

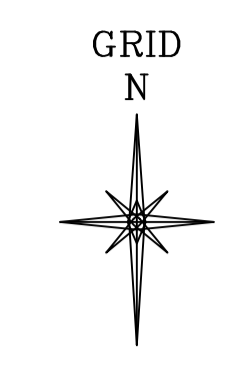
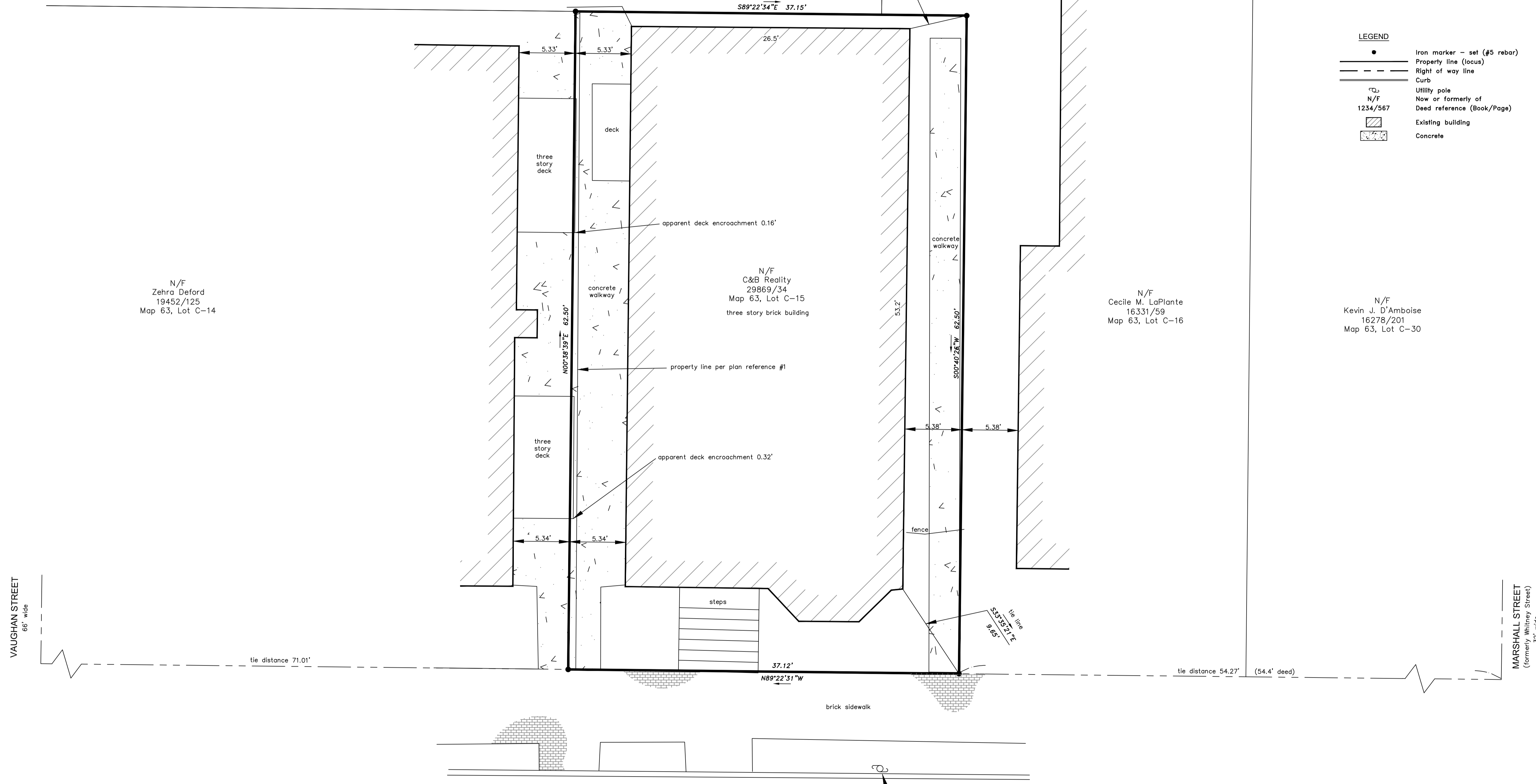
N/F
Christopher M. Girouard
31749/49
Map 63, Lot C-9

N/F
Zehra Deford
19452/125
Map 63, Lot C-14

N/F
C&B Realty
29869/34
Map 63, Lot C-15
three story brick building

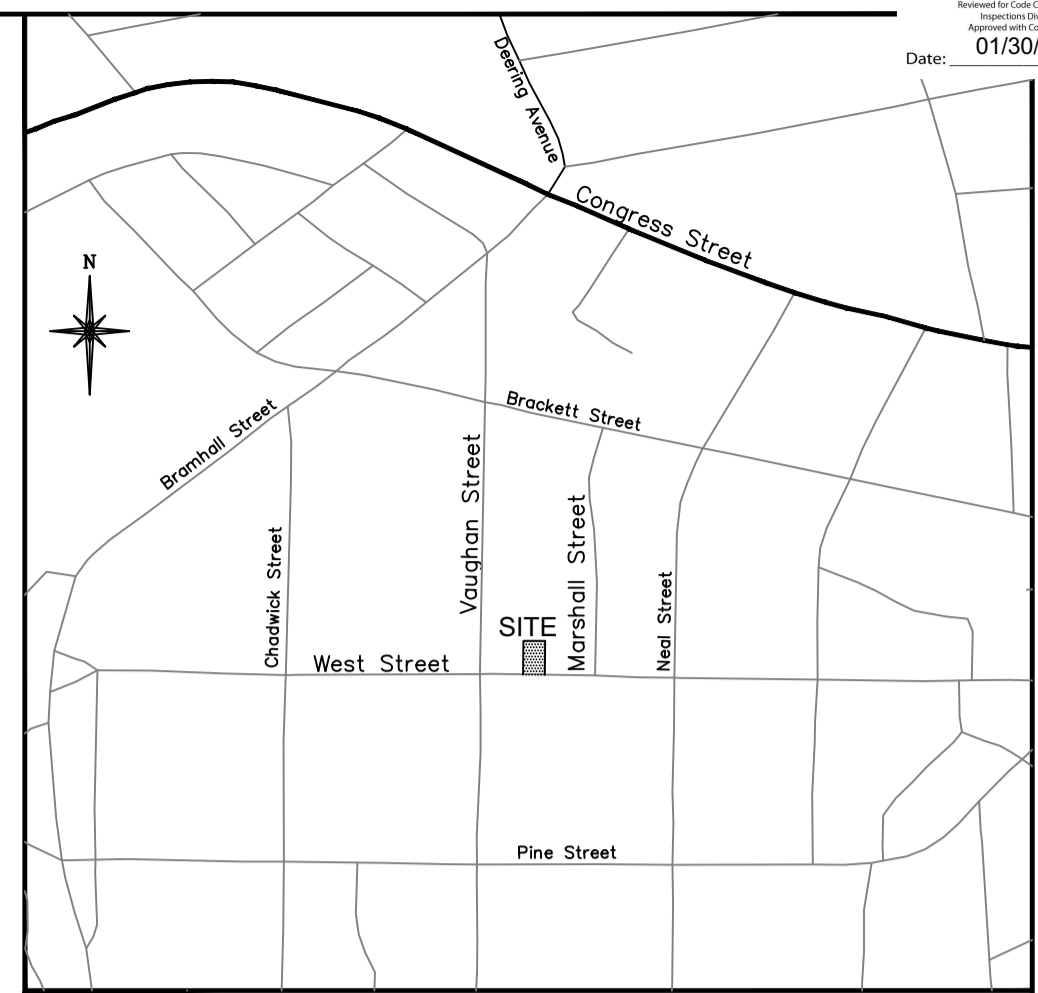
N/F
Cecile M. LaPlante
16331/59
Map 63, Lot C-16

N/F
Kevin J. D'Amboise
16278/201
Map 63, Lot C-30



LEGEND

- Iron marker - set (#5 rebar)
- Property line (locus)
- - - Right of way line
- Curb
- Utility pole
- N/F Now or formerly of
- 1234/567 Deed reference (Book/Page)
- Existing building
- Concrete



VICINITY MAP
No Scale

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) Elevations are based on the City of Portland Vertical Datum derived from City of Portland Vertical Benchmark #44 located at the easterly corner of Pine Street & Brackett Street with a published elevation of 139.18'. Temporary Benchmark is a spike set in utility pole CMP #9. Elevation: 145.62'.
- 4) Property lies within Zone C based on FIRM Community #230051 Panel #13-B, dated July 17, 1986. It does not lie within a special flood hazard area.

PLAN REFERENCES

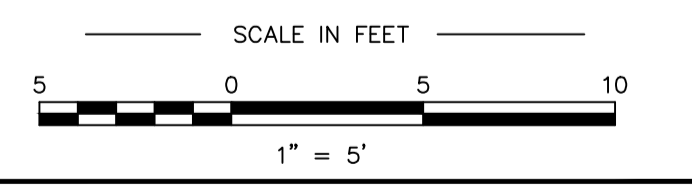
- 1) Plan of Condominium Plat "First Vaughan Condominium" made for J.B. Brown & Sons by Owen Haskell, Inc. dated February 22, 2001 and revised through April 5, 2001. Recorded in Plan Book 201, Page 190.
- 2) Plan of Land in Portland, Maine made for William J. Dibiasi by Owen Haskell, Inc. dated April 12, 1982. Recorded in Plan Book 184, Page 68.
- 3) Plan of Condominium Plate "Second Vaughan Condominium" made for J.B. Brown & Sons by Owen Haskell, Inc. dated June 3, 2002. Recorded in Plan Book 202, Page 543.

AREA

2,321 Sq. Ft. / 0.05 acres

OWNERS OF RECORD

C and B Realty, LLC.
23 Bittersweet Lane
Cumberland Center, Maine 04021
Book 29869, Page 34



**PLAN OF
Boundary Survey**

71 West Street Portland, Maine

**MADE FOR
C and B Realty**

71 West Street Portland, Maine

JOB #214074 DATE: Nov. 24, 2014 SCALE: 1" = 5'

BOOK #888

214074.dwg

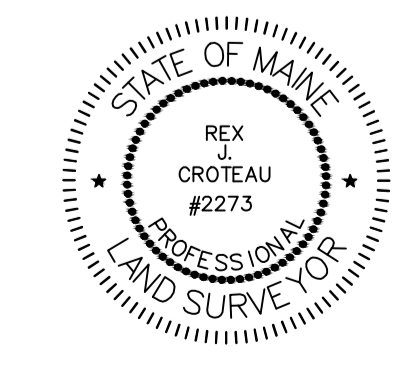
FILE #9752



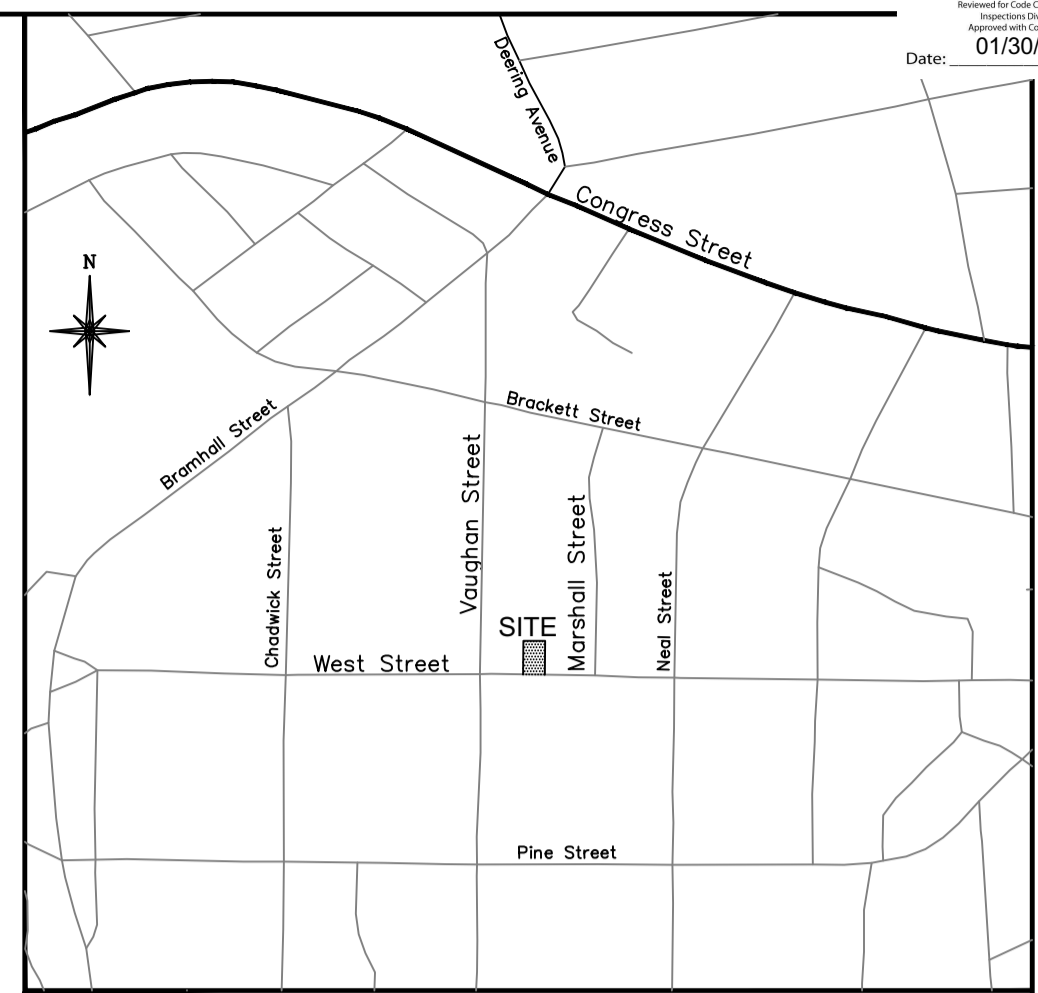
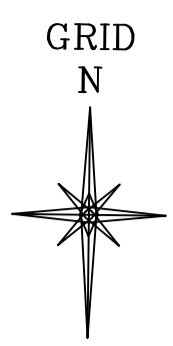
CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Rev. J. Croteau, P.L.S. #2273



PRELIMINARY



VICINITY MAP
No Scale

NOTES

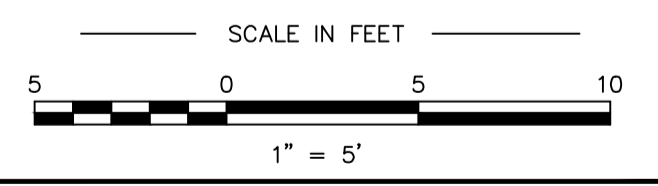
- 1) North is referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 2) Elevations are based on the City of Portland Vertical Datum derived from City of Portland Vertical Benchmark #44 located at the easterly corner of Pine Street & Brackett Street with a published elevation of 139.18'.

PLAN REFERENCES

- 1) Plan of Boundary Survey made for Robert LeBlanc by Titcomb Associates, dated November 24, 2014.

OWNERS OF RECORD

C and B Realty, LLC.
23 Bittersweet Lane
Cumberland Center, Maine 04021
Book 29869, Page 34

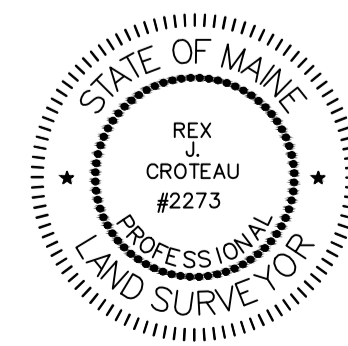


Condominium Plat

71 West Street Portland, Maine
MADE FOR
C and B Realty
71 West Street Portland, Maine

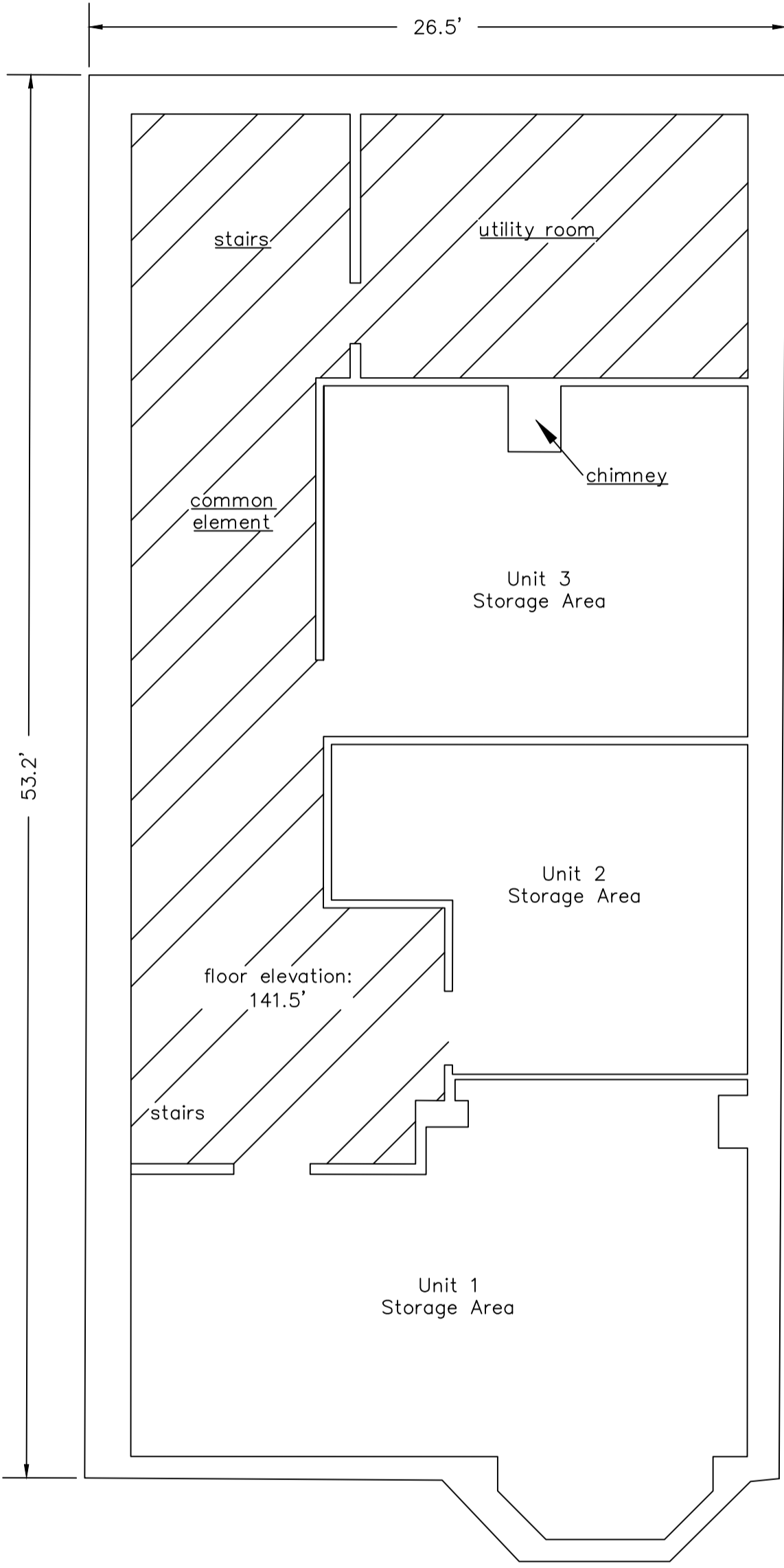
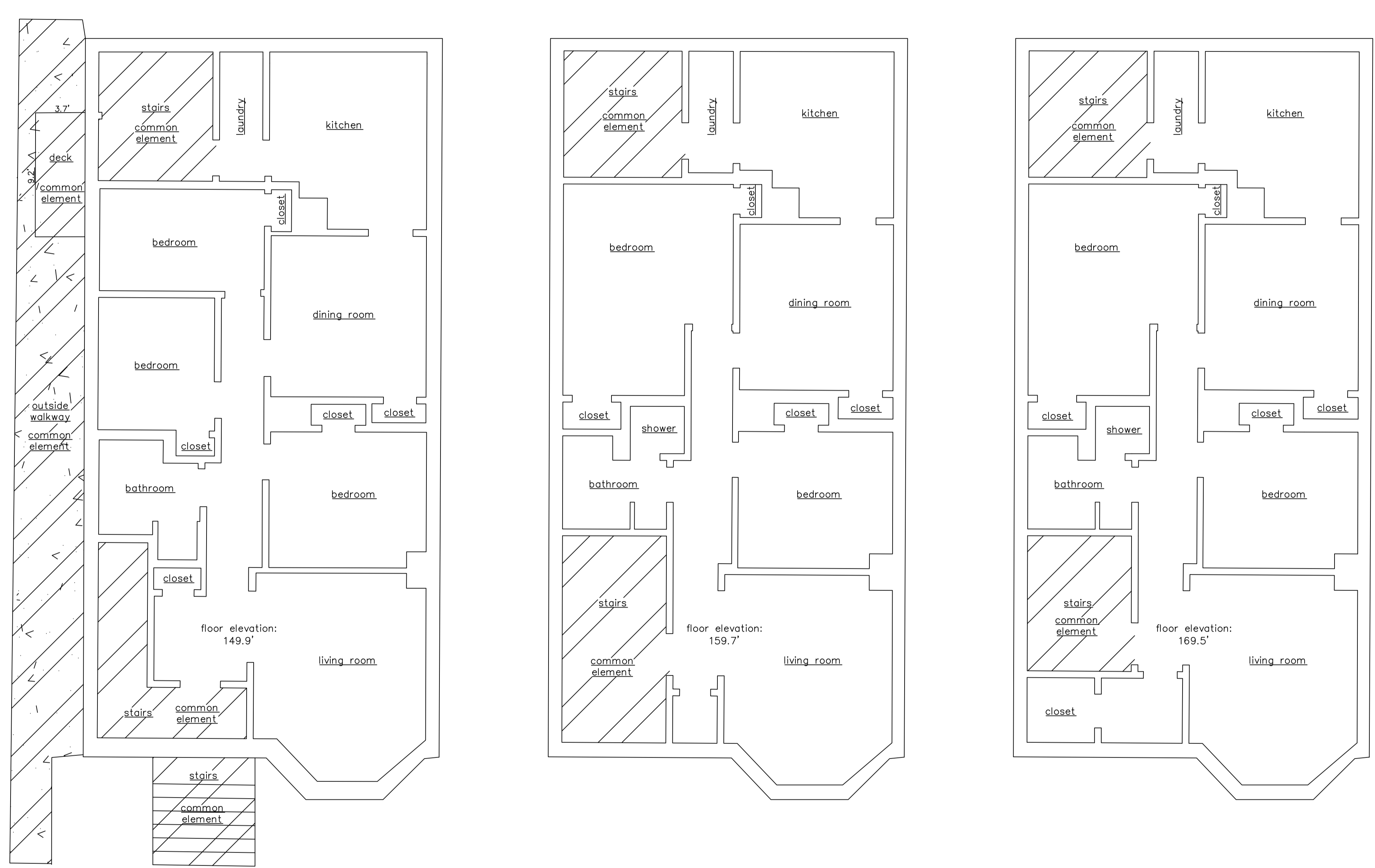
JOB #214074	DATE: Dec. 3, 2014	SCALE: 1" = 5'
BOOK #888		
214074.dwg		
FILE #9752		

Titcomb Associates
133 Gray Road, Falmouth, Maine 04105
(207)797-9199 www.titcombsurvey.com



CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau, P.L.S. #2273

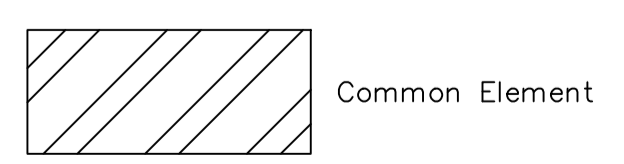


basement

1st Floor
Unit 1

2nd Floor
Unit 2

3rd Floor
Unit 3



PRELIMINARY

**Ann Machado - RE: Condo conversion permit for 71 West Street - #2014-02943**

From: Jeffrey Herbert <JHerbert@optlaw.net>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 1/23/2015 10:08 AM
Subject: RE: Condo conversion permit for 71 West Street - #2014-02943
CC: Jeffrey Herbert <JHerbert@optlaw.net>, Robert LeBlanc <robertleblanc1@me...>

Hi Anne,

I just spoke with my client and he indicated that the other 2 Units have been vacant for quite some time, certainly more than 6 months from December 2, 2014. Thanks.

Best,

Jeff

Jeffrey B. Herbert, Esq.
The Law Offices of Robert E. Danielson
65 West Commercial Street, Suite 106
P.O. Box 545
Portland, Maine 04101
Telephone (207) 879-1337
Cell Phone (207) 956-3204
Fax. (207) 879-1579
jherbert@optlaw.net

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Thursday, January 22, 2015 7:38 PM
To: Jeffrey Herbert
Subject: Condo conversion permit for 71 West Street - #2014-02943

Jeff -

I just have one question for you on the permit application for the condo conversion. In your letter dated 12/12/14 you said that there was only one seasonal tenant and the other two units are vacant. How long have these units been vacant? If it is less than six months from December 2, 2104, then we would need their names and contact information.



I'm am not in tomorrow, but I will finish following up with the condo conversion permit on Monday and co Bob Leblanc about the reimbursement of some of his fees.

Thank you.

Ann Machado

Ann Machado
Acting Zoning Administrator
Planning & Urban Development
Portland City Hall
(207) 874-8709

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/30/15



PORTLAND MAINE

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

Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

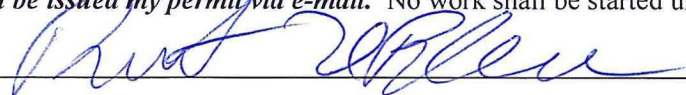
I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature:  Date: 12/11/14

I have provided digital copies and sent them on: 12-12-14 Date: 12-11-14

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/30/15

General 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.

Address/Location of Construction: 71-73 West Street		
Total Square Footage of Proposed Structure:		2490
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 063 C 015	Applicant Name: Peninsula Property Development LLC Address 71 West Street City, State & Zip Portland, Maine 04102	Telephone: 207-776-0913 Email: robertleblanc1@me.com
Lessee/Owner Name : Peninsula Property Development LLC (if different than applicant) Address: 71 West Street City, State & Zip: Portland, Maine 04102 Telephone 776-0913 E-mail: robertleblanc1@me.com	Contractor Name: (if different from Applicant) Address: City, State & Zip: Telephone E-mail:	Cost Of Work: \$ _____ C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) 3 Family Townhouse If vacant, what was the previous use? _____ Proposed Specific use: 3 Unit Condominium Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: Applicant proposes to rehab the property and convert to a 3 unit condominium.		
Who should we contact when the permit is ready: Robert LeBlanc Address: 71 West Street City, State & Zip: Portland, Maine 04102 E-mail Address: robertleblanc1@me.com Telephone: 207-776-0913		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature:  Date: 12/11/14

This is not a permit; you may not commence ANY work until the permit is issued.



SUBMIT WITH CONDOMINIUM CONVERSION PERMIT APPLICATION

PROJECT DATA:

ADDRESS: 71-73 West Street

Chart/Block/Lot(CBL): 063/C/015

Number of legal dwelling unit in building: 3

Tenant Name	Tenant Telephone #	Occupancy Length	Date of Notice	Eligible for \$?
Unit 1: Helen Gonzalez	340-513-8312	3 Months	December 2, 2014	NO
Unit 2:				
Unit 3:				
Unit 4:				
Unit 5:				
Unit 6:				
Unit 7:				
Unit 8:				
Unit 9:				
Unit 10:				

If more than 10 units, submit same information on all units on a separate piece of paper (or back of this one)

Length of time building owned by applicant: 2 years 3 months

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical or HVAC permit? YES NO (check ONE)

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

\$ _____ Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ _____ Interior Cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ OTHER (specify)



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/30/15

NOTICE TO TENANT

November 24, 2014

VIA HAND DELIVERY

Helen Gonzalez
71 West Street, Unit #1
Portland, Maine 04102

You are being notified because you are a tenant in a rental apartment located at 71 West Street, Unit #1, Portland Maine 04102. An application has been submitted to the City of Portland requesting that your apartment, along with all others in the building, be converted into a condominium (for sale residential unit). This notice is provided to you pursuant to Article VII of Section 14 of the City of Portland's Land Use Ordinances, and provides a summary of your rights, the property owner's obligations, the notices you must receive, and the earliest time frame that you may be required to vacate your apartment if the conversion is approved.

Sec. 14-568. Protection of tenants.

(a) Notice of intent to convert. A developer shall give to each tenant written notice of intent to convert at least one hundred twenty (120) days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days. The notice shall set forth specifically the rights of tenants under subsections (a) and (b) of this section and section 14-569, and shall contain the following statement:

If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703).

If the notice specifies a date by which the tenant is required to vacate, the notice may also serve as a notice of termination under the applicable law of forcible entry and detainer, if it meets the requirements thereof. The notice shall be hand-delivered to the tenant or mailed, by certified mail, return receipt requested, postage prepaid, to the tenant at the address of the unit or such other address as the tenant may provide. The notice shall be effective when actually received. No tenant may be required by a developer to vacate without having been given notice as required herein, except for the reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of a tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within one hundred twenty (120) days after a tenant is required by a developer to vacate, the



developer records a declaration of condominium without having given notice as required herein the developer shall be presumed to have converted in violation of this article.

(b) Option to purchase. For a sixty-day period following the giving of notice as required in subsection (a), the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional sixty-day period. This subsection shall not apply to any rental unit that, when converted, will be restricted exclusively to nonresidential use. If, within two (2) years after a developer records a declaration of condominium, the use of any such unit is changed such that but for the preceding sentence, this subsection would have applied, the developer shall be presumed to have converted in violation of this article.

Sec. 14-569. Relocation payments.

If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by the tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80) percent of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time notice is given as required in section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenant's eligibility for relocation payments as provided herein.

The undersigned owner of the building, in which you reside as a tenant, hereby grants to you an exclusive and irrevocable option to purchase the unit of which you are in possession for the purchase price of \$265,000.00. This right shall run for a period of sixty (60) days from the date of this written notice.

You should indicate below whether you are interested in purchasing the unit or not. In the event that you do not respond to this letter, or if you indicate that you do not wish to purchase your unit, this letter is a notice of termination of tenancy and shall be effective one hundred twenty days (120) days from the date you receive this letter.

[Signatures on Next Page]

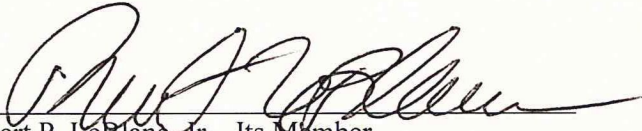


Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 01/30/15

I hereby certify that as owner of the project, I have submitted this letter in person to Helen Gonzalez on
November 2, 2014.
Dec.

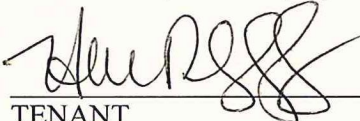
Peninsula Property Development LLC

By: 
Robert P. LeBlanc, Jr., Its Member

I have received a copy of this letter on November ____, 2014. Yes, I am interested in purchasing my unit.

TENANT DATE

I have received a copy of this letter on November 2, 2014 and understand all of my rights. I am not
interested in purchasing my unit. Dec.

 12/2/14
TENANT DATE



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/30/15

LAW OFFICES OF ROBERT E. DANIELSON
ATTORNEYS AT LAW

ROBERT E. DANIELSON*
E-MAIL: rdanielson@optlaw.net
*ALSO ADMITTED IN MA AND NY

JEFFREY B. HERBERT
E-MAIL: jherbert@optlaw.net

www.danielsonlawoffice.com

65 WEST COMMERCIAL STREET, SUITE 106
P.O. BOX 545
PORTLAND, MAINE 04112-0545
TELEPHONE: (207) 879-1337
FACSIMILE: (207) 879-1579

130 Community Drive, 2nd Floor
AUGUSTA, MAINE 04330
TELEPHONE: (207) 621-6751
FACSIMILE: (207) 213-2004

December 12, 2014

PERSONAL & CONFIDENTIAL

City of Portland Planning Department
389 Congress Street
Room 315
Portland, Maine 04101

**Re: *Peninsula Property Development LLC/Property located at 71 West Street/Chart 63,
Block C, Lot 015.***

Dear Sir or Madam:

Enclosed please find General Building Permit Application/Condominium Permit Application submitted on behalf of Peninsula Property Development LLC in connection with the above referenced property. The Applicant purchased the property in August of 2012. At the time of the purchase the property existed as a residential 3-unit building. Currently the Applicant lease one of the units to a seasonal tenant and the remaining units are vacant. I have also enclosed a copy of the Notice to the tenant pursuant to Article VII of Section 14 of the City of Portland's Land Use Ordinance.

Please let me know if you need any additional information in order to accept the enclosed application as complete.

Very truly yours,


Jeffrey B Herbert

Any statements in this communication regarding tax matters are not intended or written by us to be used, and may not be used by any recipient of this communication, for the purpose of avoiding penalties that the Internal Revenue Service may seek to impose. The Internal Revenue Service has issued requirements regarding the formality and level of detail required in written analysis to be relied upon to avoid penalties; this communication does not meet those requirements.



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 01/30/15

71 West Street
Portland, ME 04102

General Building Permit
Project Description

We are currently in the process of renovating 71 west street which is a three decker brick building into three condominium units. The renovation includes building storage units in the basement, renovating the existing windows, adding new storm windows, repainting the interiors, updating the kitchen, updating the bathrooms, refinishing the floors and adding new tile floors in the kitchen and bathrooms.