

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 050465

Please Read Application And Notes, If Any, Attached

This is to certify that Vail Holdings Llc /self
has permission to Condominium conversion from 1 units to 2 condoms.

AT 27 Pine St 055 E013001

PERMIT ISSUED
MAY 17 2005
CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. 24 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. Jay Kelley P.F.D. 5-13-05
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 5/17/05
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: 05-0465	Issue Date: PERMIT ISSUED MAY 17 2005	BL: 035 E013001
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Location of Construction: 27 Pine St	Owner Name: Vail Holdings Llc	Owner Address: 19 Pine St	Phone: 207-650-2320
Business Name: n/a	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: B1

Past Use: Multi family / 4 Units	Proposed Use: Change of Use / condominium conversion from 4 units to 4 condominiums.	Permit Fee: \$900.00	Cost of Work: \$0.00	CEO District: 2
<p><i>leg use: 4 residential dwelley units</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: 5	
Proposed Project Description: Condominium conversion from 4 units to 4 condominiums.		Signature: <i>Jay Kelley</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: gg	Date Applied For: 04/25/2005	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/10/05</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: _____	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 type="checkbox"/> Denied Date: _____
	<p><i>ok with conditions</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: 05-0465	Date Applied For: 04/25/2005	CBL: 055 E013001
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Location of Construction: 27 Pine St	Owner Name: Vail Holdings Llc	Owner Address: 19 Pine St	Phone: 207-650-2320
Business Name: n/a	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	

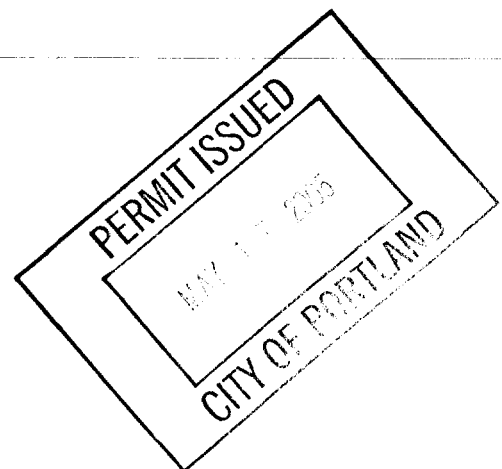
Proposed Use: Change of Use / condominium conversion from 4 units to 4 condominiums.	Proposed Project Description: Condominium conversion from 4 units to 4 condominiums.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/10/2005**Note:** **Ok to Issue:**

- 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) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 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 property shall remain a four (4) family residential dwelling condominiums after the issuance of this permit and subsequent issuance of certificates of occupancies. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/17/2005**Note:** **Ok to Issue:**

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

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 05/13/2005**Note:** **Ok to Issue:** 

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>27 PINE ST. PORTLAND, ME 04102</u>		
Total Square Footage of Proposed Structure <u>3316</u>	Square Footage of Lot <u>3696</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>55</u> Block# <u>E</u> Lot# <u>13</u>	Owner: <u>VAIL HOLDINGS, LLC</u>	Telephone: <u>207-650-2320</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>VAIL HOLDINGS, LLC</u> <u>PO BOX 4702</u> <u>PORTLAND, ME 04112</u> <u>207-650-2320</u>	Cost Of Work: \$ <u>[REDACTED]</u> Fee: \$ <u>900.00</u>
Current use: <u>APARTMENTS UNITS</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>CONDO'S CONVERSION</u>		
Project description: _____		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>WILLIAM D. VAIL / VAIL HOLDINGS</u>		
Mailing address: <u>PO BOX 4702</u> <u>PORTLAND, ME 04112</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207 650 2320		

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: [Signature] Date: 4/13/05

DEPT. OF BUILDING PERMITS
CITY OF PORTLAND, ME

APR 25 2005

RECEIVED

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

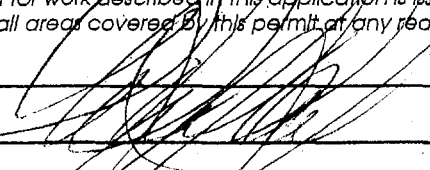
All Purpose Building Permit Application

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>27 PINE ST. PORTLAND ME 04102</u>		
Total Square Footage of Proposed Structure <u>3316</u>	Square Footage of Lot <u>3696</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>55</u> Block# <u>E</u> Lot# <u>13</u>	Owner: <u>VAIL HOLDINGS, LLC</u>	Telephone: <u>207-650-2320</u>
Lessee/Buyer's Name (if Applicable) <u>NA</u>	Applicant name, address & telephone: <u>VAIL HOLDINGS, LLC</u> <u>PO BOX 4702</u> <u>PORTLAND, ME 04112</u> <u>207-650-2320</u>	Cost Of Work: \$ <u>3850</u> Fee: \$
Current use: <u>APARTMENTS</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>CONDOS</u>		
Project description: _____		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>WILLIAM D. VAIL / VAIL HOLDINGS</u>		
Mailing address: <u>PO BOX 4702</u> <u>PORTLAND, ME 04112</u>		
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Signature of applicant: 	Date: <u>4/13/05</u>
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If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Submit with Condominium Conversion Permit Application

Project Data:

Address: 27 PINE ST., PORTLAND, ME 04102

C-B-L: 55-E-13

Number of Units in Building: 4

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 VACANT SINCE 11/30/04 MICHAEL McDONNELL	UNK.	1 YR	N/A	N/A
Unit 2 SARAH PELOSI ROGER SMITH	415-5433	1 YR	4/13/05	UNK.
Unit 3 FRANCESCA BROWNMAN ZACHARY NAPOLITANO		1 YR	4/13/05	UNK.
Unit 4 VACANT SINCE 10/31/03 CAROLYN SILVINS	UNK.		N/A	N/A
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 3 YRS (7/8/02)

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:

- \$ 1600 Exterior walls, windows, doors, roof
- \$ _____ Insulation
- \$ 2250 Interior cosmetics (walls/floors/hallways/refinishing, etc.)
- \$ _____ Other (specify)

Vail Holdings, LLC
Post Office Box 4702
Portland, ME 04112
(207) 772-0464

April 13, 2005

NOTICE

Sarah Pelosi
Roger Smith
27 Pine St. Unit 2
Portland, ME 04102

Dear Sarah and Roger:

Please be advised that all units at 27 Pine St. are being converted to condominium units. Upon conversion the units will be placed on the market and sold. You have the first and exclusive right to purchase your unit for the first sixty days of the offering. Your unit may be purchased for \$225,000 should you elect to exercise your right to purchase.

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: 874-8703).

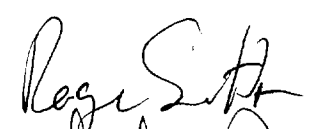

The City of Portland Code of Ordinances sections 14-568 and 14-569 are designed to protect your rights and copies are enclosed for your review.

Currently, if you do not elect to purchase, there is no specific date you will be required to relocate. Should you desire to relocate at any point we will be happy to provide any assistance we can.

Sincerely,


Vail Holdings, LLC

I have received this notice and the attached Ordinance Article VII:



Date: 4/13/05

Vail Holdings, LLC

Post Office Box 4702

Portland, ME 04112

(207) 772-0464

April 13, 2005

NOTICE

Francesca Bowman
Zachary Napolitano
27 Pine St. Unit 3
Portland, ME 04102

Dear Francesca and Zachary:

Please be advised that all units at 27 Pine St. are being converted to condominium units. Upon conversion the units will be placed on the market and sold. You have the first and exclusive right to purchase your unit for the first sixty days of the offering. Your unit may be purchased for \$225,000 should you elect to exercise your right to purchase.

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: 874-8703).

The City of Portland Code of Ordinances sections 14-568 and 14-569 are designed to protect your rights and copies are enclosed for your review.

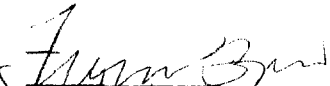
If you do not elect to purchase, you will be asked to relocate upon the end of your current lease on August 31, 2005. Should you desire to relocate at any point earlier than that please contact the office and we will be happy to provide any assistance we can. You will not be held to the early termination terms of your lease.

Sincerely,


Vail Holdings, LLC

I have received this notice and the attached Ordinance Article VII:

Date:


4/14/05