

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 051809
MAY - 3 2006

CITY OF PORTLAND

This is to certify that THIRD SPACE LLC /n/a

has permission to Condo 4 units

AT 151 PINE ST

063 G011001

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



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

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. 4 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cross 4-28-06

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	GBL#
051809	MAY - 3 2005	063 6011001

Location of Construction: 151 PINE ST	Owner Name: THIRD SPACE LLC	Owner Address: PO BOX 7665	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R41R6

Past Use: Residential 6 units converted to 4 units with change of use permit 06-0233 <i>legal use: 4 dwelling units</i>	Proposed Use: Condo 4 units	Permit Fee: \$675.00	Cost of Work: \$675.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>22</i> Type: <i>5B</i> <i>4/28/00</i>	

Proposed Project Description: Condo 4 units	Signature: <i>Corey Cas...</i>	Signature:
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: dmartin	Date Applied For: 1211612005	Zoning Approval	
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>3/2/05</i>	Date:	Date: <i>Any extension work requires separate permit independent of this Historic Preservation</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 _____

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.

Total Square Footage of Proposed Structure 5176			Square Footage of Lot .215 Acres 9375 SF		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 63 G 11		Owner: Third Space, LLC/Lisa Foley		Telephone: 207-653-4149	
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: Lisa Foley 94 Neal Street Portland, ME 04102		cost Of Work: \$ 675 Fee: \$ 675	
Current use: <u>Residential</u>					
if the location is currently vacant, what was prior use: <u>6 Unit Residential</u>					
Approximately how long has it been vacant: <u>7 Months</u>					
Proposed use: <u>4 Unit Residential - change of use permit 06-0233</u>					
Project description: 4 Convert to <u>4</u> condominium units					
Contractor's name, address & telephone: Lisa Foley					
Who should we contact when the permit is ready: <u>Alan Tracy Attorney</u>					
Mailing address: 511 Congress St Portland, ME 04101					
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207-772-5845					

Signature of applicant: <u>Alan Tracy - attorney</u>	Date: <u>12/15/15</u>
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H&B Hopkinson, Abbondanza & Backer

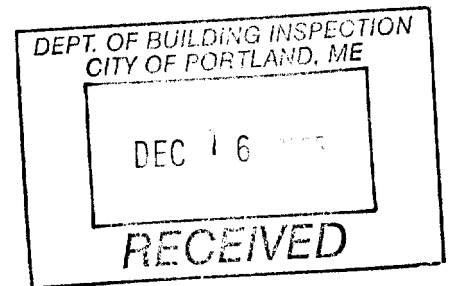
A T T O R N E Y S

Please respond to our Portland office

- James A. Hopkinson
- Richard J. Abbondanza
- David J. Backer
- Eric J. Schaeffer
- John E. Stetson
- Alan E. Tracy

December 15, 2005

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



Re: Condominium Conversion Permit for 151 Pine Street

Dear Marge:

This letter accompanies our application for condo conversion permits for 151 Pine Street. As required by the application packet, the details of the conversion are contained herein.

151 Pine Street is a ⁶three unit building consisting of ⁶three residential units and a total of 5176 square feet. The proposed conversion plan is to convert the existing units into ₄condominiums with limited construction.

Currently the building has no tenants. The most recent tenants moved out of their own accord in June, 2005. I have enclosed a copy of their letter to the landlord explaining their reasons for moving out.

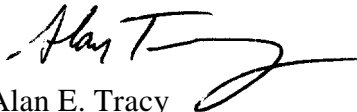
Enclosed please find the following materials required to complete our application:

1. The completed application pages.
2. Copy of the letter from former tenants. Liz Zak and Mike Gross.
3. Copy of Warranty Deed
4. A check in the amount of \$675 to cover the cost of application. (three units @ \$150, three CofO's @ \$75).
4 units 150 +
copied to unit 4 - basement

Marge Schmuckal
December 15, 2005
Page 2

It is our understanding that our application is complete. Please confirm this is the case at your earliest convenience as the owner is eager to market the units. Thank you for your assistance with this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Alan Tracy", with a stylized flourish extending to the right.

Alan E. Tracy
Attorney
Email: atracy@hablaw.com

Encl.

Submit with Condominium Conversion Permit Application

Project Data:

Address: 151 Pine Street

~~C-B-D~~ 63 G 11

Number of Units in Building: 6 change of use permit 06-0233

Unit 1	Amanda Whitney		11/30/04	Moved out	
Unit 2	Audrey Luce & Lecea Ketzler		08/31/04	Moved out	
Unit 3	Liz Zak & ^{Mike Cross} Mila Goss		06/05/05	Moved out	
U .	1B Erin Cummings		→ 08/31/05	Moved out	move out to NY to Nat.
Unit 5	1F Molly Baldwin & Ashley Rosborough		→ 06/01/05	Moved out	College student moved out when school over.
Unit 6	1R James Labbe/DHS		09/21/04	Moved out	
Unit 7					
Unit 8					

If more units, submit same information on all units

Length of time building owned by applicant 2 Years

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

YES X NO _____ (check one)

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

\$ unknown Exterior walls, windows, doors, roof

\$ unknown Insulation

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

\$ unkown Other (specify)

4/29/2005

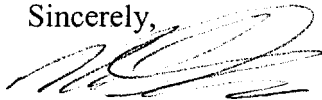
Lisa Foley
Third Space, LLC

Dear Lisa,

This is notice that we will be moving out of 151 Pine Street, # 3 at the end of May. Please find enclosed the rent check for May. There is a security deposit remaining for the amount of \$875.00- transferred from the prior landlord - which will need to be returned after inspection of the apartment.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Gross", written over a horizontal line.

Michael Gross
207-615-5539

Liz Zak & Mike Gross
151 Pine Street, Apt. 3
Portland, ME
04102

Lisa Foley
Third Space LLC
P. O. Box 7665
Portland, ME
04112

RE: 151 Pine Street, Apt. 3

May 4, 2005

Dear Liz and Mike,

I am writing to confirm receipt of your letter dated 4/29/05, expressing your notice to move on or before May 31st. As discussed I have applied your security deposit in full in lieu of your last month's rent (May, '05).

As always I wish you all the best and hope you will feel free to use my name as reference should that be needed.

Sincerely,



Lisa Foley
Third Space LLC

Doc#: 133373 Bl#:20644 Pg: 228

WARRANTY DEED

PINE STATE PROPERTIES, LLC

A Maine Limited Liability Company with an office and place of business located at 19 Island Avenue, Cumberland, ME 04021

for consideration paid, grants to

THIRD SPACE, LLC

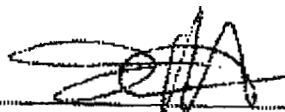
A Maine Limited Liability Company with a mailing address of P.O. Box 7665, Portland, Maine 04112, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

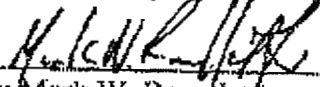
Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

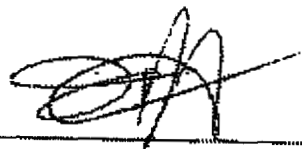
IN WITNESS WHEREOF, Pine State Properties, LLC, has caused this instrument to be executed by Mark W. Ranalletti and Kathryn Wallingford, its Members, thereunto duly authorized this 4 day of December, 2003.

MAINE REAL ESTATE TAX PAID



Pine State Properties, LLC


By: Mark W. Ranalletti
Its: Member




By: Kathryn Wallingford
Its: Member

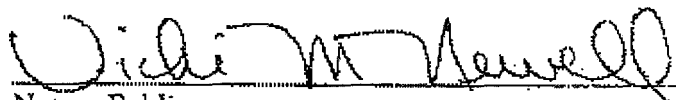
Doc#: 133373 BK:20644 Pg: 229

State of Maine
Cumberland, ss.

December 4, 2003

Personally appeared before me Mark W. Ranalletti and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Pine State Properties, LLC.

Before me,


Notary Public

State of Maine
Cumberland, ss.

December 5, 2003

Personally appeared before me Kathryn Wallingford and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of Pine State Properties, LLC.

Before me,


James A. Hopkinson, Attorney-at-Law

THIRD.S
G:\CLIENTS\NYThirdSpace\Deed.DOC

Doc#: 133373 Sk:20644 Pg: 230

EXHIBIT A

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

Beginning in the line of said Street at the southeast corner of land formerly belonging to Charles E. Beckett; thence running eastwardly on the line of said Pine Street seventy-five (75) feet, and from these two points extending northwardly, maintaining the same width, a distance of one hundred twenty-five (125) feet.

For title reference see Deed given by Kathryn A. Wallingford and Mark W. Ranalletti to Pine State Properties, LLC, dated September 18, 2002 and recorded in the Cumberland County Registry of Deeds in Book 18203, Page 208.

THIRD.S

Received
Recorded Register of Deeds
Dec 05 2003 01:43:33P
Cumberland County
John A. O'Brien

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1809	Date Applied For: 12/16/2005	CBL: 063 G011001
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Location of Construction: 151 PINE ST	Owner Name: THIRD SPACE LLC	Owner Address: PO BOX 7665	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: Condo 4 units	Proposed Project Description: Condo 4 units
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 03/22/2006**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation
- 2) This property shall remain a four family dwelling. Any change of use shall require a separate permit application for review and approval.

**Comments:**

12/20/2005-amachado: Spoke with Alan Tracy (attorney representing owner, Lisa Foley). !5 1 Pine Street is 6 dwelling units at the present. Lisa Foley would like to convert the 6 rental units into 3 condo units. Since this would be a reduction of three units, Sec. 14-483 comes into play and she would have to file a Preservation & Replacement Housing application and go to the planning board. Her lawyer was not aware of this and will get back to me.

1/23/2006-mes: I spoke with Alan Tracy concerning the reduction in the number of tenants - he will speak to his client. The next day 1/24/06 I spoke with Lisa Foley and explained the same thing. They are considering changing from 6 rental units to 4 condo units. Will need revised permit application and revised floor plans. - on hold