

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

August 29, 2005

Gregory Johnson
C/o Eleanor Condominium, LLC
757 Congress Street
Portland, ME 04102

RE: 174-176 Neal Street – 054-F-026 – permit #05-0799 – condominium conversion

Dear Mr. Johnson,

I have been notified by the former tenant of unit #3, 176 Neal Street that you are refusing to pay her the relocation payments that are due her under the City's condominium conversion ordinance, Article VII of the Land Use Ordinance. On July 27, 2005 this office issued a permit to Eleanor Condominium, LLC, and Gregory Johnson as president. One of the conditions of issuance was that all requirements of the condominium conversion ordinance shall be maintained and followed.

After a tenant receives their notice to convert from rental units to condominium units, the tenant has the first right of refusal to purchase their unit along with a certain time frame before they must leave. If the tenant decides not to purchase their unit for whatever reason, and also decides that they no longer want to live in the condominium building, they have the right to leave. They can not be forced to stay in their unit. Before they leave, if that is their choice, and their annual income is under the 80% low/moderate income given to us by the federal government, you as the owner/developer shall pay that tenant an amount equal to the proceeding two (2) months rent.

It is my understanding that Sarah Lavigne has given you proof of her annual income which is below the 80% low/moderate income limits. However, you still refuse to pay her an amount equal to the proceeding two (2) months rent. You are currently in violation of Article VII of the land use ordinance and the conditions placed on your conversion permit.

It is necessary that you pay this tenant the amount owed her under the ordinance within ten (10) days of the receipt of this letter. If you refuse to do so within this time frame, it will be necessary to turn this matter over to our corporation counsel for legal action.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,



Marge Schmuckal
Zoning Administrator

Cc: Tom Jewell, esq., Jewell & Boutin, 477 Congress St., Portland
Corporation Counsel
Sarah Lavigne
File

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;

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, 200 Congress Street, Portland, ME 04101 (telephone: 574-8703).

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

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,



Greg Johnson

August 11, 2005

Ms. Marge Schmuckal
Zoning Administrator
Planning and Development Department
389 Congress Street
Portland, ME 04101

174 Neal St
permit # 05-0799
issued 7/27/05

054-F-026

Dear Ms. Schmuckal:

Thank you very much for speaking with me yesterday regarding my apartment to condominium conversion and the applicability of section 14-569's relocation payments to my situation.

I spoke with my former landlord, Greg Johnson, yesterday regarding this matter. He indicated that he had been advised that I would not be entitled to relocation payments because I was never formally asked leave, there had been a verbal agreement that he would allow me to keep renting the unit, and that I therefore was not "required" to vacate. I then informed him that I had been assured by a zoning administrator that this would not exempt him from the relocation payment requirement. During our conversation, his position did not change; he reiterated that he does not plan to give me the relocation payments, and indicated that he expected the issue to be resolved in court.

I'm wondering now what the next steps might be in order to get this resolved, hopefully without having to resort to lengthy legal battles. Also, if that does turn out to be necessary, is there a provision in the Portland city code requiring a defiant developer to pay the legal fees of a tenant seeking relocation payments?

Thank you again for your help. I can be reached via email at sarah.lavigne@maine.edu, or by phone at 874-6000 from 10:00 to 5:00 Monday through Friday, or 653-9051 otherwise.

→ left message
8/26/05

Sincerely,

↑
Not there
any more
8/26/05

Sarah Lavigne

?
1957 Congress St
53-C-003

Greg Johnson

L

From: <sarah.lavigne@maine.edu>
To: <mes@portlandmaine.gov>
Date: Thu, Aug 11, 2005 3:28 PM
Subject: Section 14-569: relocation payments

Marge,

Thanks again for talking to me yesterday regarding condo conversion relocation payments. I've attached a follow up letter detailing my latest unfavorable conversation with my former landlord, and asking what the next steps might be. Let me know if you have any problems opening the attachment.

Thanks,
-Sarah Lavigne

7.
New address - 18 Linn AVE
So Portland, ME
04106

Lot 4 - 6000 Day
653-9051 ↗

JEWELL & BOUTIN, P. A.
Attorneys at Law
477 Congress Street
Suite 1104
Portland, ME 04101-3427

www.jewellandboutin.com

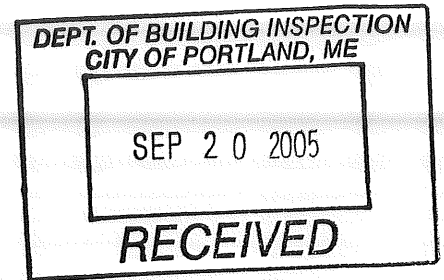
Thomas F. Jewell
Daniel W. Boutin

E-mail: tjewell@jewellandboutin.com
E-mail: dboutin@jewellandboutin.com

Telephone: 207-774-6665
Fax: 207-774-1626

September 19, 2005

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street, Room 315
Portland, Maine 04101



Re: 174-176 Neal Street Condominium Conversion

Dear Marge:

This letter is in response to your letter dated August 29, 2005 addressed to Greg Johnson regarding 174-176 Neal Street Condominium Conversion-Permit #05-0799.

We take issue with one of your assertions under the Condominium Conversion Ordinance.

Section 14-569 of the Condominium Conversion Ordinance provides as follows:

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 . . .

We do not feel that that provision applies to this particular case because this tenant was not required by Eleanor, LLC to vacate her unit.

In fact, the owners of Eleanor, LLC always intended to keep this particular unit as a rental property and would have been perfectly happy to have Sarah Lavigne stay on as a tenant for the foreseeable future. Since her departure, they have rented this unit to another tenant and have signed a one year lease.

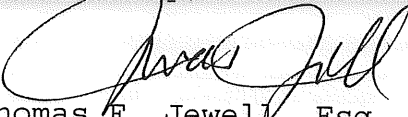
If my client had asked Ms. Lavigne to vacate the property, we certain recognize that she may have qualified for assistance under this ordinance. As an aside, I note that we never received any information from Ms. Lavigne concerning her financial information showing she would qualify for assistance. It seems

Marge Schmuckal
September 19, 2005
Page 2

to me, that the developer must receive information such as a tax return from the tenant indicating that they meet the financial guidelines and not have to rely simply on a bare assertion to that effect.

My client would like to add that they have discussed this situation with at least one City Councilor who had agreed with their interpretation of the Ordinance in this regard.

Yours truly,



Thomas F. Jewell, Esq.

TFJ/maj
Enclosure
cc: Eleanor, LLC (w/encs.)

From: <sarah.lavigne@maine.edu>
To: <mes@portlandmaine.gov>
Date: 9/27/2005 3:13:43 PM
Subject: Relocation Payments: Section 14-569

Marge,

I received a copy of the letter, dated August 29, that you sent to Greg Johnson concerning his violation of 14-569 concerning 176 Neal Street (The Eleanor Condominiums).

I have not yet heard from Mr. Johnson or received relocation payments from him. As I believe I mentioned in an earlier voicemail, I did not formally prove to him that I meet the relevant income requirement. If it is necessary that I do so, please tell me what I need to do to accomplish that (forms, etc).

Otherwise, it looks as though Mr. Johnson is blatantly disregarding the 10 day directive you included in your letter. What is the next step to take in this process? Is there anything I can/should/need to do?

I look forward to hearing from you soon,
-Sarah

PretiFlaherty

Preti, Flaherty, Beliveau, Pachios & Haley, LLP
One City Center
P.O. Box 9546
Portland, Maine 04112-9546
207.791.3000 FAX 207.791.3111

FAX COVER SHEET

Client/Matter No:
Pages (Including Cover): 2

Date: September 28, 2005
Time: 1:37 PM

<u>NAME</u>	<u>COMPANY / FIRM</u>	<u>FAX NO.</u>
Marge Schmuckal		874-8716

FROM: Bonnie L. Martinolich

COMMENTS: Please see attached email that was sent to you this morning but bounced back to me.
The original will not follow by mail.

If you do not receive all of the pages or have other transmission problems, please immediately call back:

Bonnie L. Martinolich at 207-791-3252

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION, OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS MESSAGE IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

Martinolich, Bonnie L.

From: Martinolich, Bonnie L.
Sent: Wednesday, September 28, 2005 8:05 AM
To: Marge Schmuckal (E-mail)
Cc: Mahan, Marni E
Subject: Condominium Conversion Notices

Good morning Marge,

I thought I would try email and avoid the voice mail exchange. !!! understood your message correctly, the Portland Zoning Ordinance requires that tenants in an apartment be given notice of the intent to convert, but that notice does not have to include a notice to vacate. However, that notice of intent to convert to a condominium (without the vacate portion) will start the clock ticking for the length of time a tenant has the right to occupy the apartment.

So, for example, if a tenant has the right to a 120 day notice to vacate, and the developer gives the notice on September 1 of the intent to convert, but that notice does not include a notice to vacate, the developer can, on October 1, give a 90 day notice to vacate. Or, if after the 120 days has passed since the notice was given, only a 30 day notice is required for a month to month tenant.

I understand the balance of your message -- the obligation regarding rental assistance and the right of first refusal continue to apply regardless of when the tenant leaves.

Thank you for your assistance,

Bonnie

Bonnie L. Martinolich, Esq.
PretiFlaherty
One City Center
P. O. Box 9546
Portland ME 04112-9546
(207) 791-3252
(207) 233-5385 (cell)
bmartinolich@preti.com
www.preti.com

From: Gloria Thomas
To: Aaron Shapiro
Date: 11/28/2005 9:43:28 AM
Subject: Sara Levine

Hi--

A friend of mine, Heather Thompson, called me yesterday about her friend Sara Levine. Sara will be calling you on my advice. Apparently she is renting in a building that has been condominimized. She's a law student and couldn't afford to purchase her apartment. She will be moving is looking to recover two months rent under an ordinance we supposedly have and her landlord has been unwilling to come up with the money. Is this something your staff deals with or should she be talking with someone else?

Gloria

From: Marge Schmuckal
To: sarah.lavigne@maine.edu
Date: 11/28/2005 10:39:52 AM
Subject: Re: Fwd: Relocation payments

I will be setting up a meeting with our legal council this week to show them my letter and the response that I received from the owner's legal council.

Marge

>>> <sarah.lavigne@maine.edu> 11/28/2005 10:26:29 AM >>>

Hello, I'm resending this (see below) because I didn't hear back from my last email and wanted to make sure you received it.

Thanks, -Sarah Lavigne

----- Forwarded message from sarah.lavigne@maine.edu -----

Date: Thu, 17 Nov 2005 21:33:14 +0000

From: sarah.lavigne@maine.edu

Reply-To: sarah.lavigne@maine.edu

Subject: Relocation payments

To: mes@portlandmaine.gov

Marge, I'm just checking in about the status of the relocation payments I should be receiving from Greg Johnson, developer of The Eleanor condominiums. Last I heard, you said he was refusing to pay, and that it looked like we'd be headed to the zoning board of appeals. Has there been any progress since then in terms of persuading Mr. Johnson that he is in fact required to make these payments? If not, when can I expect that there would be a hearing before the zoning board of appeals? Thanks! -Sarah Lavigne

----- End forwarded message -----



PORTLAND MAINE

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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

December 22, 2005

Thomas F. Jewell, Esq.
Jewell & Boutin, P.A.
477 Congress Street, Suite 1104
Portland, ME 04101-3427

RE: 174-176 Neal Street – 054-F-026 – Permit #05-0799 – Condominium Conversion

Dear Mr. Johnson,

I am in receipt of your letter dated September 19, 2005 which was a response to my letter of August 29, 2005.

The purpose section of the condominium conversion ordinance, section 14-565, states one of the objectives for this ordinance is “to minimize the potential adverse impacts of such conversion on tenants.....To these ends, this article shall be liberally construed.”

If a tenant who resides in a building that is being condominiumized decides not to purchase their unit, and also decides that they no longer want to live in a building with condominiums, it is my belief that they have the right to leave. It is also my liberal interpretation of the ordinance

From: Marge Schmuckal
To: sarah.lavigne@maine.edu
Date: 1/23/2006 10:12:05 AM
Subject: Re: Fwd: Relocation payments

Sarah,

I will update you on what is happening with this concern. I did put together a letter. However, in reviewing the letter with our corporation council, we compared the specific text of the ordinance to your specific written notice of condominium conversion. Your specific notices states: "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". Please note that the bold and underlying of "not" was in your notice. You were not required to vacate your unit. The condominium conversion regulations specifically states, "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 the tenant for the immediately preceding two (2) months;". The word require is a key word within both the text of the ordinance and the text of the notice of condominium conversion given to you.

Therefore, because your were not required to leave if you did not purchase your unit, you would not be owed the preceding two (2) months rent paid.

I did not send a letter. If you would like me to put this determination in a specific letter, I will be glad to do so. You would then have 30 days to appeal my final determination to the Zoning Board of Appeals.

Marge Schmuckal

>>> <sarah.lavigne@maine.edu> 1/23/2006 9:14:05 AM >>>

Marge,

When you sent this second letter (see your email below), did you happen to send a copy to me for my records (I'm wondering if it might be in transit)? If not, could you please do so?

I assume there has been no response from Mr. Johnson, or at least no favorable response. Let me know if anything new has unfolded.

Thanks, -Sarah

Quoting Marge Schmuckal <MES@portlandmaine.gov>:

> Sarah,
> I am writing another letter to the owner and his lawyer. This second
> letter will be giving my interpretation of the ordinance and will
> give them 30 days in which to appeal my interpretation to the Zoning
> Board of Appeals. If they appeal my interpretation, the Zoning Board
> will make the final decision.
>
> I am sorry for the time that it is taking. The appeals process does
> take a little bit of time also.
>
> Marge

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	Issued PERMIT ISSUED 054 F026001
Owner Address: 757 Congress St	Phone: 207-774-9303
Contractor Address: 757 Congress St Portland	Phone: 207-774-9303
Permit Type: Change of Use - Condo Conversion	

JUL 27 2005
CITY OF PORTLAND
Zone **R-2**

Location of Construction: 174 Neal St	Owner Name: Eleanor, LLC
Business Name:	Contractor Name: Gregory Johnson
Lessee/Buyer's Name	Phone:

Past Use: 6 unit residential	Proposed Use: Change of use condo conversion / 6 unit condo
Proposed Project Description: Change of use condo conversion / 6 unit condo	
<i>Legal Use: 6 residential dwelling units</i>	

Permit Fee: \$1,350.00	Cost of Work: \$1,350.00	CEO District: 2
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: SB	
Signature: <i>Carl Cross</i>	Signature: <i>[Signature]</i>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: Idobson	Issued For: 06/17/2005	Zoning Approval	
-----------------------------	---------------------------	------------------------	--

<p>1. This permit application does not preclude the applicant from applying for other permits under Federal Rules.</p> <p>2. Building permits include septic, electrical, and other permits. If work is not completed within (6) months of the date of issuance, this permit may invalidate other permits.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with condition</i></p> <p>Date: <i>8/19/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Denied</p> <p>Date: <i>S</i></p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input checked="" type="checkbox"/> Denied</p> <p><i>my exterior work requires a separate review and approval</i></p> <p>Date: <i>[Signature]</i></p>
--	---	--	---

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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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	

Proposed Use: Change of use condo conversion / 6 unit condo	Proposed Project Description: 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) 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.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) 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.
- 4) ANY exterior work requires a separate review and approval thru Historic Preservation
- 5) 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.

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.

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
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	
Proposed Use: Change of use condo conversion / 6 unit condo		Proposed Project Description: 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.
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- 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.

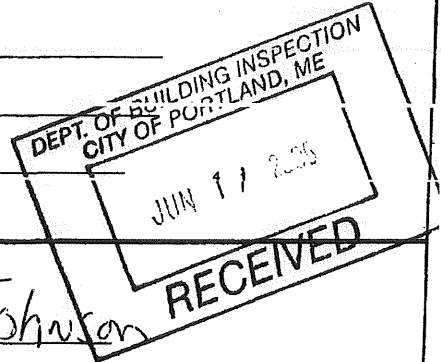
Dept: Fire Status: Approved with Conditions Reviewer: Cptn Greg Cass Approval Date: 07/20/2005
 Note: Ok to Issue:

- 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 Proposed Structure <u>8496</u>	Square Footage of Lot <u>9009 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>54-F-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: \$ _____ <u>ck# 6103</u> Fee: \$ <u>1350⁰⁰</u>
Current use: <u>6 Apartments</u>		
If the location is currently vacant, what was prior use: <u>111A</u>		
Approximately how long has it been vacant: <u>NOT VACANT</u>		
Proposed use: <u>6 Condominium</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 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 permits picked up. PHONE: call-351-5395 <u>616 774-9303</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>
--	---------------------

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

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 raise</i>	4/11/2005	yes
Unit 2 Colin BARNICKLE	N/A	4 yrs [✓]	4/11/2005	?
Unit 3 DENISE FAIRCHILD	772-3036	10 yrs [✓] <i>need to raise</i>	4/11/2005	yes
Unit 4 ^{176 NEAL ST} #1 Jonathan MARBLE	VACANT	1 yr [✓]	4/11/2005	no
Unit 5 #2 KRISTON CUDMORE	828-0553	1 yr [✓]	4/11/2005	
Unit 6 #3 SARAH LAVIGNE	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 X (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)

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

Card Number 1 of 1
 Parcel ID 054 F026001
 Location 174 NEAL ST
 Land Use FIVE TO TEN FAMILY
 Owner Address HAGEN PHILIP S JR
 6 MERIBAH LN
 FALMOUTH MA 02540

Book/Page 11824/205
 Legal 54-F-26
 NEAL ST 174-176
 9009 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$109,120	\$204,160	\$313,280

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$177,800	\$281,800	\$459,600

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1910	6	8496	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.207	8496		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	2148	SUPPORT AREA
1	01/01	2148	APARTMENT
1	02/03	2100	APARTMENT

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

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - COVERED	1
2	PORCH - COVERED UPPER	2

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.

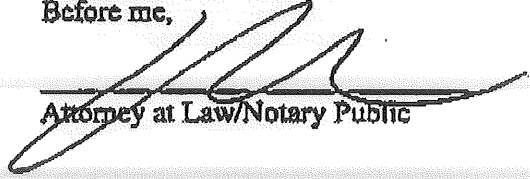
Weeks & Hutchins, Attorneys at Law, Two Park Place, P. O. Box 417, Waterville, Maine 04903-0417

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

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 Levisnie
 #3 176 Neal St
 Portland, Me
 04102

2. Article Number
 (Transfer from service label) 7003 3110 0004 5848 7533 531

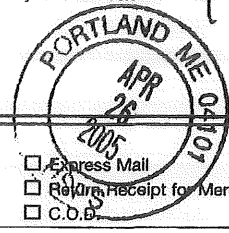
PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X Sarah Levisnie Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 Sarah Levisnie

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



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.B. Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 A BERGERON C-233 4/12/05

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

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 Bannicle
 #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 Bannicle Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 Colin Bannicle

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

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

4. Restricted Delivery? (Extra Fee) Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 [Signature] Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 Colin Bernice

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

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 RO
 #1 176 Neal St
 Portland Me 04102

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 Jonathan Marble

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

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, August 2001

555
 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 [Signature] Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 Sarah Lavigne

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

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 A. BERGERON C-233 4/12/05

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

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

7003 3110 0004 5848 7548
 PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

7003 3110 0004 5848 7548
 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 [Signature] Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 A. BERGERON C-233 4/12/05

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

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent Addressee

B. Received by (Printed Name) C. Date of Delivery
 K CUDMORE

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

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

7003 3110 0004 5848 7562
 PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

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

Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease.

The owner/developer shall post a copy of the issued permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request.

Relocation payments: If the tenant does not purchase their unit, the developer shall (before the tenant vacates) make a cash payment to the tenant in the amount of rent for the proceeding two (2) months, only if the tenant meets the current 80% of the low/moderate income, adjusted for family size, as given to the City of Portland by the Federal Government. Additionally, the developer shall provide other assistance to the tenant in the form of reasonable accommodations, referrals, and determining tenant eligibility.

*** Copies of your notice to each of your tenants must be attached to your permit application. No permit will be issued without copies of notices to tenants. If there is a vacancy within your building, you must attach a cover letter explaining the vacancy, such as how long it has been vacant, the last tenant's name, and when and where the tenant moved with any phone numbers. ***

PLEASE READ THE SPECIFIC ORDINANCE FOR EXACT INFORMATION

7/1/2003

City of Portland, Maine
Code of Ordinances
Sec 14-562

Land Use
Chapter 14
Rev. 12-1-00

Sec. 14-562. Reserved.
Sec. 14-563. Reserved.
Sec. 14-564. Reserved.

ARTICLE VII. CONDOMINIUM CONVERSION

Sec. 14-565. Purpose.

The purpose of this article is to regulate the conversion of rental housing to condominiums; to minimize the potential adverse impacts of such conversion on tenants; to ensure that converted such housing is safe and decent; and to maintain a reasonable balance of housing alternatives within the city for persons of all incomes. To these ends, this article shall be liberally construed. (Ord. No. 213-81, § 608.1, 11-16-81)

Sec. 14-566. Applicability.

This article shall apply to the conversion of any rental unit to a condominium unit. (Ord. No. 213-81, § 608.2, 11-16-81)

Sec. 14-567. Definitions.

For the purpose of this article, the following terms shall be defined as follows, unless otherwise clearly implied:

Condominium means any interest in real estate created pursuant to the Unit Ownership Act, 33 M.R.S.A. § 560 et seq., or its equivalent, as it may from time to time be amended.

Developer means and includes any person or other legal entity, but not including an established lending institution unless it is an active participant in a common promotional scheme, who, whether acting as principal or agent, records a declaration of condominium that includes real estate, any portion of which was previously a rental unit.

Tenant means and includes any occupant in lawful possession of a rental unit, whether by lease, sublease, or otherwise.

Unit means any building, or portion thereof, used or intended

to be used primarily as a separate dwelling.
(Ord. No. 213-81, § 608.3, 11-16-81)

Cross reference(s)--Definitions and rules of construction generally, § 1-2.

Sec. 14-568. Protection of tenants.

(a) *Notice of intent to convert.* A developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days. The notice shall set forth specifically the rights of tenants under subsections (a) and (b) of this section and section 14-569, and shall 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~~).

874-8703

If the notice specifies a date by which the tenant is required to vacate, the notice may also serve as a notice of termination under the applicable law of forcible entry and detainer, if it meets the requirements thereof. The notice shall be hand-delivered to the tenant or mailed, by certified mail, return receipt requested, postage prepaid, to the tenant at the address of the unit or such other address as the tenant may provide. The notice shall be effective when actually received. No tenant may be required by a developer to vacate without having been given notice as required herein, except for the reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of a tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within one hundred twenty (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.

(b) *Option to purchase.* For a sixty-day period following the giving of notice as required in subsection (a), the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period. This subsection shall not apply to any rental unit that, when converted, will be restricted exclusively to nonresidential use. If, within two (2) years after a developer records a declaration of condominium, the use of any such unit is changed such that but for the preceding sentence, this subsection would have applied, the developer shall be presumed to have converted in violation of this article.

(Ord. No. 213-81, § 608.4, 11-16-81)

Sec. 14-569. 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 the tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80) percent of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time 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 tenant's eligibility for relocation payments as provided herein.

(Ord. No. 213-81, § 608.5, 11-16-81)

Sec. 14-570. Conversion permit.

Before conveying or offering to convey a converted unit, the

developer shall obtain a conversion permit from the building inspection division of the department of planning and urban development. The permit shall issue only upon receipt of a completed application therefor in a form to be devised for that purpose, payment of a fee of twenty-five dollars (\$25.00) per unit, and a finding, upon inspection, that each unit, together with any common areas and facilities appurtenant thereto, is in full compliance with all applicable provisions of article II of chapter 6 (building code), article III of chapter 6 (electrical installations), article V of chapter 6 (minimum standards for dwellings) and article II of chapter 10 (fire prevention code) of this Code, and the Life Safety Code as adopted by the state. 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.

(Ord. No. 213-81, § 608.6, 11-16-81)

Sec. 14-571. Variation by agreement.

No provision of, or right conferred by, this article may be waived by a tenant, by agreement or otherwise, and any such waiver shall be void. Any attempt to require, encourage, or induce a tenant to waive any provision hereof, or right conferred hereby, shall be a violation of this article. Nothing herein shall be construed to void any term of a lease which offers greater rights than those conferred hereby.

(Ord. No. 213-81, § 608.7, 11-16-81)

- Sec. 14-572. Reserved.
- Sec. 14-573. Reserved.
- Sec. 14-574. Reserved.
- Sec. 14-575. Reserved.
- Sec. 14-576. Reserved.
- Sec. 14-577. Reserved.
- Sec. 14-578. Reserved.
- Sec. 14-579. Reserved.
- Sec. 14-580. Reserved.
- Sec. 14-581. Reserved.
- Sec. 14-582. Reserved.