



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 120 Brackett St

CBL 057 d014001

Issued to Whyte, Zerin

Date of Issue 05/18/2006

This is to certify that the building, premises, or part thereof, at the above location, built -- altered -- changed as to use under Building Permit No. 05-1588, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

3 Unit Condominium-Change of use to 4 Unit
Condominium

Use Group R2 Type 5B

Limiting Conditions:

This certificate applies to #116 Brackett Only(Rear Unit)

This is a use permit only-does not certify code compliance.

This certificate supersedes
certificate issued

Approved
5/18/06
(Date)

[Signature]
Inspector

[Signature] 5/18/06
Inspector of Buildings

FILE
PRO
5/18/06

This certificate is issued on the condition that the applicant or permittee shall be held responsible for the accuracy of the information furnished and for the proper use of the property covered hereon. Copy will be furnished to owner or tenant for their files.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1588	Issued Date: PERMIT ISSUED MAR 10 2006	Zone: 057 d014
-----------------------	---	-------------------

Location of Construction: 120 Brackett St	Owner Name: Whyte, Zerin	Owner Address: 122 Elm	Phone: 207-841-4184
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R2

Past Use: 4 unit residential	Proposed Use: 4 unit condominium / Change of use to 4 unit condominium	Permit Fee: \$900.00	Cost of Work: \$900.00	CEO District: 2
---------------------------------	---	-------------------------	---------------------------	--------------------

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB
---	--

Proposed Project Description: Change of use to 4 unit condominium	Signature: <i>Greg Cross</i>	Signature: <i>JMB 3/7/06</i>
--	------------------------------	------------------------------

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 10/27/2005	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

<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"/> <i>DK w/cond. hns</i> Date: <i>11/2/05</i> <i>MB</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation YES <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>D. Andrews</i> <i>3/2/06</i>
---	---	---	---

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: 05-1588	Date Applied For: 10/27/2005	CBL: 057 d014001
------------------------------	--	----------------------------

Location of Construction: 120 Brackett St	Owner Name: Whyte, Zerin	Owner Address: 122 Elm	Phone: 207-841-4184
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 4 unit condominium / Change of use to 4 unit condominium	Proposed Project Description: Change of use to 4 unit condominium
--	---

Dept: Historical	Status: Approved with Conditions	Reviewer: Deborah Andrews	Approval Date:	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) Any exterior or site alterations subject to separate approval.				

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 11/07/2005	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) This property shall remain as four family dwelling units. Any change of use shall require a separate permit application for review and approval.				
2) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.				
3) This 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) 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.				
5) Separate permits shall be required for any future renovations.				

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 03/07/2006	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
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 with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 11/08/2005	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) Building to comply with NFPA 101				

Comments:
11/14/2005-jmb: left vm w/Zerin W. To call to confirm that no work is being done, also in historic

Location of Construction: 120 Brackett St	Owner Name: Whyte, Zerin	Owner Address: 122 Elm	Phone: 207-841-4184
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

11/21/2005-jmb: Gave application to Deb A. For her inquiry on any historic review

Submit with Condominium Conversion Permit Application

Project Data:

Address: 118-120 Brackett St.

C-B-L: Map 57 D lot 14

Number of Units in Building: 4

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 <u>Aids Lobbying House</u>	<u>Director</u> <u>773-7165</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Unit 2 " "	" "	" "	" "	" "
Unit 3 " "	" "	" "	" "	" "
Unit 4 " "	" "	" "	" "	" "
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 10 days

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:

\$ X Exterior walls, windows, doors, roof

\$ X Insulation

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

\$ X Other (specify)

WARRANTY DEED

Know All Men By These Presents That AIDS Lodging House
of 142 High Street, Suite 623, Portland,
County of Cumberland and State of ME,

for consideration paid, grant to Zerlin Whyte

of 122 Elm Street, South Portland,
County of Cumberland and State of ME.

with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in
Portland County of Cumberland
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, I/we have hereunto set my/our hand(s) this 11th day of
October, 2005.

AIDS Lodging House

Cloud B. Morris
Witness
CLOUD B. MORRIS

Wm. H. Sandstead

WM. H. SANDSTEAD,
President, AIDS LODGING HOUSE
INC.

State of Maine
County of Cumberland ss.

On this 11th day of October, 2005, personally appeared before me the
above named Agent, of AIDS Lodging House

and acknowledged the foregoing to be his/her/their free act and deed in his/her/their said capacity and the
free act and deed of said Corporation.

Cloud B. Morris
Notary Public, Attorney at Law

Return to: Zerlin Whyte

CLOUD B. MORRIS

MAINE REAL ESTATE TAXPAD

Exhibit A - Deed

A certain lot or parcel of land with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a stake set in the ground distant 117.56 feet southeasterly from the corner formed by the intersection of the southeasterly side of Spring Street with the southwesterly side of Brackett Street, and at the easterly corner of a certain lot of land conveyed by the heirs of Ammi Whitney to Alico P. Whitney March 1, 1923; thence running southeasterly by the southwesterly side of said Brackett Street 53.44 feet to the northwesterly side of a passageway leading to Dermot Court, so-called; thence running southwesterly by the northwesterly side of said passageway 42 feet to a stake set in the ground; thence running northwesterly 4.73 feet to a stake set in the ground; thence running southwesterly 52.83 feet to a stake set in the ground at the easterly corner of a lot of land conveyed by heirs of Ammi Whitney to Kate D. Whitney March 1, 1923; thence running northwesterly by said land so conveyed to Kate D. Whitney 48.5 feet to the southerly corner of land conveyed to said Alice P. Whitney as aforesaid; thence running northeasterly by the southeasterly side of said Alice P. Whitney lot 94.65 feet to the point of beginning; together with a right-of-way 2 feet wide over and along the southeasterly side of the lot conveyed to said Alice P. Whitney as aforesaid, adjoining the lot hereby conveyed on its northwesterly side, and subject to a right-of-way 2 feet wide over and along the northwesterly side of the lot hereby conveyed and adjoining the southeasterly side of the lot conveyed to Alice P. Whitney as aforesaid.

Reference is hereby made to a deed from James R. McFarlane, Jr., and Thomas J. McAdam dated October 7, 1988 to AIDS Lodging House and recorded in the Cumberland County Registry of Deeds in Book 8542, Page 111

Reviewed/Initialed WAS

Received
Recorded Register of Deeds
Oct 13, 2005 11:27:01A
Cumberland County
John B O'Brien

Zerin Whyte
122 Elm St. unit 1
So. Portland, ME 04106

October 27, 2005

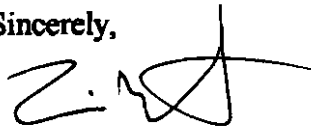
Planning and Zoning Dept.
Portland City Hall
389 Congress St.
Portland, ME 04101

To Whom It May Concern:

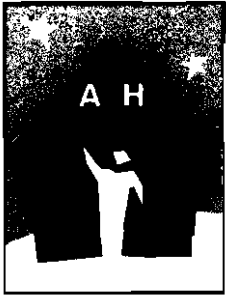
I am writing this letter to inform you of the situation concerning the condoization of a property that I own. On October 12, 2005, I purchased the property at 116, 118, 120 Brackett Street. The property was vacant upon closing because of the nature of the seller's position. I purchased the property from a non-profit organization called the Aids Lodging House, who, as far as I know, found their residents new and qualified housing, and would have done so in any sale situation.

Thank you for your attention and I hope this answers any and all questions. Please feel free to contact me if there are any further inquiries.

Sincerely,

A handwritten signature in black ink, appearing to read 'Z. Whyte', with a stylized flourish at the end.

Zerin Whyte



AIDS Lodging House, Inc.
Housing and Support

142 High Street, Suite 623 City of Portland
Portland, Maine 04101 Portland, ME.

T: 207.773.7165

F: 207.253.1815

Oct. 20, 2005

To Whom It May Concern:

AIDS Lodging House sold the property at 116-120 Brackett St., Portland, ME. on Oct. 12, 2005 to Zerine Whyte. Our agency informed tenants in July 2005 that the building was being sold and that they would need to move by Oct. 1, 2005. Our case managers assisted clients with locating and moving in to new apartments. All tenants were comfortably housed by Oct. 1, 2005. Due to the confidentiality of their diagnosis, we cannot release the names of those tenants. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Deborah Shields". The signature is fluid and cursive.

Deborah Shields, JD, MPH
Executive Director

William H. Sandstead
Attorney at Law



470 Forest Avenue, Suite 305
Post Office Box 11150
Portland, Maine 04104-7150

Telephone: (207) 780-8100
Fax: (207) 780-8120
Email: whslaw@maine.rr.com

October 26, 2005

City of Portland
Portland, Maine

Re: AIDS Lodging House / 116 - 120 Brackett Street, Portland

Dear City of Portland:

I am the President of the Board of the AIDS Lodging House, Inc. The organization sold its property located at 116-120 Brackett Street in Portland on October 12, 2005 to Zerine Whyte.

The organization provides housing support to very low income HIV+ individuals. Prior to selling the house, we notified our tenants in July 2005 that the property would be sold and that they would need to move by October 1, 2005. Our case managers assisted all of our tenants with locating and moving to new apartments. All of our tenants were comfortably housed by October 1, 2005.

The identification of our tenants is strictly confidential due to the nature of their diagnosis, and therefore, the AIDS Lodging House cannot release their names.

Please feel free to contact me or our executive director, Deborah Shields, if you have any further questions. I can be reached at 780-8100, and Ms. Shields can be reached at 773-7165.

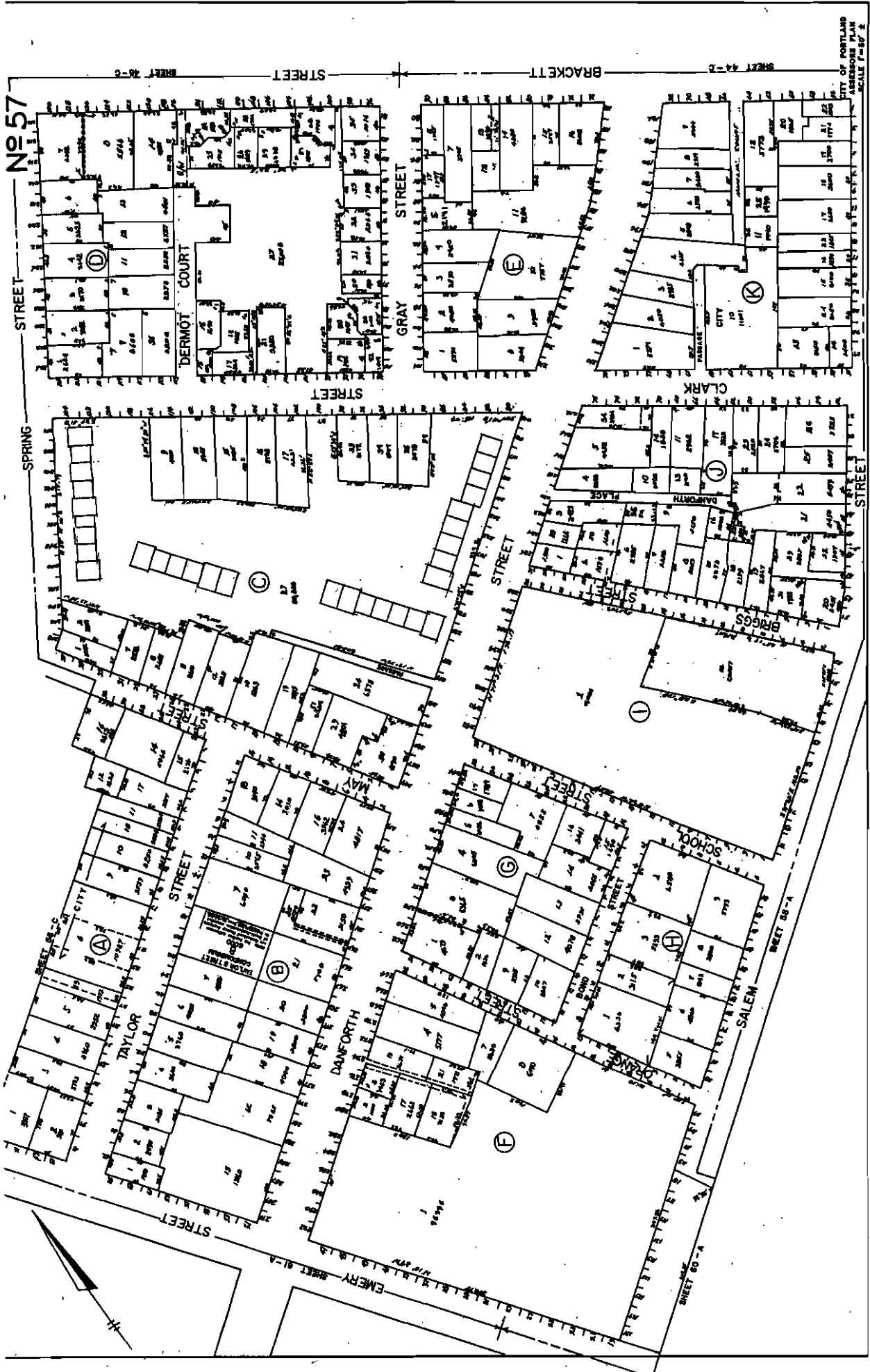
Thank you.

Sincerely,



William H. Sandstead

WHS/lc
cc: Zerine Whyte



No. 57

CITY OF PORTLAND
ASSESSOR'S PLAN
SCALE 1"=50' ±

RETRACED #123

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 116 Brackett Street (116-118-120)		Owner: Aids Lodging House Inc.		Phone: 773-7165		Permit No: 001210	
Owner Address: 142 High Street, Portland, ME		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: David A. Dobsen		Address: 5 Kathy Lane, Cumberland, ME		Phone: 04021 829-5411		Permit Issued: 00125	
Past Use: Multi family		Proposed Use: Multi Family		COST OF WORK: \$0.		PERMIT FEE: \$30.00	
Proposed Project Description: Amendment to permit # 001160		Signature: <i>[Signature]</i>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R-2</i> Type: <i>5B</i> <i>BCC 299</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>[Signature]</i>	
Permit Taken By: Gayle		Date Applied For: October 18, 2000 GG		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i> 10/19/00 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 <i>ma</i> <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

*** Call David Dobsen @ 408-6164

CERTIFICATION

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

October 18, 2000

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

Action:

Approved
 Approved with Conditions
 Denied

Date: *10/19/00*

PERMIT ISSUED WITH REQUIREMENTS CEO DISTRICT

3



CITY OF PORTLAND, MAINE
Department of Building Inspections

Oct. 21 2005

Received from Zerin White

Location of Work 118-120 Bracket St

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) Plumbing (IS) Electrical (IZ) Site Plan (U2)

Other _____ Condo Conversion
4 600.00
300.00

CBL: 057 D014

Check #: 364

Total Collected \$ 4900.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy

Gray

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-1588	Issued Date: PERMIT ISSUED	UCLD: 057 d014
-----------------------	--------------------------------------	-------------------

Location of Construction: 120 Brackett St	Owner Name: Whyte, Zerin	Owner Address: 122 Elm	Phone: 207-841-4184
Business Name:	Contractor Name:	Contractor Address: CITY	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: RL

Past Use: 4 unit residential <i>4 legal d.v.</i>	Proposed Use: 3 unit condominium / Change of use to 4 unit condominium	Permit Fee: \$900.00	Cost of Work: \$900.00	CEO District: 2
Change of use to 4 unit condominium		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied 101		
		INSPECTION: Use Group) <i>K2</i> Type: <i>513</i>		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 10/27/2005	Zoning Approval		
------------------------------------	--	------------------------	--	--

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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"/> <i>OK w/ conditions</i> Date: 11/7/05 <i>ABW</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <i>Yes</i> <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>D. Andrews</i> <i>3/2/06</i>
--	---	---	---

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
---	------	-------

3/24/06 Inspection by P. Morrow @ 11:00 A.M. JRL

5/17/06 Final inspection. READY FOR PERMANENT CLO FOR

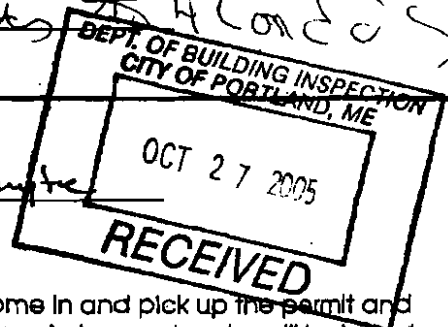
#116 BRACKETT. However, there are no kitchen facilities
in units 120A + 120B. Temporary CLO'S will be issued

on these 2 units with proper language regarding the
Kitchen requirements. JRL

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>118 - 120 Brackett St.</u>		
Total Square Footage of Proposed Structure <u>5500 sf.</u>	Square Footage of Lot <u>4805 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>057</u> Block# <u>D</u> Lot# <u>014</u>	Owner: <u>Zerin Whyte</u>	Telephone: <u>841-4184</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Zerin Whyte</u> <u>122 Elm St.</u> <u>Portland ME 04104</u> <u>841-4184</u>	Cost Of Work: \$ <u>X</u> Fee: <u>600.00</u> <u>600.00</u>
Current use: <u>4 unit residential (vacant)</u>		
If the location is currently vacant, what was prior use: <u>Aids lodging house</u> Total <u>900.00</u>		
Approximately how long has it been vacant: <u>2 weeks.</u>		
Proposed use: <u>Condoization</u> <u>4 units</u>		
Project description: <u>As 4 Condos</u>		
Contractor's name, address & telephone: <u>Zerin Whyte</u>		
Who should we contact when the permit is ready: <u>Zerin Whyte</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 permit is picked up. PHONE: <u>841-4184</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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1588	Date Applied For: 10/27/2005	CBL: 057 d014001
-----------------------	---------------------------------	---------------------

Location of Construction: 120 Brackett St	Owner Name: Whyte, Zerin	Owner Address: 122 Elm	Phone: 207-841-4184
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	
Proposed Use:		Proposed Project Description: Change of use to 4 unit condominium	

Dept: Historical Status: Approved with Conditions Reviewer: Deborah Andrews Approval Date: _____
 Note: _____ Ok to Issue:

- 1) Any exterior or site alterations subject to separate approval.

Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 11/07/2005
 Note: _____ Ok to Issue:

- 1) This property shall remain as four family dwelling units. Any change of use shall require a separate permit application for review and approval.
- 2) PLEASE NOTE. Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional litchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals
- 4) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- 5) Separate permits shall be required for any future renovations.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 03/07/2006
 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 with Conditions Reviewer: Cptn Greg Cass Approval Date: 11/08/2005
 Note: _____ Ok to Issue:

- 1) Building to comply with NFPA 101

comments:

11/14/2005-jmb: left vm w/Zerin W. To call to confirm that no work is being done, also in historic

Location of Construction: 120 Brackett St	Owner Name: Whyte, Zerin	Owner Address: 122 Elm	Phone: 207-84 1-4184
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Submit with Condominium Conversion Permit Application

Project Data:

Address: 118-120 Brackett St.

C-B-L: Map 57 D lot 14

Number of Units in Building: 4

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
unit 1 <u>Adjoining House</u>	<u>Director 773-7165</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
unit 2 " "	" "	" "	" "	" "
unit 3 " "	" "	" "	" "	" "
unit 4 " "	" "	" "	" "	" "
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 10 days

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

YES _____ NO X (check one)

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

\$ _____ Exterior walls, windows, doors, roof

\$ X Insulation

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

\$ X Other (specify)

WARRANTY DEED

Know All Men By These Presents That AIDS Lodging House

of 142 High Street, Suite 623, Portland,
County of Cumberland and State of ME.

for consideration paid, grant to Zerin Whyte

of 122 Elm Street, South Portland,
County of Cumberland and State of ME

with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in
~~Portland~~ ^{County of Cumberland} ~~and State of Maine~~, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In ~~witness~~ Whereof, I/we have hereunto set my/our hand(s) this 11th day o
ctober, 2005.

AIDS Lodging House

MAINE REAL ESTATE TAX PAID

Witness

Cloud B. Morris
CLOUD B. MORRIS

By: William H. Sandstead

WM. H. SANDSTEAD
as President, AIDS LODGING HOUSE
INC.

State of Maine
County of Cumberland ss.

On this 11th day of October, 2005, personally appeared before me the
abovenamed Agent, of AIDS Lodging House

and acknowledged the foregoing to be his/her/their free act and deed in his/her/their said capacity and the
free act and deed of said Corporation.

Cloud B. Morris
Notary Public, Attorney at Law

Return to: Zerin Whyte

CLOUD B MORRIS

Exhibit A - Deed

A certain lot or parcel of land with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a stake set in the ground distant 117.56 feet southeasterly from the corner formed by the intersection of the southeasterly side of Spring Street with the southwesterly side of Brackett Street, and at the easterly corner of a certain lot of land conveyed by the heirs of Ammi Whitney to Alico P. Whitney March 1, 1923; thence running southeasterly by the southwesterly side of said Brackett Street 53.44 feet to the northwesterly side of a passageway leading to Dermot Court, so-called; thence running southwesterly by the northwesterly side of said passageway 42 feet to a stake set in the ground; thence running northwesterly 4.73 feet to a stake set in the ground; thence running southwesterly 52.83 feet to a stake set in the ground at the easterly corner of a lot of land conveyed by heirs of Ammi Whitney to Kate D. Whitney March 1, 1923; thence running northwesterly by said land so conveyed to Kate D. Whitney 48.5 feet to the southerly corner of land conveyed to said Alice P. Whitney as aforesaid; thence running northeasterly by the Southeasterly side of said Alice P. Whitney lot 94.65 feet to the point of beginning; together with a right-of-way 2 feet wide over and along the southeasterly side of the lot conveyed to said Alice P. Whitney as aforesaid, adjoining the lot hereby conveyed on its northwesterly side, and subject to a right-of-way 2 feet wide over and along the northwesterly side of the lot hereby conveyed and adjoining the southeasterly side of the lot conveyed to Alice P. Whitney as aforesaid.

Reference is hereby made to a deed from James R. McFarlane, Jr., and Thomas J. McAdam dated October 7, 1988 to AIDS Lodging House and recorded in the Cumberland County Registry of Deeds in Book 8542, Page 111

Reviewed/Initialed ISA

Zerin Whyte
122 Elm St. unit 1
So. Portland, ME 04106

October 27, 2005

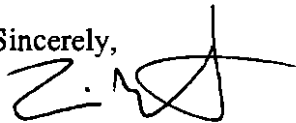
Planning and Zoning Dept.
Portland City Hall
389 Congress St.
Portland, ME 04101

To Whom It May Concern:

I am writing this letter to inform you of the situation concerning the condoization of a property that I own. On October 12, 2005, I purchased the property at 116, 118, 120 Brackett Street. The property was vacant upon closing because of the nature of the seller's position. I purchased the property from a non-profit organization called the Aids Lodging House, who, as far as I know, found their residents new and qualified housing, and would have done so in any sale situation.

Thank you for your attention and I hope this answers any and all questions. Please feel free to contact me if there are any further inquiries.

Sincerely,



Zerin Whyte



AIDS Lodging House, Inc.
Housing and Support

142 High Street, Suite 623 City of Portland
Portland, Maine 04101 Portland, ME.

T: 207.773.7185

F: 207.253.1815

Oct. 20, 2005

To Whom It May Concern:

AIDS Lodging House sold the property at 116-120 Brackett St., Portland, ME. on Oct. 12, 2005 to Zerine Whyte. Our agency informed tenants in July 2005 that the building was being sold and that they would need to move by Oct. 1, 2005. Our case managers assisted clients with locating and moving in to new apartments. All tenants were comfortably housed by Oct. 1 2005. Due to the confidentiality of their diagnosis, we cannot release the names of those tenants. Please feel free to contact me with any questions.

Sincerely,

Deborah Shields, JD, MPH
Executive Director

William H. Sandstead
Attorney at Law



470 Forest Avenue, Suite 305
Post Office Box 11150
Portland, Maine 04104-7150

Telephone: (207) 780-8100
Fax: (207) 780-8120
Email: whslaw@maine.rr.com

October 26, 2005

City of Portland
Portland, Maine

Re: AIDS Lodging House / 116- 120 Brackett Street, Portland

Dear City of Portland:

I am the President of the Board of the AIDS Lodging House, Inc. The organization sold its property located at 116-120 Brackett Street in Portland on October 12, 2005 to Zerine Whyte.

The organization provides housing support to very low income HIV+ individuals. Prior to selling the house, we notified our tenants in July 2005 that the property would be sold and that they would need to move by October 1, 2005. Our case managers assisted all of our tenants with locating and moving to new apartments. All of our tenants were comfortably housed by October 1, 2005.

The identification of our tenants is strictly confidential due to the nature of their diagnosis, and therefore, the AIDS Lodging House cannot release their names.

Please feel free to contact me or our executive director, Deborah Shields, if you have any further questions. I can be reached at 780-8100, and Ms. Shields can be reached at 773-7165.

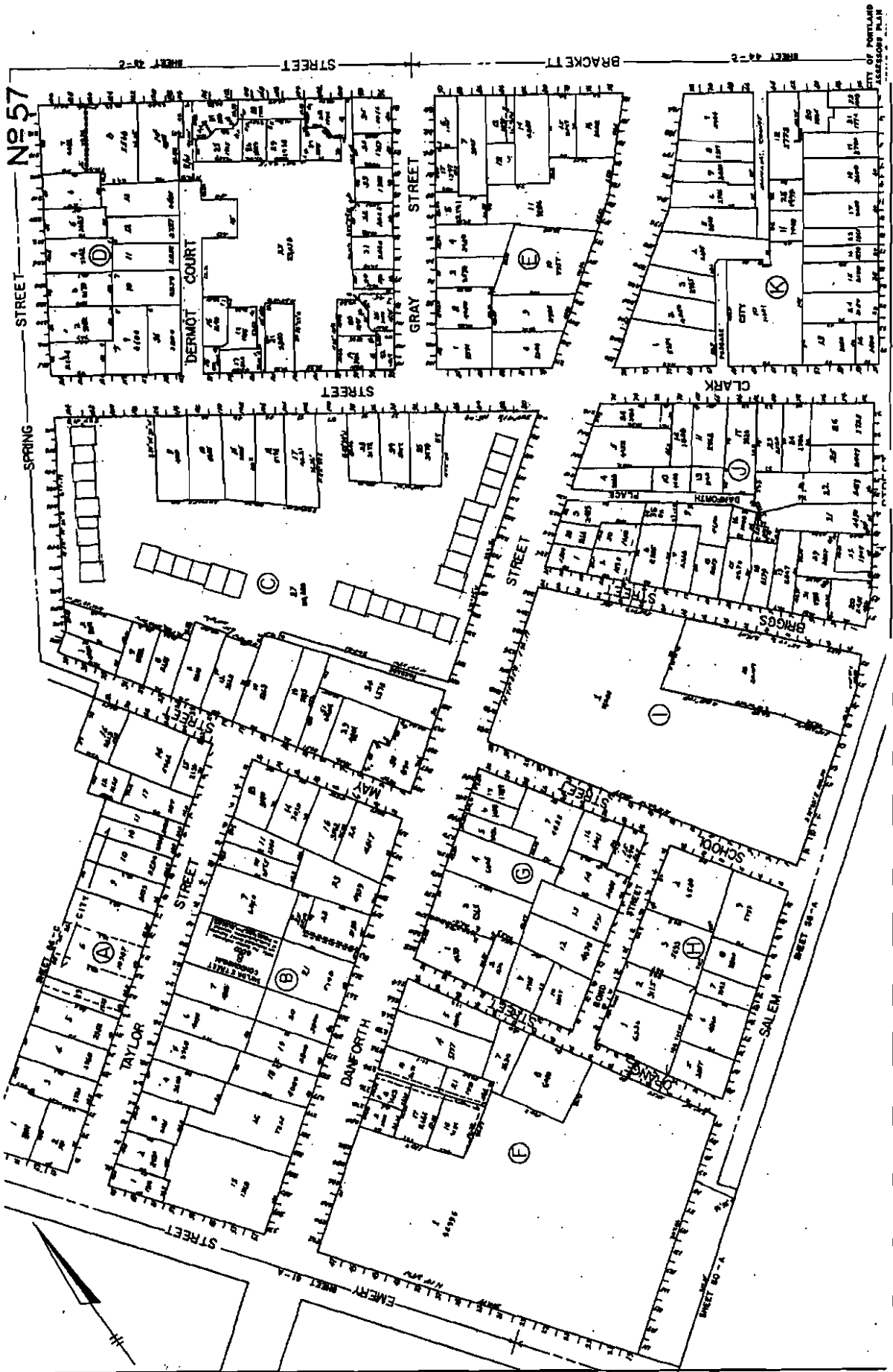
Thank you.

Sincerely,



William H. Sandstead

WHS/lc
cc: Zerine Whyte



CITY OF PORTLAND
SHEET 24-2

NO 57

SPRING STREET

TAYLOR STREET

DANFORTH STREET

GRAY STREET

BRACKETT STREET

CLARK STREET

EMERY STREET

SALEM STREET

DANFORTH COURT

(A)

(B)

(C)

(D)

(E)

(F)

(G)

(H)

(I)

(J)

(K)

(L)

(M)

(N)

(O)

(P)

(Q)

(R)

(S)



City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 116 Brackett Street (116-118-120)		Owner: Aids Lodging House Inc.		Phone: 773-7165		Permit No: 001210	
Owner Address: 142 High Street, Portland, ME		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: David A. Dobsen		Address: 5 Kathy Lane, Cumberland, ME		Phone: 04021 829-5411		Permit Issued: JUL 25	
Past Use: Multi family		Proposed Use: Multi Family		COST OF WORK: \$0.		PERMIT FEE: \$30.00	
Proposed Project Description: Amendment to permit # 001160		Signature: <i>[Signature]</i>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Signature: <i>[Signature]</i>	
Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: <i>R-6</i>		CBL: 057-D-014		Zoning Approval: <i>[Signature]</i> 10/19/00	
Permitted By: <i>Gayla</i>		Date Applied For: <i>October 18, 2000</i>		GG		Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>All signed</i> <input type="checkbox"/> Wetland <i>Conditions</i> <input type="checkbox"/> Flood Zone <i>OK</i> <input type="checkbox"/> Subdivision <i>OK</i> <input type="checkbox"/> Site Plan <i>minor</i>	

- 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.

* ** Call David Dobsen @ 408-6164

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 provisions of the code(s) applicable to such permit

October 18, 2000

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White_Permit Desk Green_Assessors Census/DOW Pink_Duplicate File Box Card_Inpector

PERMIT ISSUED WITH REQUIREMENTS

Action:

- Approved
- Approved with Conditions
- Denied

Date: *JOD.A 10/19/00*

DA 10/24/00

PERMIT ISSUED WITH REQUIREMENTS GEO DISTRICT

3