identical Units</b>
1	1910	6	8496	1

<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.207	8496		APARTMENT - GARDEN	

### Exterior/Interior Information

<b>Section</b>	<b>Levels</b>	<b>size</b>	<b>Use</b>
1	B1/B1	2148	SUPPORT AREA
1	01/01	2148	APARTMENT
1	02/03	2100	APARTMENT

<b>Height</b>	<b>Walls</b>	<b>Heating</b>	<b>A/C</b>
7		NONE	NONE
9	FRAME	HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

### Building Other Features

<b>Line</b>	<b>Structure Type</b>	<b>Identical Units</b>
2	PORCH - COVERED	1
2	PORCH - COVERED UPPER	2

### Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1986	ASPHALT PARKING	3078	1
1986	FENCE CHAIN	640	1

### Sales Information

Date	Type	Price	Book/Page
02/01/1995	LAND + BLDING		11824-205

### Picture and Sketch

[Picture](#)      [Sketch](#)      [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning **tax** payments should **be** directed to the Treasury office at 874-8490 or e-mailed.



# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 174-176	STREET Neal	BLDG. NO.	DEVELOPMENT NO.	CHART	BLOCK	LOT
OF				54	F	26-44

RECORD OF TAXPAYER		YEAR	BOOK	PAGE
Campbell, Eleanor C & Winifred C Slayter 176 Neal St City  LAND & BLDG NEAL ST #174-176 ASSESSORS PLAN 54-F-26-44 AREA 6327 SQ FT		1955	2173	835

LAND VALUE COMPUTATIONS AND SUMMARY					ASSESSMENT RECORD					
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	LAND	BLDG.	TOTAL	IMPROVING	STATIC	DECLINING
63 FIG	100	55.00	120	55.00	2500	6375	8875			
TOTAL VALUE LAND					2500					
TOTAL VALUE BUILDINGS						6375				
TOTAL VALUE LAND AND BUILDINGS							8875			
SQ. FT. TO-FROM CH.					LAND	BLDG.	TOTAL			
					2075	6000	8075			

LAND VALUE COMPUTATIONS AND SUMMARY					ASSESSMENT RECORD					
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	LAND	BLDG.	TOTAL	IMPROVING	STATIC	DECLINING
TOTAL VALUE LAND					2500					
TOTAL VALUE BUILDINGS						6375				
TOTAL VALUE LAND AND BUILDINGS							8875			
SQ. FT. TO-FROM CH.					LAND	BLDG.	TOTAL			
					2075	6000	8075			

67

67 @ 100% = 67

67 @ 30% = 20.1

46.9

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

51.75  
 45.00  
 43.00  
 45.00  
 45.00  
 850 Heat/Elect. Halls  
 50 Kitchen Sinks  
 50 Bathrooms  
 850 Heat/Elect. Halls  
 50 Kitchen Sinks  
 50 Bathrooms

Gas Stoves furnished in 5 Apts

FOUNDATION		CONSTRUCTION		PLUMBING		COMPUTATIONS	
CONCRETE	✓	WOOD JOIST	✓	BATHROOM	6	UNIT	1951
CONCRETE BLOCK	✓	STEEL JOIST	✓	TOILET ROOM		2100s. F.	15800
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET		S. F.	
PIERS	✓	REIN. CONCRETE		LAVATORY		ADDITIONS	4570
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	6	BASEMENT	
1/4	✓	B 1 2 3		STD. WAT. HEAT		WALLS	
NO. CELLAR	✓	CEMENT	✓	AUTO. WAT. HEAT		ROOF	+280
EXTERIOR WALLS	✓	EARTH	✓	ELECT. WAT. SYST.		FLOORS	
CLAPBOARDS	✓	PINE	✓	LAUNDRY TUBS		ATTIC	+190
WIDE SIDING	✓	HARDWOOD	✓	NO PLUMBING		FINISH	
DROP SIDING	✓	TERRAZZO	✓	TILING		FIREPLACE	N.V.
NO SHEATHING	✓	TILE	✓	BATH FL. & WCOT.		HEATING	+270
WOOD SHINGLES	✓	ATTIC FLR. & STAIRS	✓	TOILET FL. & WCOT.		COMM. GARAGE	+330
ASBES. SHINGLES	✓	INTERIOR FINISH		LIGHTING		GAS STATION	+960
STUCCO ON FRAME	✓	B 1 2 3		ELECTRIC	✓	TILING	
STUCCO ON TILE	✓	PINE	✓	NO LIGHTING		TOTAL	18400
BRICK VENEER	✓	HARDWOOD	✓	NO. OF ROOMS		FACT. 40	1580
BRICK ON TILE	✓	PLASTER	✓	BSMT.	2ND 10	REP. VAL.	19980
SOLID BRICK	✓	UNFINISHED	✓	1ST 8	3RD 10		
STONE VENEER	✓	METAL CLG.	✓	OCCUPANCY			
CONC. OR CIND. BL.	✓	RECREAT. ROOM	✓	SINGLE FAMILY			
TERRA COTTA	✓	FINISHED ATTIC	✓	TWO FAMILY			
VITROLITE	✓	FIREPLACE	✓	APARTMENT	6		
PLATE GLASS	✓	HEATING	✓	STORE			
INSULATION	✓	PIPELESS FURNACE	✓	THEATRE			
WEATHERSTRIP	✓	HOT AIR FURNACE	✓	HOTEL			
ROOFING	✓	FORCED AIR FURN.	✓	OFFICES			
ASPH. SHINGLES	✓	STEAM	✓	WAREHOUSE			
WOOD SHINGLES	✓	HOT WAT. OR VAPOR	✓	COMM. GARAGE			
ASBES. SHINGLES	✓	NO HEATING	✓	GAS STATION			
SLATE	✓	GAS BURNER	✓	ECONOMIC CLASS			
METAL	✓	OIL BURNER	✓	OVER BUILT			
COMPOSITION	✓	STOKER	✓	UNDER BUILT			
ROLL ROOFING	✓			DT 24/6/3 AR. Bk			
INSULATION	✓			LD. 4			
				MS.			
				CK. 51			

SUMMARY OF BUILDINGS		1951 TOTAL BLDGS.	
OCCY	YEAR	1951	19
Apt.	TAX VAL.	6000	19
	OLD VAL.		19
	CHANGE		19

YEAR 19

YEAR 19

32  
 324 Pk 35/Pk  
 570  
 2100  
 35/BR/VR  
 43