

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-123	Issue Date: MAR 13 2002	CBL: 063 C008001
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Location of Construction: 217 Vaughan St	Owner Name: Brown J B & Sons	Owner Address: Po Box 207	Phone: 774-5908
Business Name: n/a	Contractor Name: J.B. Brown & Sons	Contractor Address: 482 Congress Street Portland	Phone: 2077745908
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: R-6

Past Use: Commercial / <i>dwelling</i> Apartment Building	Proposed Use: Commercial / <i>dwelling</i> Change of Use from 6 unit apartment to 6 unit condominium. Also adding wall in basement to separate boilers. <i>6 D.M. OK per microfiche</i>	Permit Fee: \$180.00	Cost of Work: \$0.00	CEO District: 3
Proposed Project Description: Change of Use from 6 Apartments to 6 Condominiums. Add wall		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-2</i> Type: <i>3B</i> <i>BOCA 1999</i>	
		Signature: <i>[Signature]</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: 02/08/2002	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"/> Minof <input type="checkbox"/> MM <input type="checkbox"/> Denied <i>OK with 3/22/02</i> Date: _____	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 <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 <i>Any exterior work requires a separate review.</i> Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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2/19/02 - left voice mail for Willow Williams - I Am concerned about a small back portion of Land retained by J.B Brown - looks like the creation of an illegal lot (undersized & land locked).

3/12/02 - Wall construction? 2x4-16"oc w/5/8" Type X
fire ratings? 1 hour

3/12/02 - spoke w/ Willow - told her ^{NEW} walls needed to be 1 hour rating w/ fire door + self closer. Walls will be 2x4-16"oc w/5/8 Type X Both sides and ceilings in furnace area. TM.

Application ID Number: 2-0123

Department: Zoning

Status: Pending

Reviewer: Marge Schmuckal

Comments:

2/19/02 I have a call into Willow Williams at J.B. Brown concerning the retainage of property under J.B. Browns name. It appears to be an illegal lot (under lot size and no street frontage).
2/26/02 Dave Galgav at Verril & Dana faxed me a copy of

Approval Date: 02/27/2002

Issue Date: 02/11/2002

OK to Issue Permit Reviewer: Marge Schmuckal Date: 02/27/2002 Date 2: []

Conditions Section:

It is understood that the illegally created "out" parcel has been transferred back to the main parcel and is all owned by Third Vaughan Condominium per faxed deed.

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a six (6) family dwelling. Any change of use shall require a separate permit application for review and approval.

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.

ANY exterior work requires a separate review and approval thru Historic Preservation

Create Date: 02/08/2002 By: gg Update Date: 02/27/2002 By: mes

5

020123

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Minor/Minor Site Review for New Detached Single Family Dwelling,
Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab
(other than additions), Change of Use**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 217-219 VAUGHAN STREET, PORTLAND, ME

Total Square Footage of Proposed Structure existing 14,082 +/-	Square Footage of Lot ^{6,000^{ft}} 10,470 +/-*
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Tax Assessor's Chart, Block & Lot Number 63 Chart# C Block# 3 Lot# 8	Owner: J B BROWN & SONS	Telephone#: 207-774-5908
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: P O BOX 207 PORTLAND, ME 04112-0207	Cost Of Work: 150- ^{1,000} Condo fees Fee: \$ 30 - \$ 180- ^{total}
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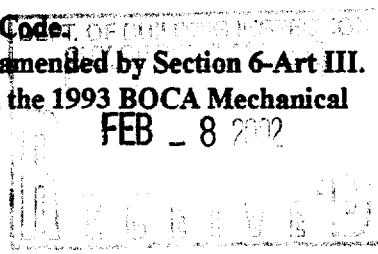
Current use: APARTMENT BUILDING Proposed use: CONDOMINIUM

Project description: Change of use adding wall in basement to separate boilers.
6 UNIT APARTMENT BUILDING BEING CONVERTED TO A 6 UNIT CONDOMINIUM, 13 PARKING SPACES.

Contractor's Name, Address & Telephone LIST ATTACHED <u>Call Willow C 774-5908</u>	Rec'd By:
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Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.



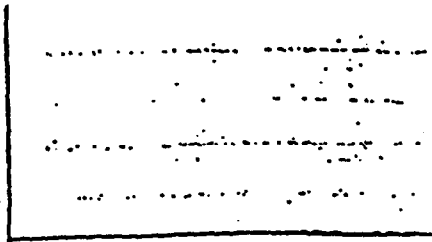
YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES

* A portion of lot will be held by J. B. Brown & Sons.

CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I



To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: _____ Assessor's chart: 63
Block: C
Lot: 6 & 8

Name of Owner: J.B. BROWN & SONS

Address: 482 CONGRESS STREET, PO BOX 207, PORTLAND, ME 04112-0207

Telephone No.: 207-774-5908

Name of Project: THIRD VAUGHAN CONDOMINIUM

No of Units to be Converted: SIX

No. of Units applying for: SIX

No. of Units in structure SIX

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds _____

Approved by: _____

ZONING: _____ Date: _____

No. of units approved (circle)

Fire Dept:	1	3	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Plumbing:	1	2	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Elec:	1	2	3	4	5	6	7	8	9	10	Date: _____
others											Date: _____
Bldg. & Housing:	1	2	3	4	5	6	7	8	9	10	Date: _____

Comments: _____

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: 63-C-6 and 63-C-7
2. Number of units before conversion:
 - N/A units with 1 bedroom;
 - N/A units with 2 bedrooms;
 - 6 units with 3 or more bedrooms;
3. Monthly rent (range)
(specify with or without util.)
 - N/A
 - N/A
 - \$895 - \$1,125
4. Number of units after conversion:
 - 0 units with 1 bedroom;
 - 0 units with 2 bedrooms;
 - 6 units with 3 or more bedrooms;
5. Purchase Price (range)
 - N/A
 - N/A
 - \$194,900
6. Length of time building owned by applicant? since 1936 +/-
7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit
 Yes No X (Please circle applicable permit type.)
8. Type and cost of building improvements associated with this conversion that do not require permits:
 - \$ exterior walls, windows, doors, roof
 - \$ N/A insulation
 - \$ 15000 interior cosmetic (wall/floor/refinishing, etc.)
 - \$ other (specify) hallpainting, carpeting, floor sanding, handrail, lotpainting
 - none

9. For each converted rental unit supply the following information on last tenants prior to conversion:

	Unit Number:	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy-		1 yr.	3 mo.	V	V	11 yr.	V				
b) Age of head of household-		30's	20's			50-60's					
c) Number of children-		0	0			0					
d) Number of persons ages 60 or over-						1-2	?				
e) Will tenant purchase unit?		?	?			?					
f) If not, was (or will) relocation payment (be) made?		If applicable									
g) If moving, check destination below:											
i) Same Neighborhood-		1) military-being deployed to Italy									
ii) Elsewhere in Portland-		2) ?									
iii) Out of Portland-		5) also own in Old Orchard ?									
iv) Unknown-											

1/9/02

Contractor list for 217-219 Vaughan Street

M.R. Brewer Fine
Woodworking, Inc.
91 Bell Street
Portland, ME 04103
207-797-7534

Randy Watson/dba
The Sandman
9 Dale Street
Sanford, ME 04073
207-797-8115

Paul G. White
Tile Co., Inc.
50 Allen Avenue
Portland, ME 04103
207-797-4657

Richard Murphy
Veranda Street
Portland, ME 04101
207-871-0069

HKTA Architects
4 Milk Street
Portland, ME 04101
207-774-6016

Owen Haskell, Inc.
16 Casco Street
Portland, ME 04101
207-774-0424

contractors217219

J. B. BROWN SONS
217-219 VAUGHAN ST.
REVISED

EXHIBIT B

PROJECTED OPERATING EXPENDITURES		
DESCRIPTION	2002 ANNUALIZED AMOUNT PER UNIT	MONTHLY AMOUNT PER UNIT
OPERATING EXPENSES PAID DIRECTLY BY OWNER		
REAL ESTATE TAXES		
HEATING COSTS		
ELECTRICITY COSTS		
INSURANCE		
OPERATING EXPENSES CHARGED TO OWNER BY ASSOCIATION		
INSURANCE	\$720.00	\$60.00
HALL CLEANING	180.00	15.00
SNOW REMOVAL (parking lot only)	240.00	20.00
MAINTENANCE	300.00	25.00
WATER, SEWER ASSESSMENT	420.00	35.00
ELECTRICITY, COMMON AREAS	180.00	15.00
SUPPLIES	60.00	5.00
MISCELLANEOUS	300.00	25.00
HOT WATER HEATER	240.00	20.00
MANAGEMENT FEE	0.00	0.00
SUB - TOTAL	\$2,640.00	\$220.00
RESERVES		
MAINTENANCE, LONG TERM	480.00	40.00
GRAND TOTAL	\$3,120.00	\$260.00
I / common / john / projections / 217-219vaughancondo		2002

217 Vaughan
VERRILL & DANA L.L.P.
Attorneys at Law
 One Portland Square
 PO Box 586
 Portland, Maine 04112-0586
 Phone (207) 774-4000

DATE:	February 26, 2002	PAGES SENT:	three (3), including cover
FROM:	David L. Galgay, Jr., Esquire	CLIENT NO:	17030-6370
TO:	Marge Schmuckal, Zoning Administrator	FAX NO:	874-8716
FIRM:	City of Portland	TEL. NO:	874-8695
CITY:	Portland	STATE:	ME

COMMENTS

Re: Third Vaughan Condominium

See attached and please call me to discuss.

This conveys the newly created lot back to "Third Vaughan Condominium" so now it is not a separate illegal lot

THIS COMMUNICATION IS INTENDED FOR THE USE OF THE ADDRESSEE(S) NAMED HEREIN AND MAY CONTAIN LEGALLY PRIVILEGED AND CONFIDENTIAL INFORMATION. IF YOU ARE NOT THE INTENDED RECIPIENT OF THIS FACSIMILE, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE AND DESTROY THE ORIGINAL COMMUNICATION AND ALL COPIES. WE WILL REIMBURSE COSTS YOU INCUR IN NOTIFYING US. THANK YOU.

If you do not receive this complete transmission, please call (207) 774-4000 ext. 4880

Original: Held on file ___ / Follow by Mail ___ / Follow by Courier ___

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that J. B. BROWN & SONS, a Maine corporation, of Portland, County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other good and valuable consideration, paid by THIRD VAUGHAN CONDOMINIUM ASSOCIATION, a Maine non-profit corporation, of Portland, County of Cumberland and State of Maine, and having a mailing address of 217 Vaughan Street, Portland, Maine 04102, the receipt whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said THIRD VAUGHAN CONDOMINIUM ASSOCIATION, its successors and assigns forever, the parcel situated at or near 217-219 Vaughan Street in the City of Portland, County of Cumberland and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof.

Retains the illegal lot in question back to Third VAU

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the ___ day of March, 2002.

WITNESS:

J. B. BROWN & SONS

By: _____

Charles E. Prinn, III
President

STATE OF MAINE
COUNTY OF CUMBERLAND

March __, 2002

Personally appeared before me the above-named Charles E. Prinn, III, President of J. B. Brown & Sons, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of J. B. Brown & Sons.

Notary Public/Attorney-at-Law

Print Name: _____

My Commission Expires: _____

Exhibit A
to
Quitclaim Deed

A certain lot or parcel of land situated on the easterly side of Vaughan Street in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

Beginning at a point 73.00 feet S 71° 29' 00" E from the easterly sideline of said Vaughan Street at the southwesterly corner of land now or formerly of Vaughan Street Realty Trust as described in a deed recorded in the Cumberland County Registry of Deeds in Book 15059, Page 250;

Thence S 18° 31' 00" W along land of Third Vaughan Condominium 47.26 feet to a point;

Thence S 71° 29' 00" E along said land of Third Vaughan Condominium 27.00 feet to a point;

Thence N 18° 31' 00" E along land of said Vaughan Street Realty Trust 47.26 feet to a point;

Thence N 71° 29' 00" W along said land of Vaughan Street Realty Trust 27.00 feet to the point of beginning;

EXCEPTING AND RESERVING to J. B. Brown & Sons, its successors and assigns, the exclusive right and easement to the above-described parcel, for all purposes, including the right to park vehicles and for all purposes of a way, including, but not limited to, the right to install, maintain and repair utility services as defined in 33 M.R.S.A. § 458 and to assign the same to a public utility company.

All bearings are magnetic in the year 1976.

The parcel hereby conveyed is also depicted as the "Lot Area = 1,276 S. F." on a certain condominium plat entitled "Condominium Plat, Third Vaughan Condominium, #217-#219 Vaughan Street, Portland, Maine" prepared by Owen Haskell, Inc., dated January 17, 2002, and recorded in the Cumberland County Registry of Deeds in Plan Book 202, Page 38.

The provisions described herein shall be deemed covenants running with the land, burdening and benefiting the respective premises, and the foregoing exclusive easement shall be binding on the respective heirs, devisees and assigns of the parties described herein.

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director

6 DU - ok per microfiche

4 VACANT D.U.

2 occupied D.U.

copy of notification letter attached for both - has my tel #



CITY OF PORTLAND

Condominium Conversions

The permit fee is \$25.00 per unit. There is an additional fee for any building alterations.

Condo conversions are not a change of use, they are a change of ownership. It concerns the ownership of building areas not land. Subdivision is not involved. Only the legal number of units may be condominiumized. Any illegal units shall be removed or made legal by proper permitting.

The purpose of this ordinance is to protect existing tenants and to ensure that converted housing is safe and decent.

Notice of intent to convert: All tenants shall be given a minimum of 120 days before the tenant is required to vacate. A tenant of more than 4 consecutive years shall have the minimum notice period increased 30 days for each additional year to a maximum of 240 additional days.

0-4 years = 120 day notice	9 years = 270 day notice
5 years = 150 day notice	10 years = 300 day notice
6 years = 180 day notice	11 years = 330 day notice
7 years = 210 day notice	12+ years = 360 day notice - (maximum)
8 years = 240 day notice	

60 days after their notice, the tenant has an exclusive an irrevocable option to purchase the unit that the tenant possesses. For the next 180 days, the developer/owner can not offer a more favorable price or terms to any other person unless the same terms are offered to the original tenant.

Relocation payments: If the tenant does not purchase, 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/mode 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.

PLEASE READ SPECIFIC ORDINANCE FOR EXACT INFORMATION



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 217-219 VAUGHAN STREET

NUMBER OF UNITS: SIX

TENANT NAME: VACANT

TENANT'S UNIT #: ONE

TENANT'S TEL. #: *****

TENANT'S PRESENT ANNUAL INCOME: N/A

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: ***

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: J B BROWN & SONS, 482 CONGRESS STREET,

PO BOX 207, PORTLAND, ME 04112-0207

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: SAME

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION – PLEASE DETAIL

COSMETIC

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 217-219 VAUGHAN STREET

NUMBER OF UNITS: SIX

TENANT NAME: MOLLY MCMAHON, JESSICA REBSTONE, JEFFREY BORLAND & TIMOTHY MCMAHON

TENANT'S UNIT #: TWO

TENANT'S TEL. #: 775-0019

TENANT'S PRESENT ANNUAL INCOME: ?

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: less than one

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: J.B. BROWN & SONS, 482 CONGRESS STREET,

P O BOX 207, PORTLAND, ME 04112-0207 207-774-5908

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: SAME

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL
COSMETIC

Tenant Detail

MCMAMO
Molly McMahon,
217 Vaughan Street #2
Portland, ME 04102

Property Code : 44	Office Phone :
Unit Code : 2	Home Phone : (207) 775-0019
Status : Current	Move In : 10/01/01
Rent : 1,125.00	Move Out :
Due Day : 1	Paid To :
Last Month : 0.00	Lease From : 10/01/01
Dear :	Lease To : 09/30/02
	Notice Date :
Deposit : 0.00	Key : 0.00
Pet : 0.00	Cleaning : 0.00
Cable : 0.00	Furniture : 0.00
Other 1 : 0.00	Other 2 : 0.00
Other 3 : 0.00	Other 4 : 0.00
Grace Period : 6	Late Fee Type : % Owed (total)
Late Fee Percent : 0.0000	Interest : 0.0
Late Fee Per Day : 0.00	
Field 1 :	Field 8 :
Field 2 :	Field 9 :
Field 3 :	Field 10 :
Field 4 :	Field 11 :
Field 5 :	Field 12 :
Field 6 :	Field 13 :
Field 7 :	Field 14 :
Federal ID :	Bill to Tenant :
Lessee :	Bank :
Company :	Account# :
Address :	Rating :
	Business :
Gross Square Feet : 1,500.0	Employees :
Net Square Feet : 1,500.0	DateEst :
Percent Square Fe : 0.0	Insurance :
Business Type :	Coverage :
Overage Month : 1	Expires :
Pay Rent? : N	T.I. :
Home : (207) 775-0019	Cost :
Option 1 :	\$/sqft :
Opt.Date :	Term :
Term :	Option 2 :
	Opt.Date :

NOTES:

ROOMMATES:

Code	Last Name First Name	Move-In Move-Out	Car Model/Color Other 1	License # Other 2	Employer Other 3	Work Phone Other 4	Work Hours Other 5
redsje	Redstone Jessica	10/01/01					
borlje	Borland Jeffrey	10/01/01					
mcmati	McMahon Timothy	11/01/01					

RENT INCREASE:

Date	Rent	\$Inc.	%Inc.
10/01/01	1,125.00		

RECURRING CHARGES:

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 217-219 VAUGHAN STREET

NUMBER OF UNITS: SIX

TENANT NAME: VACANT

TENANT'S UNIT #: THREE

TENANT'S TEL. #: ***

TENANT'S PRESENT ANNUAL INCOME: ?

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: ***

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: J.B. BROWN & SONS, 482 CONGRESS STREET,

P O BOX 207, PORTLAND, ME 04112-0207 207-774-5908

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: SAME

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL
COSMETIC

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 217-219 VAUGHAN STREET

NUMBER OF UNITS: SIX

TENANT NAME: VACANT

TENANT'S UNIT #: FOUR

TENANT'S TEL. #: ***

TENANT'S PRESENT ANNUAL INCOME: ?

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: ***

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: J.B. BROWN & SONS, 482 CONGRESS STREET,

P O BOX 207, PORTLAND, ME 04112-0207 207-774-5908

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: SAME

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION – PLEASE DETAIL
COSMETIC

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 217-219 VAUGHAN STREET

NUMBER OF UNITS: SIX

TENANT NAME: DARRELL & DRUSILLA MYERS

TENANT'S UNIT #: FIVE

TENANT'S TEL. #: 774-4564

TENANT'S PRESENT ANNUAL INCOME: ?

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: ELEVEN

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: J.B. BROWN & SONS, 482 CONGRESS STREET,

P O BOX 207, PORTLAND, ME 04112-0207 207-774-5908

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: SAME

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

COSMETIC

Tenant Detail

MYERS
DARRELL AND DRUSILLA MYERS
219 VAUGHAN STREET,5
PORTLAND, ME 04102

Property Code : 44	Office Phone : (207) 934-7652
Unit Code : 5	Home Phone : (207) 774-4564
Status : Current	Move In : 11/13/90
Rent : 875.00	Move Out :
Due Day : 1	Paid To :
Last Month : 0.00	Lease From : 11/13/90
Dear : MR & MRS MYERS	Lease To : 10/31/02
	Notice Date :
Deposit : 725.00	Key : 0.00
Pet : 0.00	Cleaning : 0.00
Cable : 0.00	Furniture : 0.00
Other 1 : 0.00	Other 2 : 0.00
Other 3 : 0.00	Other 4 : 0.00
Grace Period : 6	Late Fee Type : Flat Amount
Late Fee Amount : 10.00	Interest : 0.0
Late Fee Per Day : 0.00	
Field 1 :	Field 8 :
Field 2 :	Field 9 :
Field 3 :	Field 10 :
Field 4 :	Field 11 :
Field 5 :	Field 12 :
Field 6 :	Field 13 :
Field 7 :	Field 14 :
Federal ID :	Bill to Tenant :
Lessee : DARRELL & DRUSILLA MYERS	Bank :
Company : 219 VAUGHAN STREET, #5	Account# :
Address : PORTLAND, ME 04102	Rating :
	Business :
Gross Square Feet : 1,500.0	Employees :
Net Square Feet : 0.0	DateEst :
Percent Square Fe : 16.66667	Insurance :
Business Type :	Coverage :
Overage Month : 0	Expires :
Pay Rent? : N	T.I. :
Office : (207) 934-7652	Cost :
Home : (207) 774-4564	\$/sqft :
FAX : () 934-7652	Option 1 :
Opt.Date :	Term :
Term :	Option 2 :
	Opt.Date :

NOTES:

RENT INCREASE:

Date	Rent	\$Inc.	%Inc.
11/13/90	435.00		
12/01/90	725.00	290.00	66.67
11/01/91	725.00		
11/01/92	725.00		
11/01/93	725.00		
11/01/94	725.00		
11/01/95	725.00		
12/01/95	750.00	25.00	3.45
11/01/96	750.00		
11/01/97	775.00	25.00	3.33
11/01/97	775.00		
11/01/98	800.00	25.00	3.23
11/01/99	825.00	25.00	3.13

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 217-219 VAUGHAN STREET

NUMBER OF UNITS: SIX

TENANT NAME: VACANT

TENANT'S UNIT #: SIX

TENANT'S TEL. #: ***

TENANT'S PRESENT ANNUAL INCOME: ?

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: ***

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: J.B. BROWN & SONS, 482 CONGRESS STREET,
P O BOX 207, PORTLAND, ME 04112-0207 207-774-5908

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: SAME

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION – PLEASE DETAIL
COSMETIC

J. B. Brown & Sons

482 Congress Street
P.O. Box 207
Portland, Maine 04112

**NOTICE OF INTENT TO CONVERT TO CONDOMINIUM
OPTION TO PURCHASE
NOTICE TO QUIT**

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

February 7, 2002

Ms. Molly McMahon
Ms. Jessica Redstone
Mr. Jeffrey Borland
Mr. Timothy McMahon
219 Vaughan Street, Apartment 2
Portland, Maine 04102

TO MS. MOLLY MCMAHON, MS. JESSICA REDSTONE, MR. JEFFREY BORLAND AND MR. TIMOTHY MCMAHON AND ALL OTHER OCCUPANTS OF APARTMENT 2, 219 VAUGHAN STREET, PORTLAND, MAINE:

This letter is sent to notify you that the building situated at 219 Vaughan Street is being converted to a condominium to be known as "Third Vaughan Condominium". Under Article VII of the City of Portland Code (hereinafter called the "Conversion Ordinance"), as a tenant in the apartment building to be converted, you are entitled to (i) one hundred twenty (120) days prior notice to vacate the apartment, and (ii) an exclusive and irrevocable sixty (60) day option to purchase your apartment as a condominium unit (hereinafter your apartment is referred to as "Unit 2"), and this letter provides you with each of the required notices. For purposes of counting the days for either vacating or electing to purchase Unit 2, the first (1st) day commences on the day that immediately follows your receipt of this notice.

Enclosed with this notice is a copy of the Condominium Information Package for the Condominium. The purchase price for Unit 2 is \$194,900 and as further described in the Condominium Information Package. In addition, if you purchase Unit 2 in connection with this offer, J.B. Brown & Sons will pay up to \$10,000 toward your down payment and/or closing costs to be applied to the purchase of Unit 2. In order to accept our offer to purchase Unit 2, you must enter into purchase and sale agreement with J. B. Brown & Sons for Unit 2 within sixty (60) days

Ms. Molly McMahon
Ms. Jessica Redstone
Mr. Jeffrey Borland
Mr. Timothy McMahon
Page 2
February 7, 2002

of this offer. ALL PORTIONS OF THE CONDOMINIUM INFORMATION PACKAGE SHOULD BE READ AND REVIEWED CAREFULLY BEFORE SIGNING A PURCHASE AND SALE AGREEMENT. Your exclusive option to purchase gives you the right to accept the offer to purchase Unit 2 upon the terms set forth in this offer for a sixty (60) day period. In the event you choose not enter into a purchase and sale agreement for Unit 2 during said sixty (60) day period, then we are free to offer Unit 2 to the public. For a minimum of one hundred eighty (180) days after the expiration of your sixty (60) day option period, we may not convey Unit 2 to another person on more favorable terms than offered to you without re-offering it to you for a sixty (60) day period on the same more favorable terms.

In addition, the Conversion Ordinance also requires that we notify you that (i) if your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size, as determined by the United States Department of Housing and Urban Development, then you may be entitled to a relocation payment in the amount equal to the rent you pay to us in the two (2) months immediately prior to your moving out of Unit 2. Additionally, upon your demand, if you do not elect to purchase Unit 2, we will provide assistance "in the form of referrals to other reasonable accommodations" and in determining your eligibility for the relocation payment discussed above. If you believe your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size and that you may be eligible for the relocation payment described above, you must provide us with evidence of your annual gross income as of the date of this notice. Please send such evidence to us as soon as possible so that we can determine your eligibility. In furtherance of the foregoing requirements, the Conversion Ordinance requires the following be included with this notice:

If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8695).

As discussed above, the Conversion Ordinance describes assistance "in finding another place to live" as "referrals to other reasonable accommodations", and you are only eligible for the "relocation payments" if you meet the income requirements described above.

Ms. Molly McMahon
Ms. Jessica Redstone
Mr. Jeffrey Borland
Mr. Timothy McMahon
Page 3
February 7, 2002

In summation, if you do not accept this offer to purchase Unit 2, you are hereby notified and required to quit and deliver up possession of Unit 2 at 219 Vaughan Street, Portland, Maine, now occupied by you under your lease with us (which lease term is scheduled to expire on the earlier to occur of (i) 120 days following written notice or (ii) September 30, 2002) to J. B. Brown & Sons no later than 11:59 p.m. on the 120th day following your receipt of this letter). Please make arrangements to remove yourself and your personal belongings from Unit 2 no later than 11:59 p.m. on said 120th day. This notice is also being issued to you pursuant to 14 M.R.S.A. §§ 6001 et seq. and 33 M.R.S.A. § 1604-111.

During the remainder of your occupancy, all of your obligations as tenants set forth in the aforesaid lease continue in effect, including your obligation to make rent payments. Should you have any questions, please call Ms. Willow Williams of this office at 774-5908.

Thank you for your cooperation in this matter.

Sincerely,

J. B. BROWN & SONS

By: _____
Charles E. Prinn III
President

Enclosure (Condominium Information Package)

J. B. Brown & Sons

482 Congress Street
P.O. Box 207
Portland, Maine 04112

**NOTICE OF INTENT TO CONVERT TO CONDOMINIUM
OPTION TO PURCHASE
NOTICE TO QUIT**

CERTIFIED MAIL, RETURN RECEIPT REQUESTED

February 7, 2002

Ms. Drusilla Myers
Mr. Darrell Myers
219 Vaughan Street, Apartment 5
Portland, Maine 04102

TO MS. DRUSILLA MYERS AND MR. DARRELL MYERS AND ALL OTHER
OCCUPANTS OF APARTMENT 5, 219 VAUGHAN STREET, PORTLAND, MAINE:

This letter is sent to notify you that the building situated at 219 Vaughan Street is being converted to a condominium to be known as "Third Vaughan Condominium". Under Article VII of the City of Portland Code (hereinafter called the "Conversion Ordinance"), as a tenant in the apartment building to be converted, you are entitled (determined by the number of years you have occupied Apartment 5) to (i) three hundred sixty (360) days prior notice to vacate the apartment, and (ii) an exclusive and irrevocable sixty (60) day option to purchase your apartment as a condominium unit (hereinafter your apartment is referred to as "Unit 5"), and this letter provides you with each of the required notices. For purposes of counting the days for either vacating or electing to purchase Unit 5, the first (1st) day commences on the day that immediately follows your receipt of this notice.

Enclosed with this notice is a copy of the Condominium Information Package for the Condominium. The purchase price for Unit 5 is \$194,900 and as further described in the Condominium Information Package. In addition, if you purchase Unit 5 in connection with this offer, J.B. Brown & Sons will pay up to \$10,000 toward your down payment and/or closing costs to be applied to the purchase of Unit 5. In order to accept our offer to purchase Unit 5, you must enter into purchase and sale agreement with J. B. Brown & Sons for Unit 5 within sixty (60) days of this offer. ALL PORTIONS OF THE CONDOMINIUM INFORMATION PACKAGE SHOULD BE READ AND REVIEWED CAREFULLY BEFORE SIGNING A PURCHASE

Ms. Drusilla Myers
Mr. Darrell Myers
Page 2
February 7, 2002

AND SALE AGREEMENT. Your exclusive option to purchase gives you the right to accept the offer to purchase Unit 5 upon the terms set forth in this offer for a sixty (60) day period. In the event you choose not enter into a purchase and sale agreement for Unit 5 during said sixty (60) day period, then we are free to offer Unit 5 to the public. For a minimum of one hundred eighty (180) days after the expiration of your sixty (60) day option period, we may not convey Unit 5 to another person on more favorable terms than offered to you without re-offering it to you for a sixty (60) day period on the same more favorable terms.

In addition, the Conversion Ordinance also requires that we notify you that (i) if your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size, as determined by the United States Department of Housing and Urban Development, then you may be entitled to a relocation payment in the amount equal to the rent you pay to us in the two (2) months immediately prior to your moving out of Unit 5. Additionally, upon your demand, if you do not elect to purchase Unit 5, we will provide assistance "in the form of referrals to other reasonable accommodations" and in determining your eligibility for the relocation payment discussed above. If you believe your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size and that you may be eligible for the relocation payment described above, you must provide us with evidence of your annual gross income as of the date of this notice. Please send such evidence to us as soon as possible so that we can determine your eligibility. In furtherance of the foregoing requirements, the Conversion Ordinance requires the following be included with this notice:

If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8695).

As discussed above, the Conversion Ordinance describes assistance "in finding another place to live" as "referrals to other reasonable accommodations", and you are only eligible for the "relocation payments" if you meet the income requirements described above.

In summation, if you do not accept this offer to purchase Unit 5, you are hereby notified and required to quit and deliver up possession of Unit 5 at 219 Vaughan Street, Portland, Maine, now occupied by you under your lease with us (which lease term is scheduled to expire October

Ms. Drusilla Myers
Mr. Darrell Myers
Page 3
February 7, 2002

31, 2002) to J. B. Brown & Sons no later than 11:59 p.m. on the 360th day following your receipt of this letter). Please make arrangements to remove yourself and your personal belongings from Unit 5 no later than 11:59 p.m. on said 360th day. This notice is also being issued to you pursuant to 14 M.R.S.A. §§ 6001 et seq. and 33 M.R.S.A. § 1604-111.

During the remainder of your occupancy (including any period after October 31, 2002 as tenants at will), all of your obligations as tenants set forth in the aforesaid lease continue in effect, including your obligation to make rent payments. Should you have any questions, please call Ms. Willow Williams of this office at 774-5908.

Thank you for your cooperation in this matter.

Sincerely,

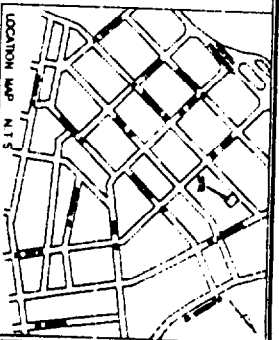
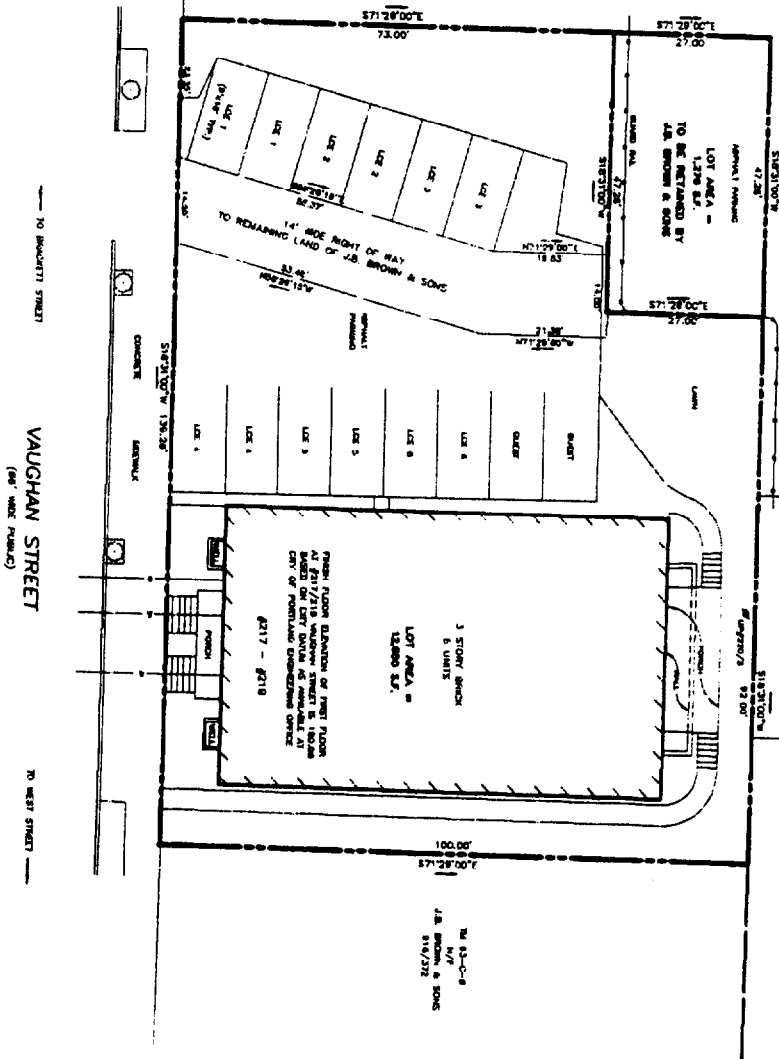
J. B. BROWN & SONS

By: _____
Charles E. Prinn III
President

Enclosure (Condominium Information Package)



LEGEND
 L/C = LARGO COMMON ELEMENT
 N/Y = NON COMMON ELEMENT
 GRAPHIC SCALE



PLAN REFERENCE
 THIS IS A PARTIAL PLAN FOR J.B. BROWN & SONS
 BY OWEN HASKELL, INC. DATED JANUARY 11, 1977, REVISED
 7-28-79

- NOTES
1. PORTION OF LOT 10, J.B. BROWN & SONS, P.O. BOX 207, PORTLAND, MAINE, IS TO BE SET ASIDE FOR THE USE OF THE PORTLAND FIRE DEPARTMENT.
 2. LOT 10 IS TO BE SET ASIDE FOR THE USE OF THE PORTLAND FIRE DEPARTMENT.
 3. UNDEVELOPED LOTS ARE APPROXIMATE.

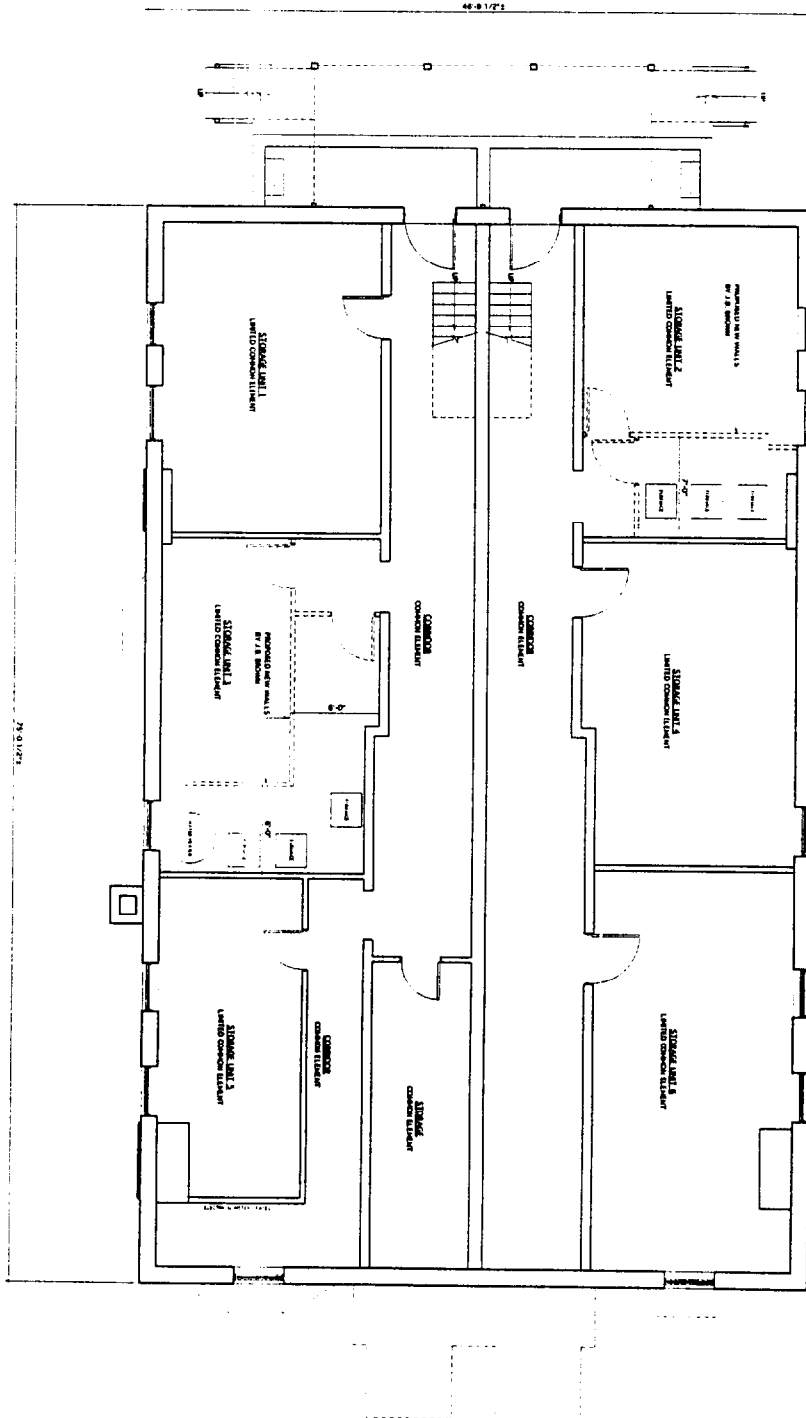
EXHIBIT B

CERTIFICATION
 I, OWEN HASKELL, INC., CERTIFY THAT THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, PORTLAND, MAINE, AND THAT THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, PORTLAND, MAINE, AND THAT THE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, PORTLAND, MAINE.

02-05-02

CONDOMINIUM PLAN
"THIRD VAUGHAN CONDOMINIUM"
 7117-7118 VAUGHAN STREET, PORTLAND, MAINE
 J.B. BROWN & SONS
 OWEN HASKELL, INC.
 18 CANAL STREET, PORTLAND, MAINE 04101
 7-28-79

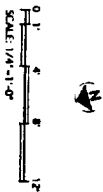
DATE	APR 13, 1979	BY	OWEN HASKELL, INC.
DATE	APR 13, 1979	BY	OWEN HASKELL, INC.
DATE	APR 13, 1979	BY	OWEN HASKELL, INC.



BASMENT PLAN
 SCALE: 1/4" = 1'-0"

UNITS FLOOR AREA - 1,311.51

29'-0 1/2"



A1.1
 BASMENT FLOOR PLAN

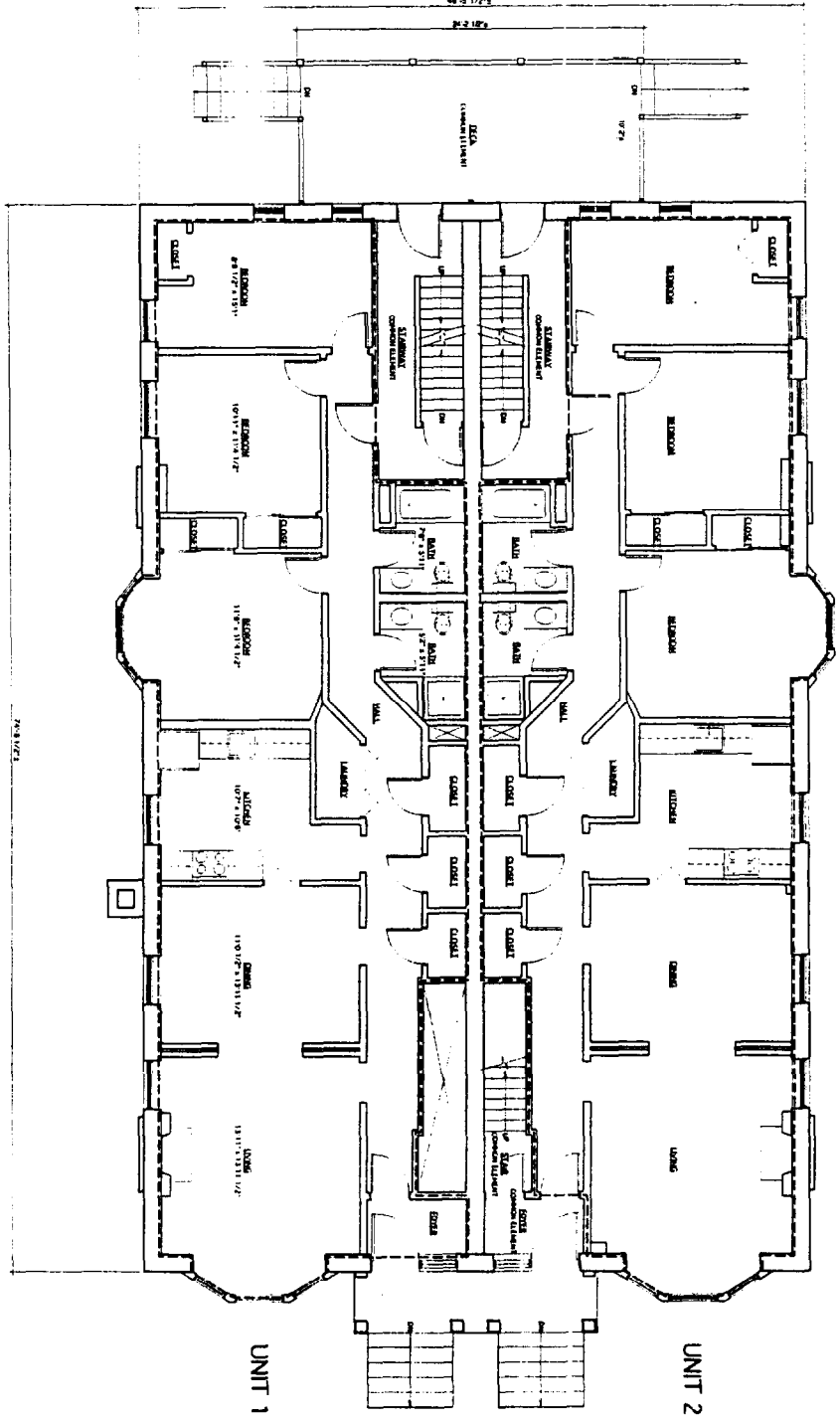
DATE: 1/24/04
 REVISIONS:
 2. ADD UNIT 11 / REMOVE 10



THIRD VAUGHAN CONDOMINIUM
 J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine .

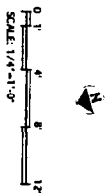
HKTA - architects inc
 4588 Street
 Portland Maine 04101
HKTA architects
 phone: 207.774.6876
 fax: 207.774.6120
 e mail: hkta@hkta.com

Rev. JUN 28, 2008
 Rev. 8:32:12 AM
 Project: Condo Plans (2)rev



1 FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"
 SPOILED LINE CHARITIS CONDOMINIUM UNIT 1/2/3
 HORIZONTAL SECTION DIMENSIONS SHOWN ARE 1/2" SCALE OF 1/4" = 1'-0"

AREA UNIT 1: 11,018.15
 AREA UNIT 2: 11,018.15
 GROSS FLOOR AREA: 22,036.30



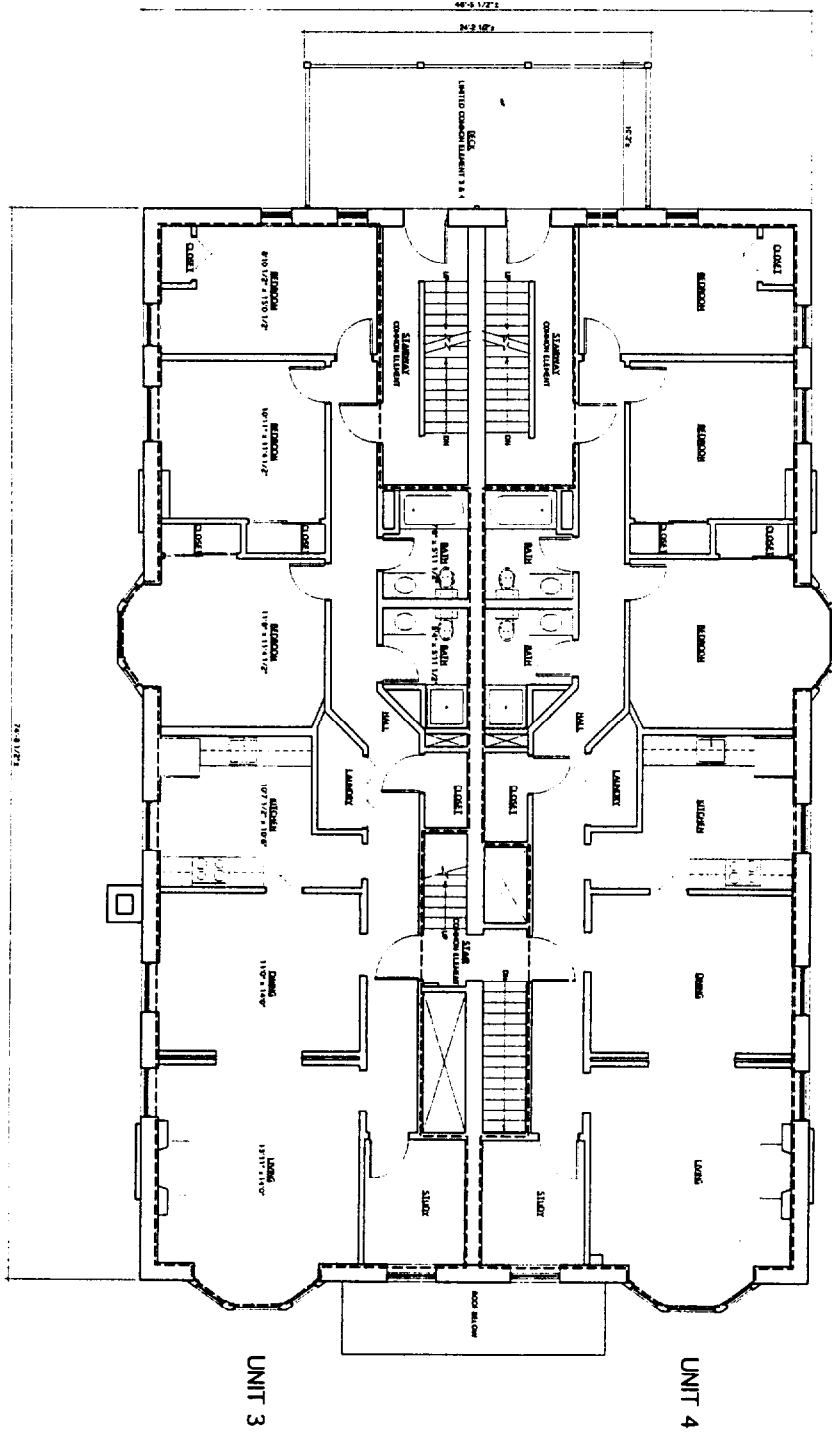
DATE: 06/28/08
 DRAWING NO: A1.2
 FIRST FLOOR PLAN

© 2008 HNTA / ARCHITECTS, INC.
 UNIT: 1, 2 & 3
 APPROVED:



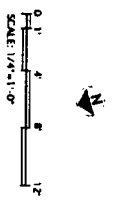
THIRD VAUGHAN CONDOMINIUM
 J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine

HNTA / ARCHITECTS, INC.
 4188 Street
 Portland, Maine 04103
HNTA architects
 phone: 207.776.6866
 fax: 207.776.8130
 e-mail: hnta@hnta.com



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 REVISIONS: ROOM DIVISIONS SHOWN ARE TO FIELD OF MEAS. (O.C. STAINED TO 1/4")

AREA UNIT 3 - 11,466 S.F.
 AREA UNIT 4 - 11,466 S.F.
 AREA COMMON ELEMENTS - 1,233 S.F.



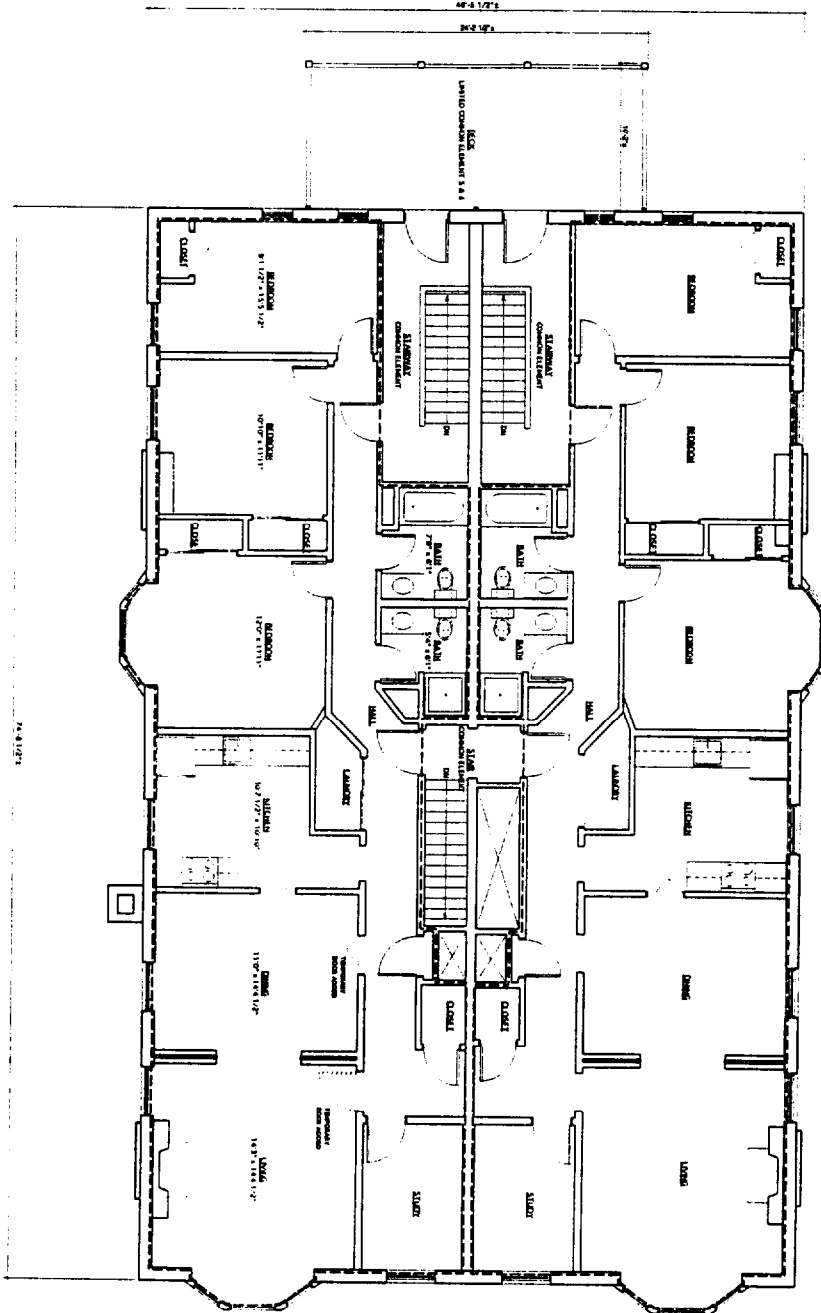
A1.3
 SECOND FLOOR PLAN

DATE: 1/28/02
 DRAWING NO.
 © 2002 HNTA ARCHITECTS, PC



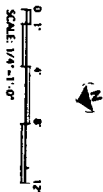
THIRD VAUGHAN CONDOMINIUM
 J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine

HNTA - architects inc.
 4 Main Street
 Portland Maine 04101
HNTA architects
 phone: 207.794.0888
 fax: 207.794.0828
 e-mail: hnta@hnta.com



THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

CONDO UNIT 5: 11,040 S.F.
 CONDO UNIT 6: 11,040 S.F.
 COMMON FLOOR AREA: 13,212 S.F.



UNIT 5
 UNIT 6

THIRD VAUGHAN CONDOMINIUM

J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine

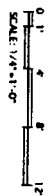
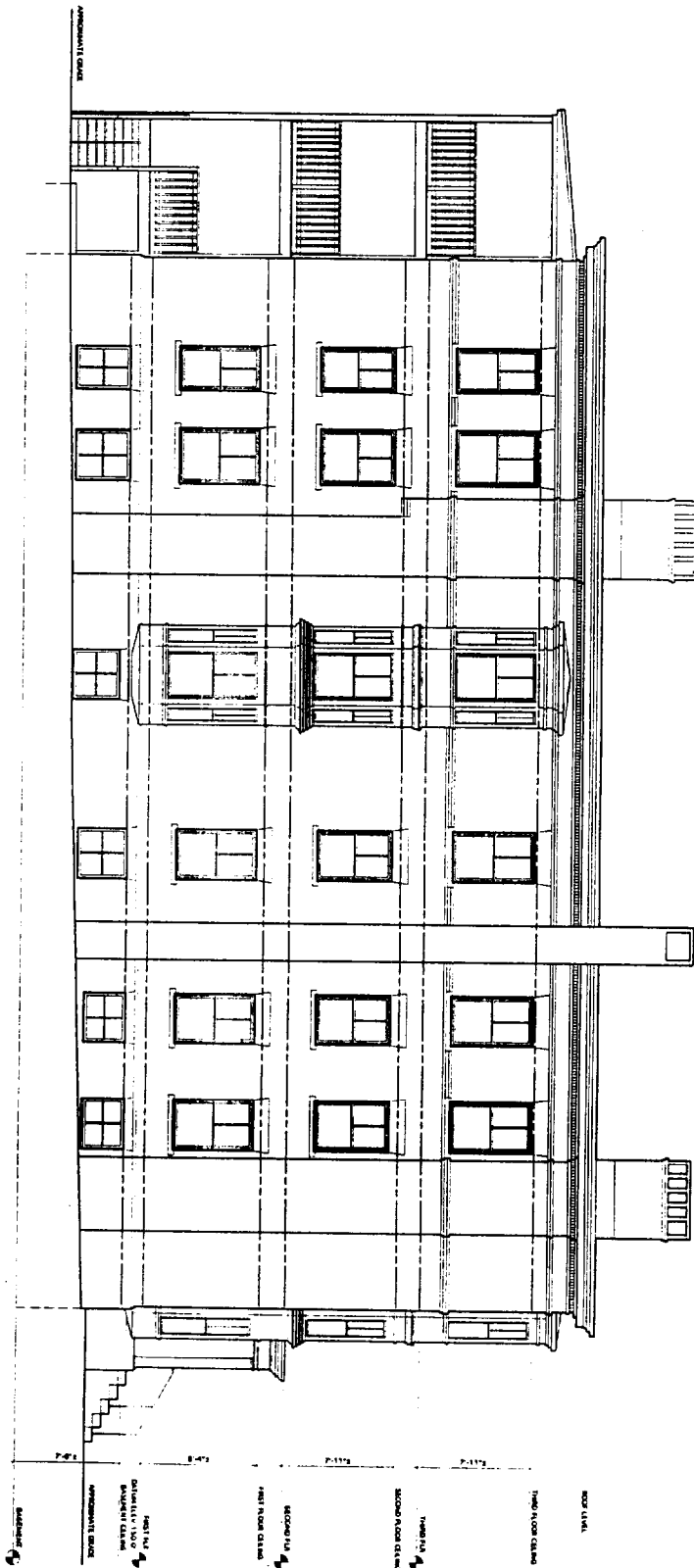
AKTA Architecture Inc.
 456B Street
 Portland, Maine 04101
 Phone: 207.776.8888
 Fax: 207.776.8828
 E-mail: Maki@akta.com



DATE: 1-28-02
 DRAWING NO.
 © 2002 J.B. Brown & Sons, Inc.

A1.4
 THIRD FLOOR PLAN

NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



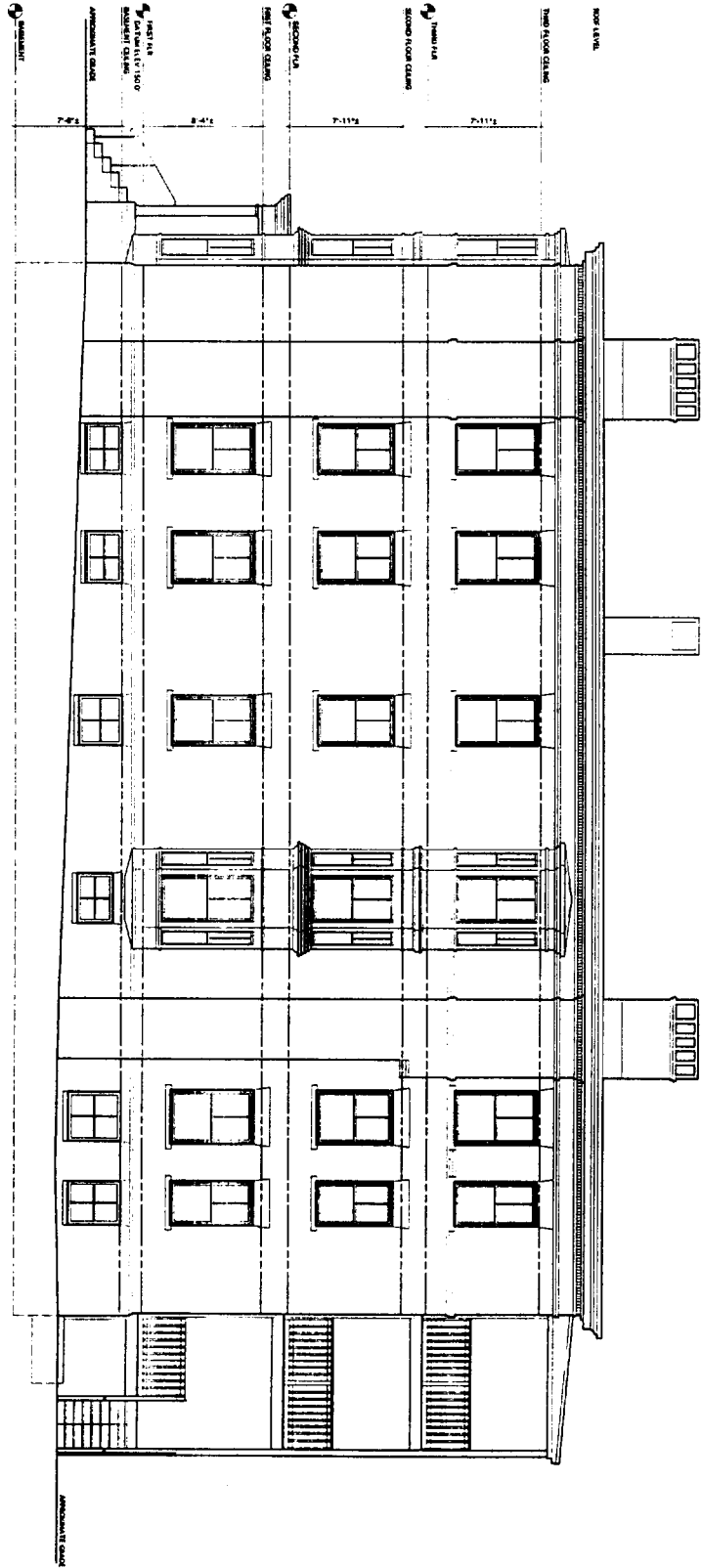
A2.1
 EXTERIOR ELEVATIONS

DATE: 7-28-02
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

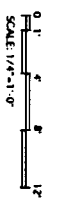


THIRD VAUGHAN CONDOMINIUM
J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine

HNTA - architects inc.
 J. A. H. Brown
 Portland, Maine 04101
HNTA - architects
 phone: 387-7744
 fax: 387-7744
 e-mail: hnta@hnta.com

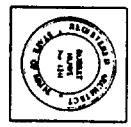


SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



A2.2
 UTILITY ELEVATIONS

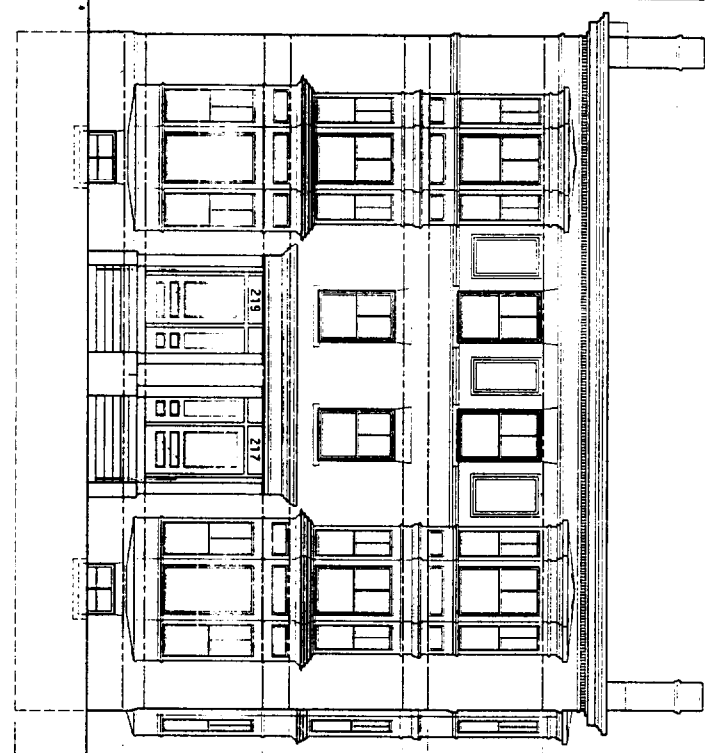
DATE: 1-28-02
 PROJECT:
 DRAWN BY: /
 CHECKED BY: /



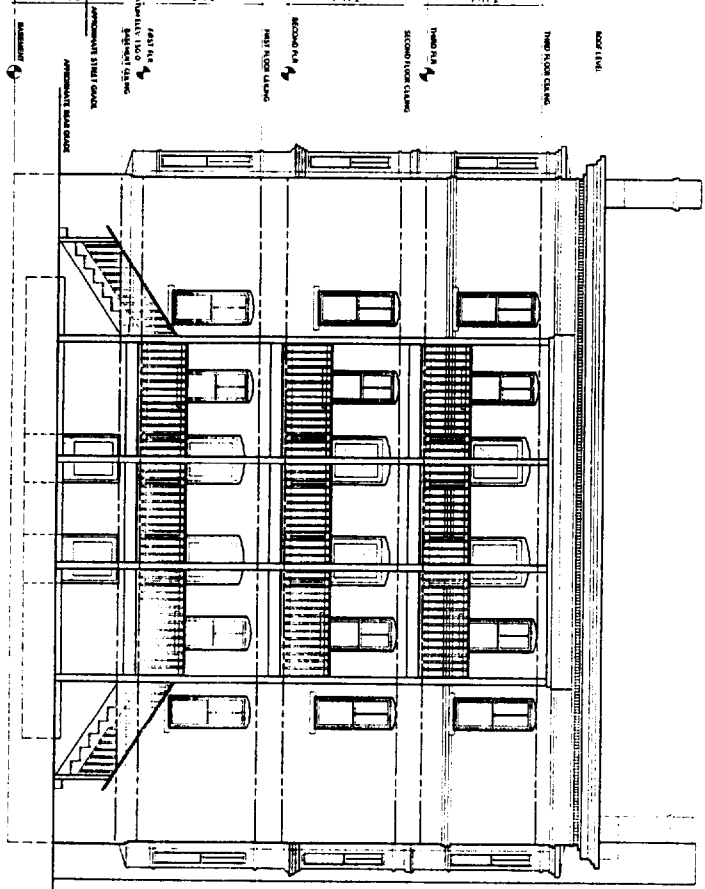
THIRD VAUGHAN CONDOMINIUM
 J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine

HKTA / architects for
 J.B.B. Brown
 Portland, Maine 04101
HKTA / architects
 Phone: 207.771.0800
 Fax: 207.771.0820
 e-mail: hkta@hkta.com

1 WEST ELEVATION - VAUGHAN STREET
 Scale: 1/4" = 1'-0"



2 EAST ELEVATION - REAR
 Scale: 1/4" = 1'-0"



0 1' 2' 4' 8' 12'
 SCALE: 1/4" = 1'-0"

A2.3
 EXTERIOR ELEVATIONS

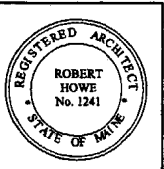
DATE: 1-28-02
 DRAWING NO.
 © 2002 HNTA / Architects
 ALL RIGHTS RESERVED



THIRD VAUGHAN CONDOMINIUM
 J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine

HNTA / architects inc
 4588 Street
 Portland Maine 04101
 HNTA / architects
 phone: 207-774-8800
 fax: 207-774-8800
 e-mail: hnta@com.com

THIRD VAUGHAN CONDOMINIUM
J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



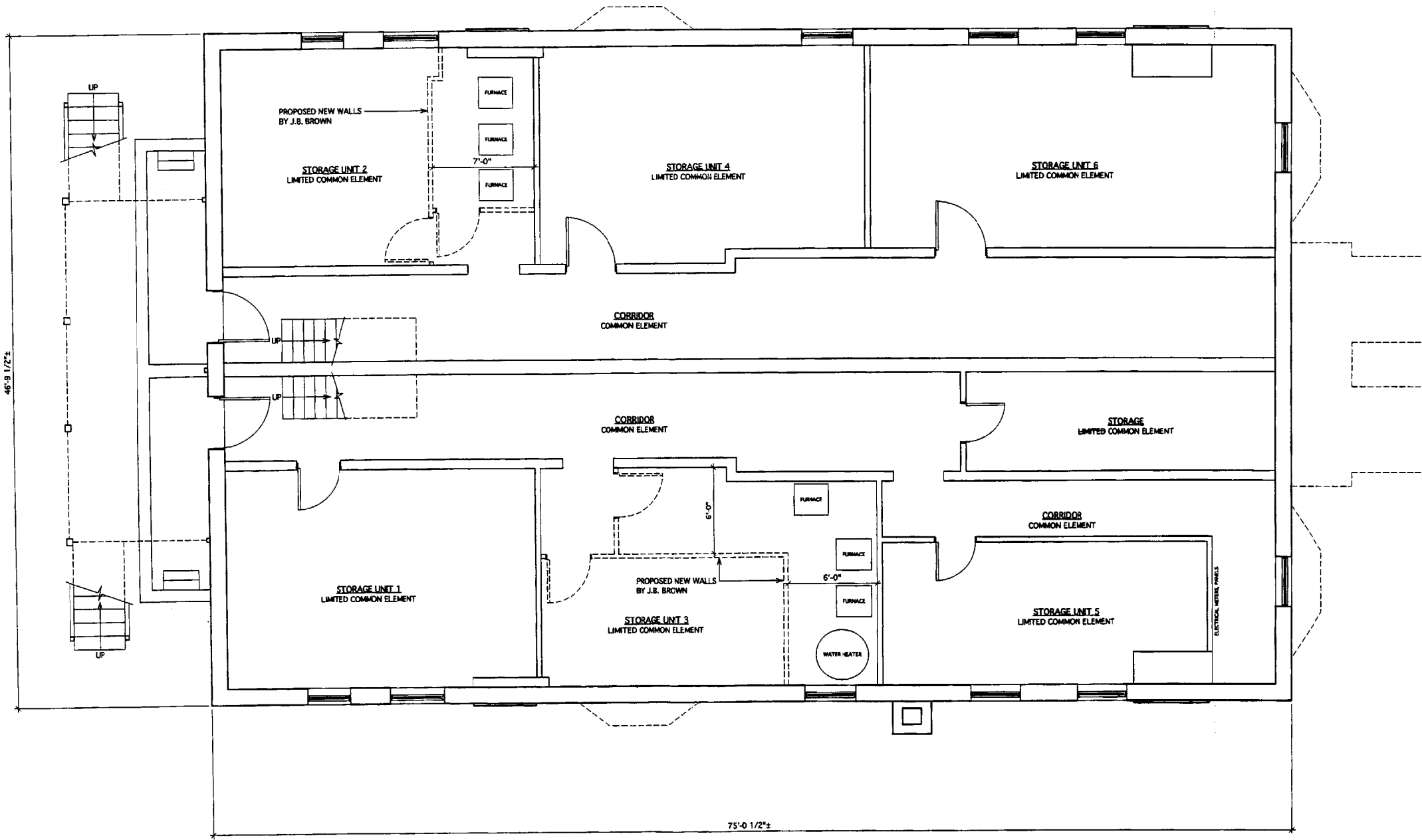
DATE: -
 REVISIONS:

© 2001 HKTA / architects, inc.

DRAWING NO.

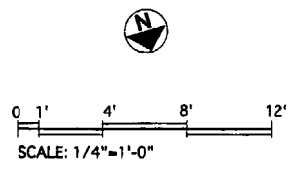
A1.1

BASEMENT FLOOR PLAN



1 BASEMENT PLAN
 A1.1 Scale: 1/4" = 1'-0"

GROSS FLOOR AREA - ±3,511 S.F.



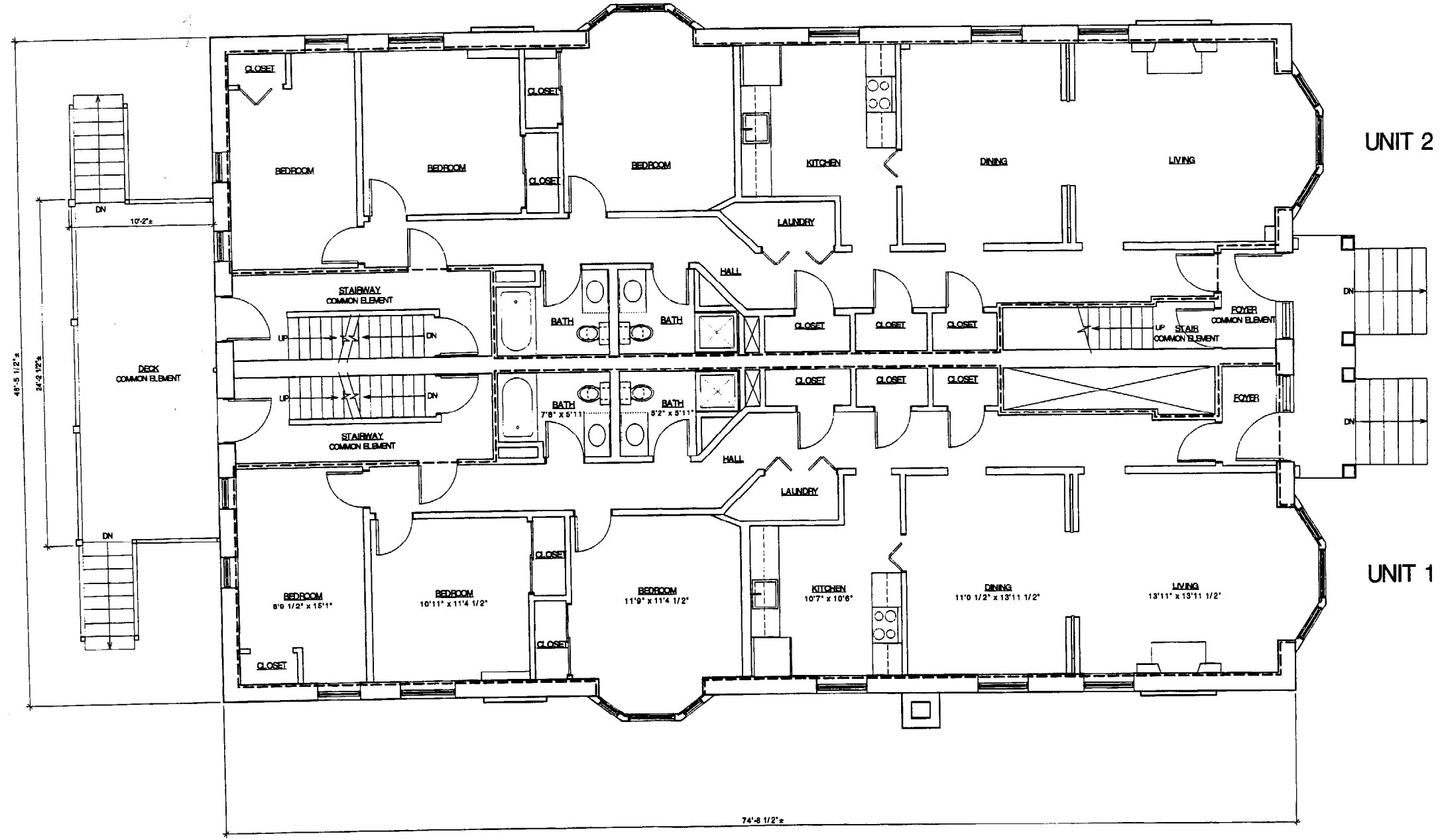
Date: Nov. 27, 2001
 Time: 8:12:19 AM
 Program: Condo Plans/Elem

THIRD VAUGHAN CONDOMINIUM
J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



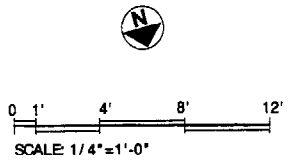
DATE -
 REVISIONS:
 © 2001 HKTA / architects, inc.

DRAWING NO.
A1.2
 FIRST FLOOR PLAN



1 FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"
 DASHED LINE DENOTES CONDOMINIUM UNIT LIMITS
 INDIVIDUAL ROOM DIMENSIONS SHOWN ARE TO FACE OF FINISH, TOLERANCE TO ±1/2"

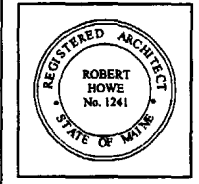
AREA UNIT 1 - ±1,426 S.F.
 AREA UNIT 2 - ±1,306 S.F.
 GROSS FLOOR AREA - ±3,527 S.F.



Nov 27, 2001
 8:02:16 AM
 File name: Chynlo Plans/ E187a

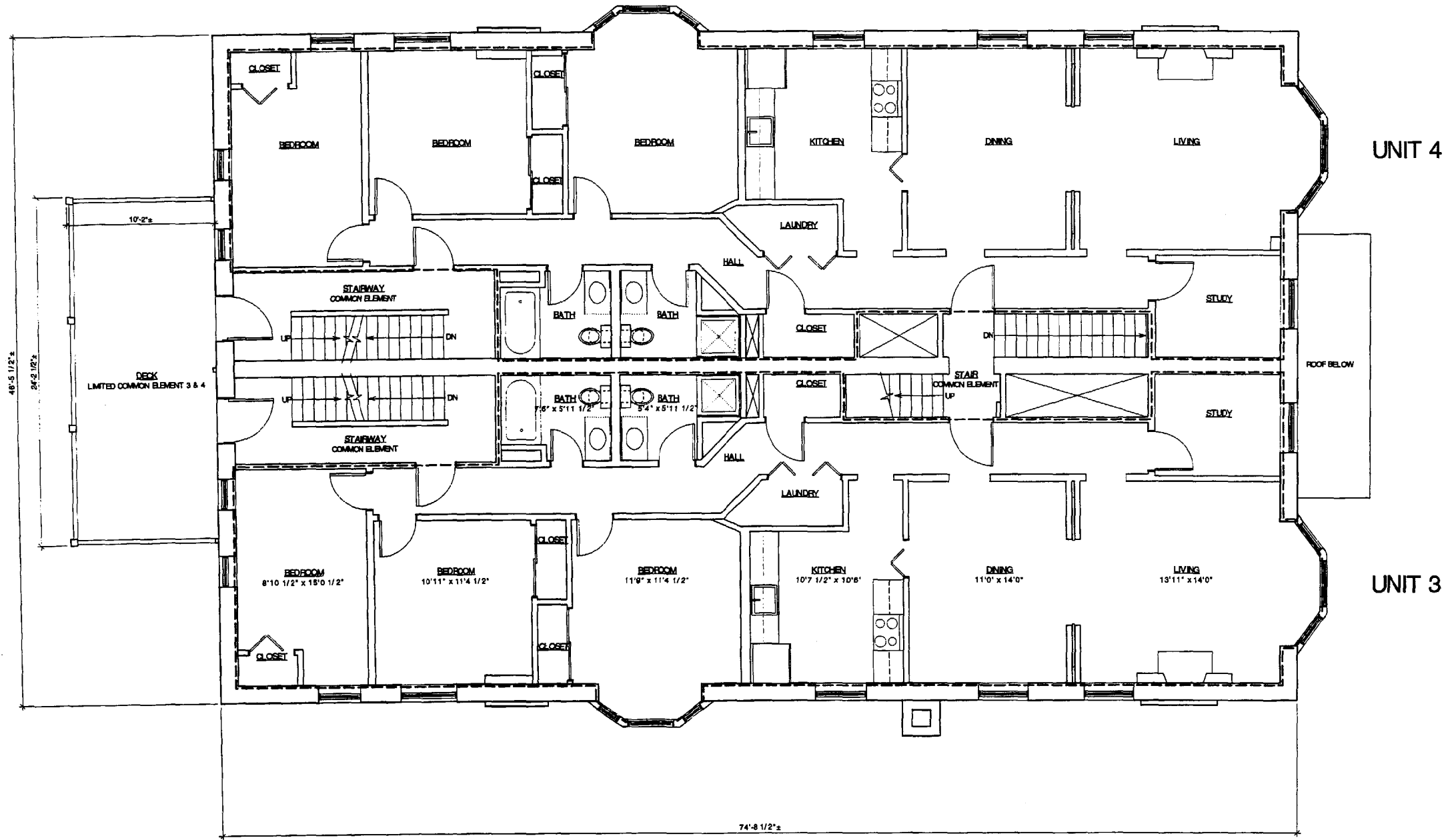
HKTA / architects, inc.
 1000 Main Street
 Portland, Maine 04101
HKTA / architects
 phone: 207.774.0016
 fax: 207.774.0125
 e-mail: hkta@hkta.com

THIRD VAUGHAN CONDOMINIUM
J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



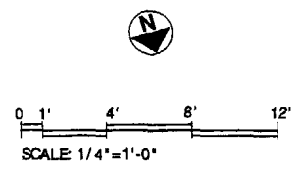
DATE -
 REVISIONS:
 © 2001 HKTA / architects, inc.

DRAWING NO.
A1.3
 SECOND FLOOR PLAN



1 SECOND FLOOR PLAN
 A1.3 Scale: 1/4" = 1'-0"
 DASHED LINE DENOTES CONDOMINIUM UNIT LIMITS
 INDIVIDUAL ROOM DIMENSIONS SHOWN ARE TO FACE OF FINISH TOLERANCE TO ±1/2"

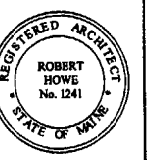
AREA UNIT 3 - ±1,405 S.F.
 AREA UNIT 4 - ±1,406 S.F.
 GROSS FLOOR AREA - ±3,522 S.F.



Rev. May 26, 2001
 Rev. 11/27/00 PM
 Rev. 08/06/00 Plans/Draws

THIRD VAUGHAN CONDOMINIUM

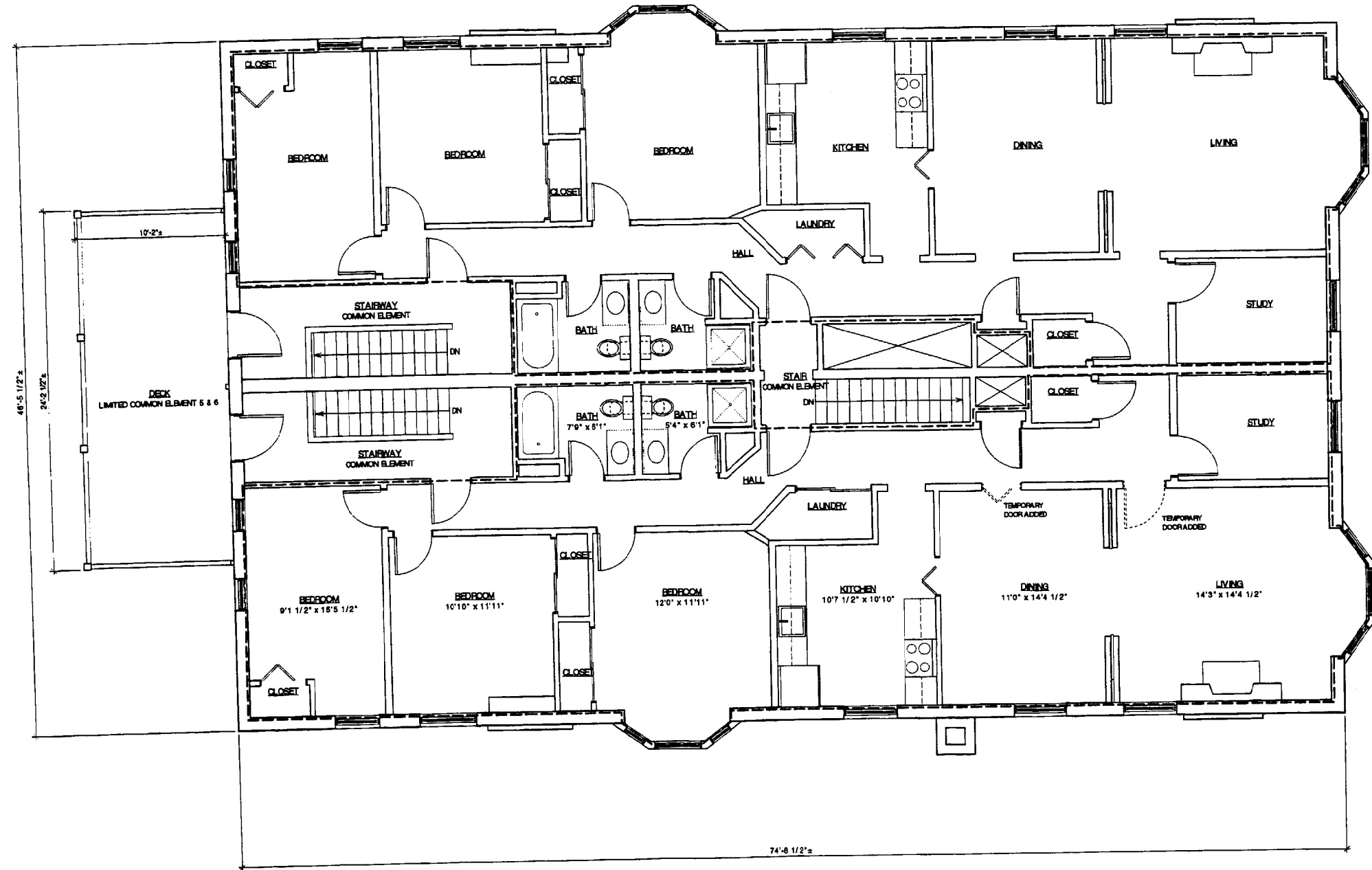
J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



DATE -
 REVISIONS:

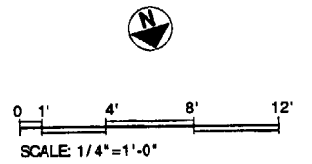
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DRAWING NO.
A1.4
 THIRD FLOOR PLAN



1 THIRD FLOOR PLAN
 Scale: 1/4" = 1'-0"
 DASHED LINE DENOTES CONDOMINIUM UNIT LIMITS
 INDIVIDUAL ROOM DIMENSIONS SHOWN ARE TO FACE OF FINISH, TOLERANCE TO ±1/2"

AREA UNIT 5 - ±1,482 S.F.
 AREA UNIT 6 - ±1,457 S.F.
 GROSS FLOOR AREA - ±5,522 S.F.



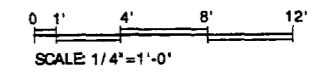
Plot: Nov 26, 2001
 Time: 4:13:00 PM
 File name: Condo Plans/ Elev

HKTA / architects, inc.
 4 Milk Street
 Portland, Maine 04101
HKTA / architects
 phone: 207.774.8016
 fax: 207.774.8125
 email: hktai@hktai.com

THIRD VAUGHAN CONDOMINIUM
 J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



1 NORTH ELEVATION
 A2.1 Scale: 1/4" = 1'-0"



Drawn: May 26, 2001
 Time: 4:05:10 PM
 Drawn: Orlando Pizarro Chavez



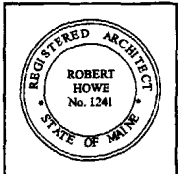
DATE -
 REVISIONS:

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DRAWING NO.
A2.1
 EXTERIOR ELEVATIONS

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 44 Main Street
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 e-mail: hktai@aol.com

THIRD VAUGHAN CONDOMINIUM
 J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



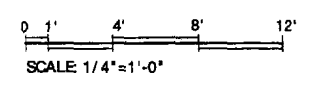
DATE -
 REVISIONS

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DRAWING NO.
A2.2
 EXTERIOR ELEVATIONS



1 SOUTH ELEVATION
 A2.2 Scale: 1/4" = 1'-0"



Nov 26, 2001
 Time: 3:58:58 PM
 File name: Condo Plans/Elevs

THIRD VAUGHAN CONDOMINIUM
 J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



DATE -
 REVISIONS:

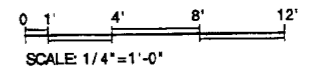
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DRAWING NO.
A2.3
 EXTERIOR ELEVATIONS

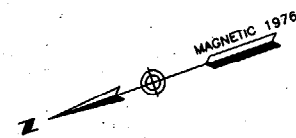


1 WEST ELEVATION - VAUGHAN STREET
 A2.3 Scale: 1/4" = 1'-0"

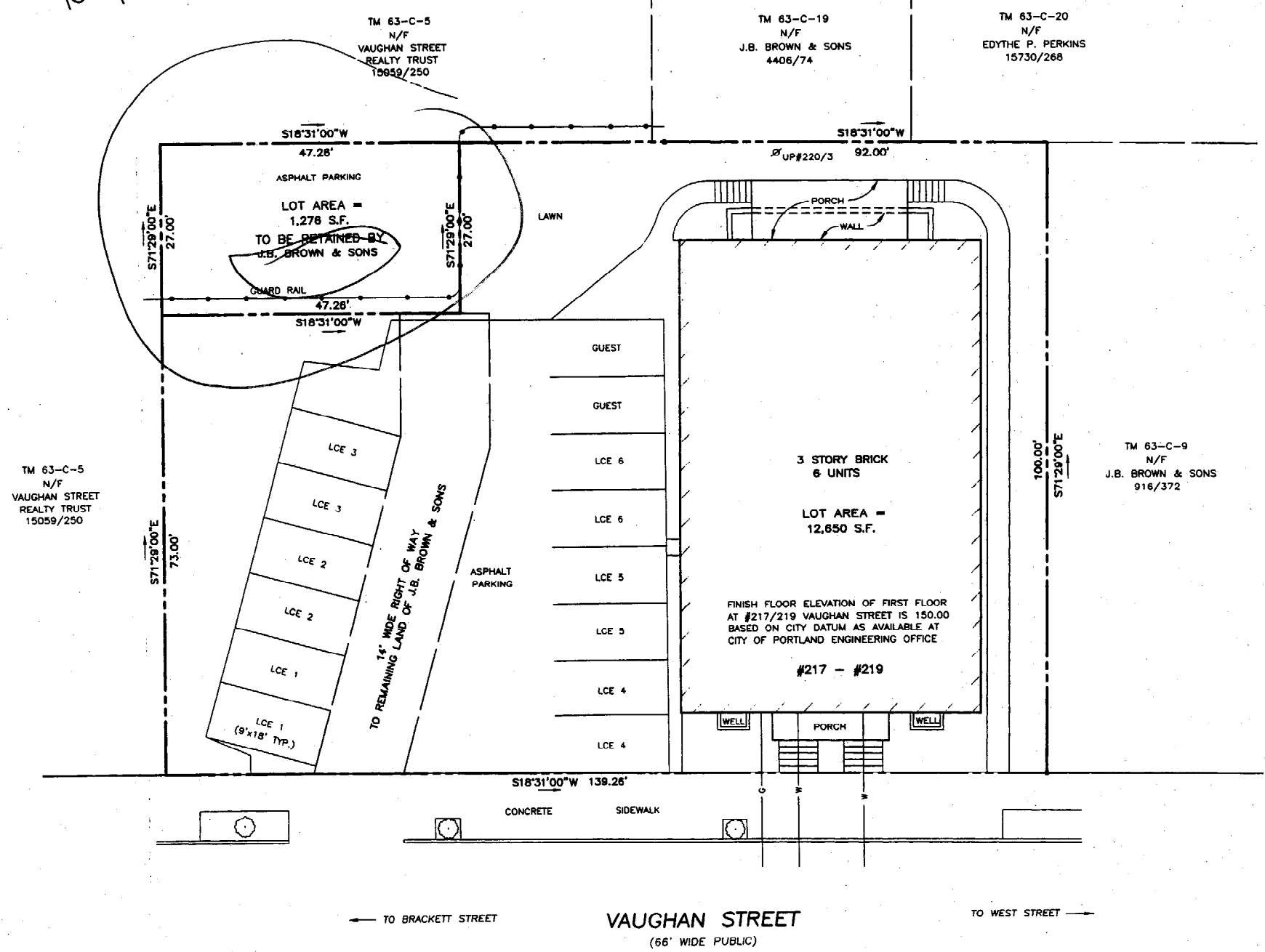
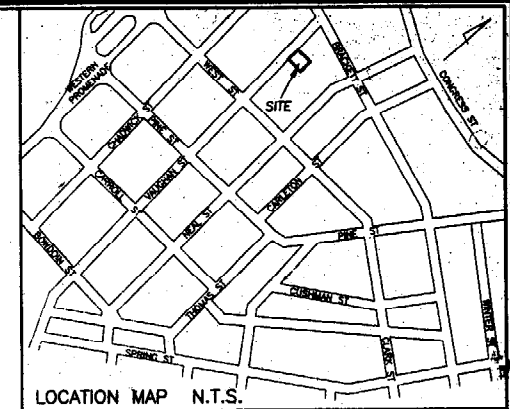
2 EAST ELEVATION - REAR
 A2.3 Scale: 1/4" = 1'-0"



Plot Nov. 26, 2001
 Time 3:47:58 PM
 File name: Third Plans/Elevs



Note: per Dave [unclear] at Verrill's, DANA
 this legally created lot was conveyed back
 to the entire parcel to be owned by "Third Vaughan condominiums"
 see FAX



PLAN REFERENCE

"PLAN OF LAND IN PORTLAND, MAINE FOR J.B. BROWN & SON"
 BY OWEN HASKELL, INC. DATED JANUARY 11, 1977, REVISED
 9-28-79.

NOTES

1. OWNER OF RECORD: J.B. BROWN & SONS, P.O. BOX 207, PORTLAND, MAINE
2. LOCUS IS SHOWN AS LOTS 6, 7 AND 8 ON CITY OF PORTLAND ASSESSORS MAP 63 BLOCK C.
3. UNDERGROUND UTILITIES ARE APPROXIMATE.

PRELIMINARY

CONDOMINIUM PLAT
"THIRD VAUGHAN CONDOMINIUM"
 #217-#219 VAUGHAN STREET, PORTLAND, MAINE
 MADE FOR
J.B. BROWN & SONS

OWEN HASKELL, INC.
 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drawn By	RR	Date	Job No.
Trace By	JLW	JAN. 17, 2002	2001-022P
Check By	JWS	Scale	Drawg. No.
Book No.	913	1" = 10'	1

CERTIFICATION

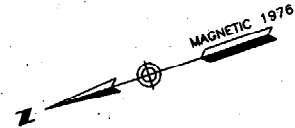
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE _____ JOHN W. SWAN, PLS NO. 1038

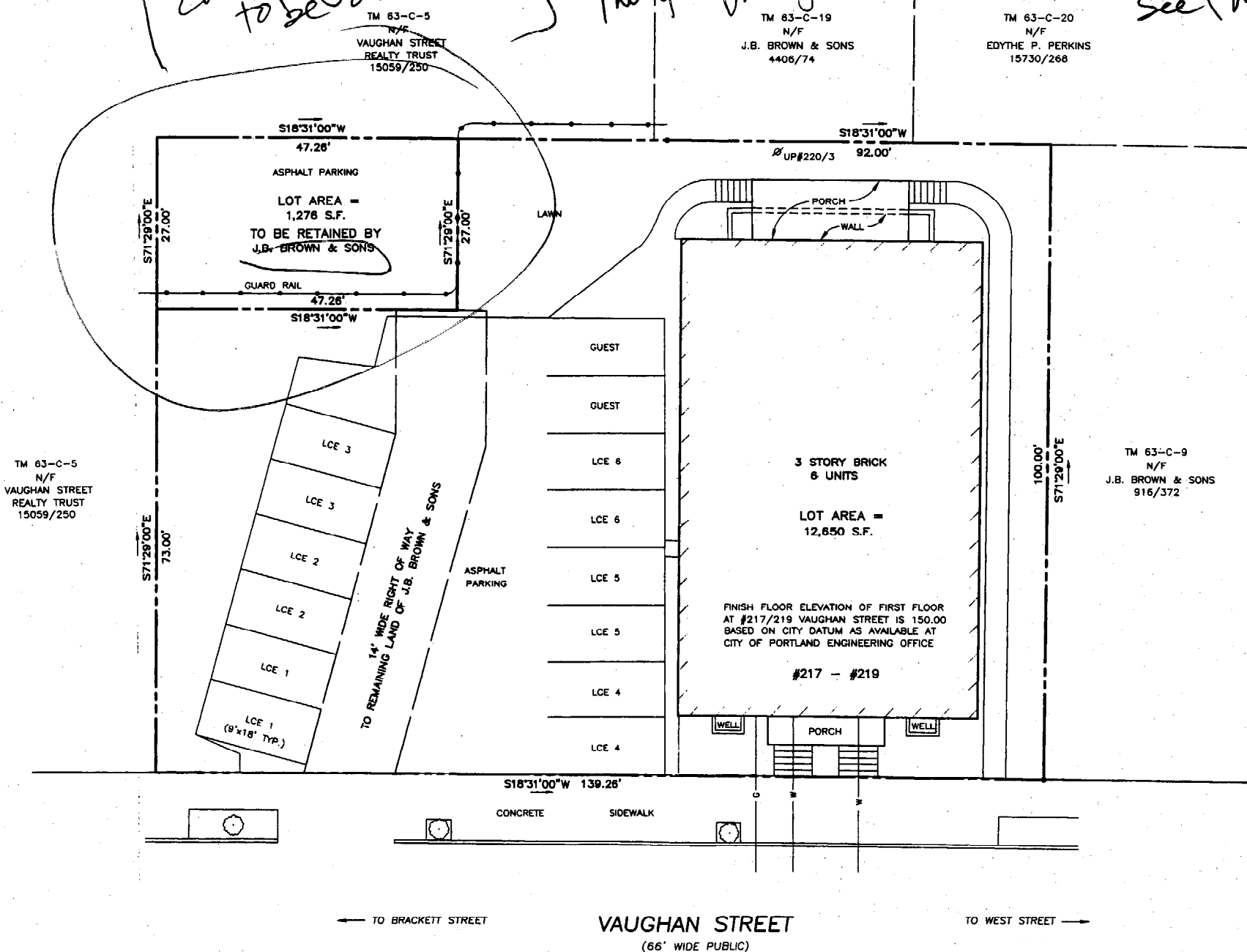
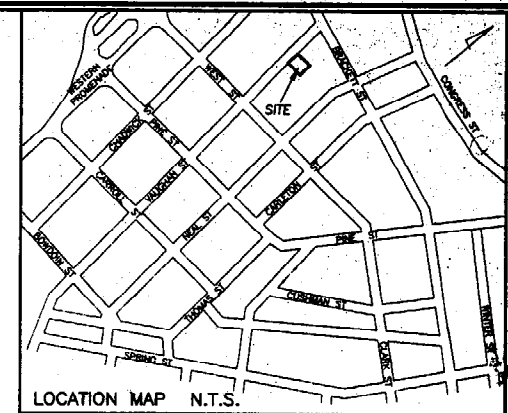
LEGEND:
 LCE = LIMITED COMMON ELEMENT
 N/F = NOW OR FORMERLY

GRAPHIC SCALE

P:\001\2001-022-2.dwg F:\JAN 18 11:04:59 2002



*Note: per Dave Galgay At Verill's Dana
 This illegally created lot was
 conveyed back to the entire parcel
 to be owned by "Third Vaughan Condominiums"
 See Fax*



TM 63-C-5
 N/F
 VAUGHAN STREET
 REALTY TRUST
 15059/250

TM 63-C-5
 N/F
 VAUGHAN STREET
 REALTY TRUST
 15059/250

TM 63-C-19
 N/F
 J.B. BROWN & SONS
 4406/74

TM 63-C-20
 N/F
 EDYTHE P. PERKINS
 15730/268

TM 63-C-9
 N/F
 J.B. BROWN & SONS
 916/372

PLAN REFERENCE

"PLAN OF LAND IN PORTLAND, MAINE FOR J.B. BROWN & SON"
 BY OWEN HASKELL, INC. DATED JANUARY 11, 1977, REVISED
 9-28-79.

NOTES

1. OWNER OF RECORD: J.B. BROWN & SONS, P.O. BOX 207, PORTLAND, MAINE
2. LOCUS IS SHOWN AS LOTS 6, 7 AND 8 ON CITY OF PORTLAND ASSESSORS MAP 63 BLOCK C.
3. UNDERGROUND UTILITIES ARE APPROXIMATE.

LEGEND:
 LCE = LIMITED COMMON ELEMENT
 N/F = NOW OR FORMERLY



CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE _____ JOHN W. SWAN, PLS NO. 1038

PRELIMINARY

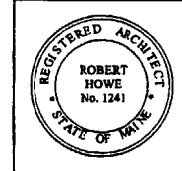
CONDOMINIUM PLAT
"THIRD VAUGHAN CONDOMINIUM"
 #217-#219 VAUGHAN STREET, PORTLAND, MAINE
 MADE FOR
J.B. BROWN & SONS

OWEN HASKELL, INC.
 16 CASCO ST., PORTLAND, ME 04101 (207)774-0484
 PROFESSIONAL LAND SURVEYORS

Drawn By	RR	Date	Job No.
Trace By	JLW	JAN. 17, 2002	2001-022P
Check By	JWS	Scale	Draw. No.
Book No.	913	1" = 10'	1

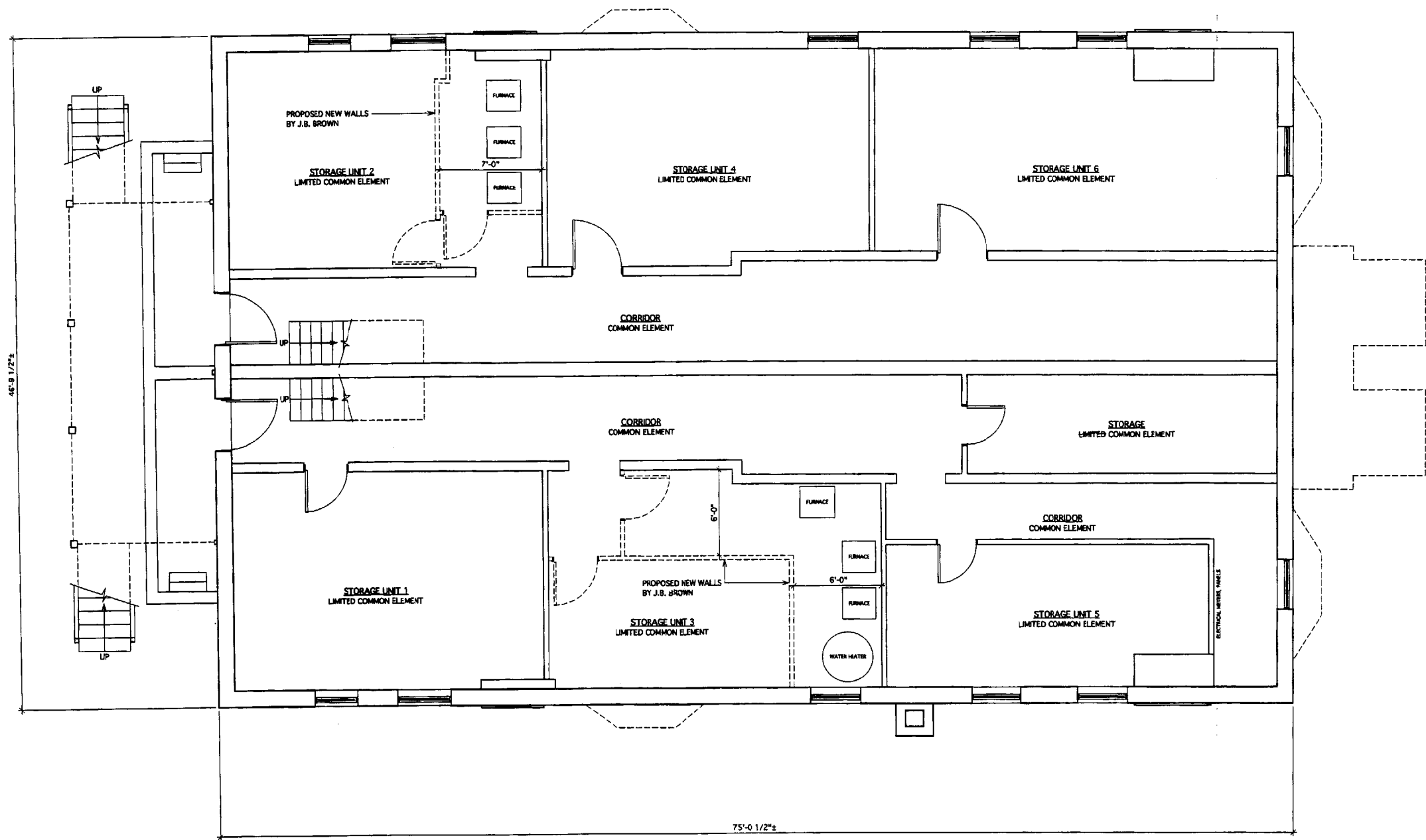
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THIRD VAUGHAN CONDOMINIUM
J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



DATE: -
 REVISIONS:
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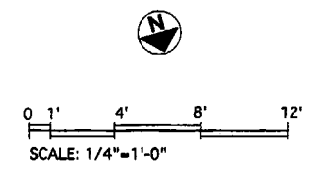
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A1.1
 BASEMENT FLOOR PLAN



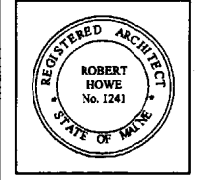
Date: Nov 27, 2001
 Time: 8:12:19 AM
 File name: Condo Plans/Elevs

1 BASEMENT PLAN
 A1.1 Scale: 1/4" = 1'-0"

GROSS FLOOR AREA - ±3,511 S.F.



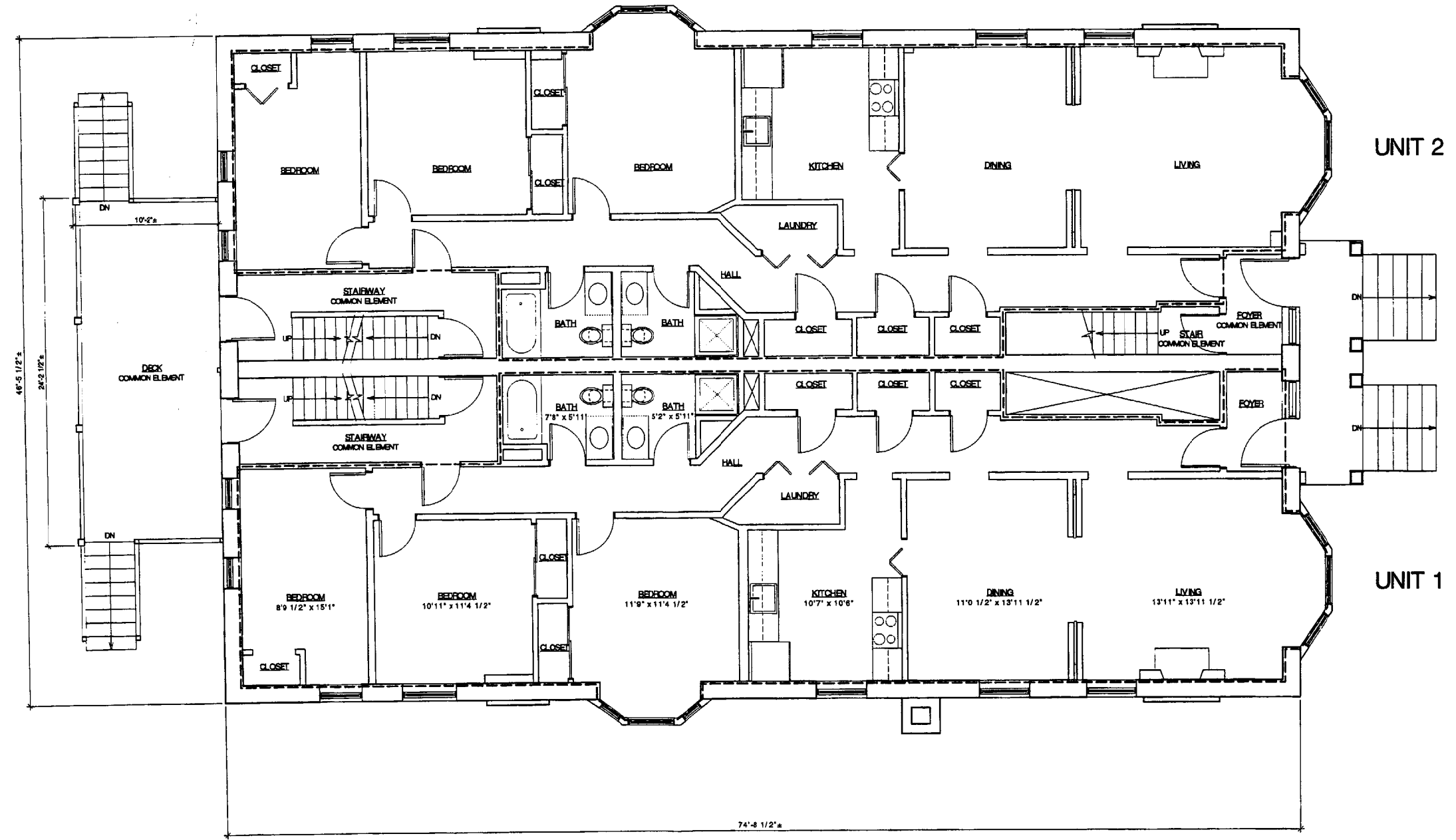
THIRD VAUGHAN CONDOMINIUM
J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



DATE: _____
 REVISIONS: _____

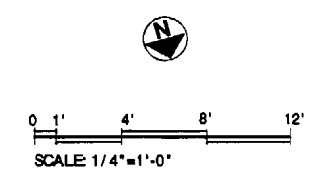
© 2001 HKTA / architects, inc.

DRAWING NO.
A1.2
 FIRST FLOOR PLAN



1 FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"
 DASHED LINE DENOTES CONDOMINIUM UNIT LIMITS
 INDIVIDUAL ROOM DIMENSIONS SHOWN ARE TO FACE OF FINISH, TOLERANCE TO ±1/2"

AREA UNIT 1 - ±1,426 S.F.
 AREA UNIT 2 - ±1,596 S.F.
 GROSS FLOOR AREA - ±3,527 S.F.



DATE: Nov. 27, 2001
 DRAWN BY: RDS/14 AM
 PROJECT: Third Vaughan Condominium

THIRD VAUGHAN CONDOMINIUM
J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



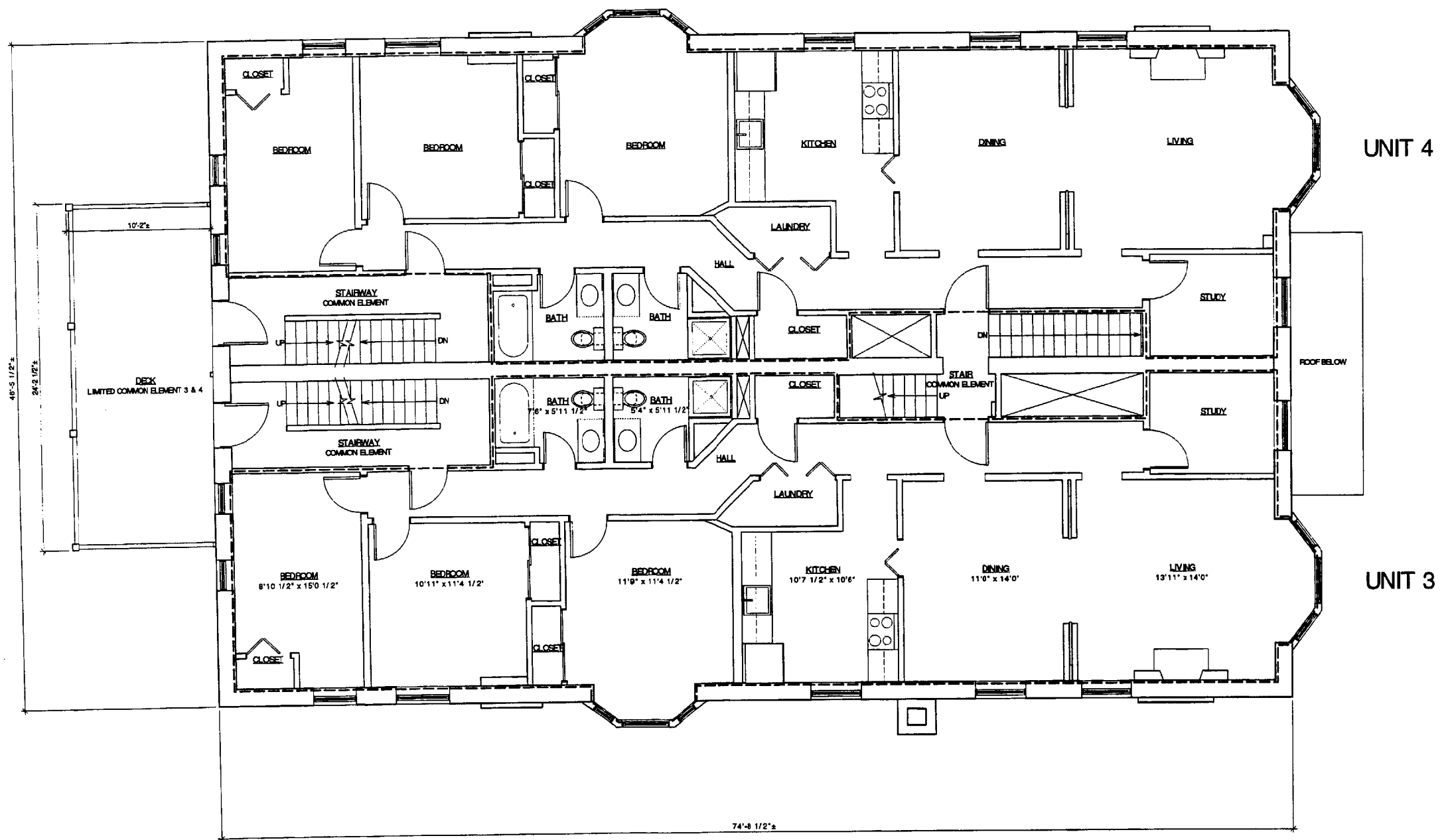
DATE -
 REVISIONS:

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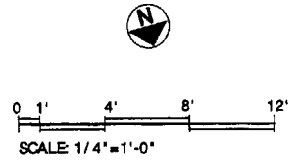
A1.3

SECOND FLOOR PLAN



1 SECOND FLOOR PLAN
 Scale: 1/4" = 1'-0"
 DASHED LINE DENOTES CONDOMINIUM UNIT LIMITS
 INDIVIDUAL ROOM DIMENSIONS SHOWN ARE TO FACE OF FINISH TOLERANCE TO ±1/2"

AREA UNIT 3 - ±1,405 S.F.
 AREA UNIT 4 - ±1,408 S.F.
 GROSS FLOOR AREA - ±3,522 S.F.



Rev: Nov. 26, 2001
 Title: A1.3 2nd Flr
 Prepared: Corrado Thomas/Elaine

THIRD VAUGHAN CONDOMINIUM
 J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



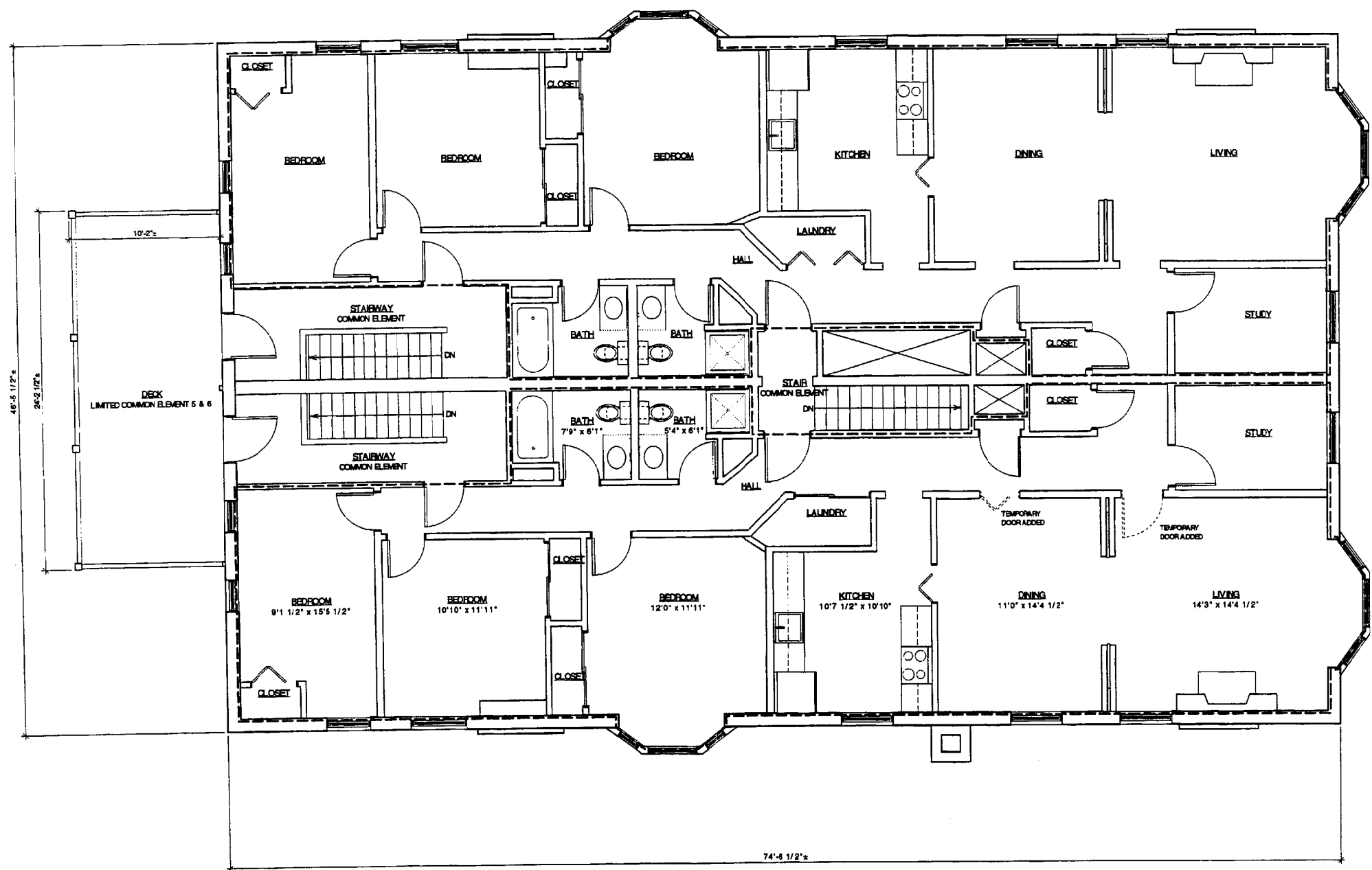
DATE -
 REVISIONS

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DRAWING NO.

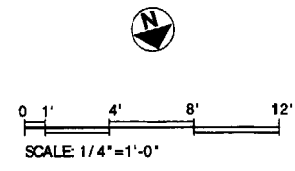
A1.4

THIRD FLOOR PLAN



1 THIRD FLOOR PLAN
 A1.4
 Scale: 1/4" = 1'-0"
 DASHED LINE DENOTES CONDOMINIUM UNIT LIMITS
 INDIVIDUAL ROOM DIMENSIONS SHOWN ARE TO FACE OF FINISH, TOLERANCE TO ± 1/2"

AREA UNIT 5 = ±1,482 S.F.
 AREA UNIT 6 = ±1,457 S.F.
 GROSS FLOOR AREA = ±3,522 S.F.



Rev. No. 218, 2001
 Rev. 4/13/02, PM
 Revised Condo Plans/Blows

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 4 Mill Street
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HKTA / architects
 phone: 207.774.6016
 fax: 207.774.9128
 e-mail: hktat@aol.com

THIRD VAUGHAN CONDOMINIUM
J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



DATE -
 REVISIONS:

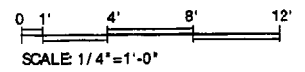
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DRAWING NO.

A2.1
 EXTERIOR ELEVATIONS



1 NORTH ELEVATION
 A2.1 Scale: 1/4" = 1'-0"



Rev Nov 26, 2001
 Time 4:05:10 PM
 File name: Ombp Plans/ Eleva

HKTA / architects, inc.
 4 Mill Street
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HKTA / architects
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 fax: 207.774.9128
 e-mail: hktai@aol.com

THIRD VAUGHAN CONDOMINIUM
 J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



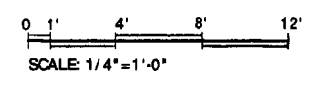
DATE -
 REVISIONS:

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DRAWING NO.
A2.2
 EXTERIOR ELEVATIONS



1 SOUTH ELEVATION
 A2.2 Scale: 1/4" = 1'-0"



Drawn: Nov 28, 2001
 Time: 3:56:58 PM
 Plotted: Oct 30, 2001 11:58:58 AM

THIRD VAUGHAN CONDOMINIUM
 J.B. BROWN & SONS
 217-219 Vaughan Street, Portland, Maine



DATE -
 REVISIONS:

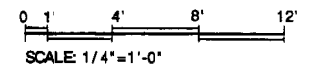
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DRAWING NO.
A2.3
 EXTERIOR ELEVATIONS



1 WEST ELEVATION - VAUGHAN STREET
 A2.3 Scale: 1/4" = 1'-0"

2 EAST ELEVATION - REAR
 A2.3 Scale: 1/4" = 1'-0"



Rev: Nov 28, 2001
 Time: 3:47:58 PM
 Rev: Condo Plans/Elevs

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

N/A _____ **Footing/Building Location Inspection:** Prior to pouring concrete

N/A _____ **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A _____ **Foundation Inspection:** Prior to placing ANY backfill

www _____ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

www _____ **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

www _____ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

www _____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

William F. Wells

Signature of applicant/designee

3/14/02

Date

[Signature]

Signature of Inspections Official

3/14/02

Date

CBL: 063-C-008 Building Permit #: 02-01223