

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

SECTION

## PERMIT

**PERMIT ISSUED**  
 Permit Number: 050023  
**FEB 3 2005**  
**CITY OF PORTLAND**

This is to certify that Kaynor Edward D &

has permission to 4 Unit Condo

AT 53 Payson St

066A A019001

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

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

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

**OTHER REQUIRED APPROVALS**

Fire Dept. [Signature]

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

DepartmentName

[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: 05-0023	Issue Date: <b>FEB 3 2005</b>	CBL: 066A A019001
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Location of Construction: 53 Payson St	Owner Name: Kaynor Edward D &	Owner Address: 53 Payson St Apt 2	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: <b>R5</b>

Past Use: 4 unit apartment	Proposed Use: Condo Conversion 4 unit condo	Permit Fee: \$900.00	Cost of Work: \$900.00	CEO District: 3
<i>legal use: four (4) dwelling units</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>R2</b> Type: <b>5B</b> 2/1/05 <i>[Signature]</i>	

Proposed Project Description: 4 Unit Condo	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: Idobson	Date Applied For: 01/07/2005	<b>Zoning Approval</b>
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<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied <i>ok with conditions</i> Date: <i>3/1/20/05</i>	<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:	<input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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**CERTIFICATION**

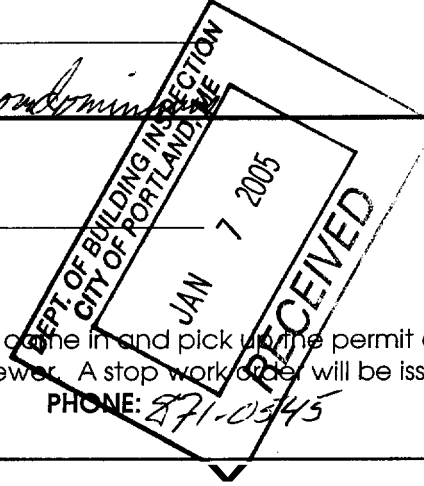
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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
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.

ST.		
Total Square Footage of Proposed Structure <i>5485</i>	Square Footage of Lot <i>9400</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>66A</i> Block# <i>A</i> Lot# <i>019/020</i>	Owner: <i>EDWARD + LESLIE KAYNOR</i>	Telephone: <i>871-0545</i>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <i>Edward + Leslie Kaynor 53 Payson St #2 Portland</i>	Cost Of Work: \$ _____ Fee: \$ <i>900<sup>00</sup>/100</i>
Current use: <i>4- UNIT APT BLDG</i>	<i>Re Build: 600 conc'd 300 c&amp;g's</i>	
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <i>CONDOMINIUMS</i>		
Project description: <i>Conversion from aptments to condominiums</i>		
Contractor's name, address & telephone: <i>OWNER</i>		
Who should we contact when the permit is ready: <i>OWNERS</i>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.    PHONE: <i>871-0545</i>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: <i>Edward Kaynor</i>	Date: <i>1/7/05</i>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

Ted and Leslie Kaynor  
53 Payson Street #2  
Portland, ME 04102

December 11, 2004

Drew A. Anderson  
Murray, Plumb & Murray  
75 Pearl Street  
P.O. Box 9785  
Portland, ME 04104

Dear Drew:

I am in the process of applying to the City of Portland for a condominium conversion permit, which I believe, is the final step in the process. You mentioned at my initial meeting with you that you would be willing to draft a letter for our tenants of intent to convert, a notice to vacate, and an offer to purchase. I am enclosing some of the information you may need to draft the letters.

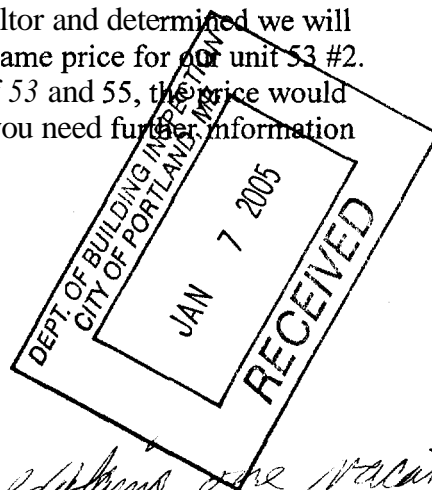
The building has 4 units and Leslie and I live in 53 #2. Three women lived in 55 #2 until August 15 of this year. One of the women was leaving to live with her new husband, the other two moved in with other roommates. I have remodeled that apartment since then and it is now ready to be offered for sale as a condominium. The former tenants name is Heather Garnett. She moved to 11 Higgins St. Portland, telephone: **871-9860.**

The tenants in 53 #1 are Robert and Michael Wilber and Allison Hart. They moved in September 1, 2003. The tenant in 55 #1 are Janice S. Morris and her two older sons. Jan moved in to her present apartment on December 1, 2000 but has lived in the building since before we bought it in October 1997.

I have discussed the prices of the condos with our realtor and determined we will ask \$264,500 for 55 #2 (newly renovated) and probably the same price for our unit 53 #2. If the tenants want to purchase their units on the first floor of 53 and 55, the price would be \$240,000 as is without any real estate brokerage fees. If you need further information feel free to call me at 871-0545 or cell: 653-9264.

Sincerely,

Ted Kaynor



*High lighted paragraph explains one vacant unit.*

Edward and Leslie Kaynor  
53 Payson Street #2  
Portland, ME  
04102

~~December 10, 2004~~  
*JANUARY 7, 2005*

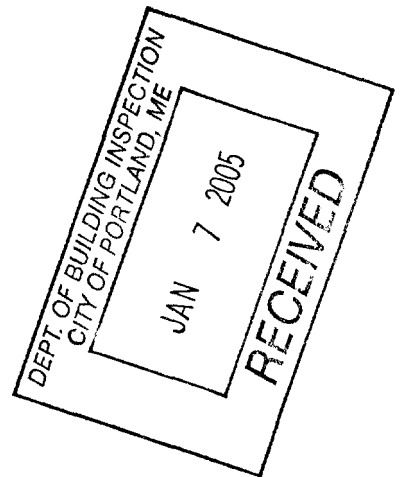
Code Enforcement  
City of Portland  
389 Congress  
Portland, ME 04101

To Whom It May Concern:

The enclosed materials are provided for our application to convert our house at 53-55 Payson Street Portland from a 4-unit rental property to 4 individual condominiums.

Sincerely,

Ted Kaynor



## Submit with Condominium Conversion Permit Application

Project Data:

Address: 53-55 PAYSON ST

C-B-L: 66A-A-019/020

Number of Units in Building: 4

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 <i>Rob &amp; Michael Wilber</i>	<i>780-1045</i>	<i>16 mo.</i>	<i>1/7/05</i>	
Unit 2 <i>Edward + Leslie Kaynor</i>	<i>871-0545</i>	<i>7 yrs.</i>		
Unit 3 <i>JANICE MORRIS</i>	<i>780-6403</i>	<i>8 yrs.</i>	<i>1/7/05</i>	<i>2</i> ✓
Unit 4 <i>Vacant</i>	<i>- no info</i>	<i>yes see cover letter</i>		<i>ok</i>
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 7 yrs

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

YES \_\_\_\_\_ NO  (check one)

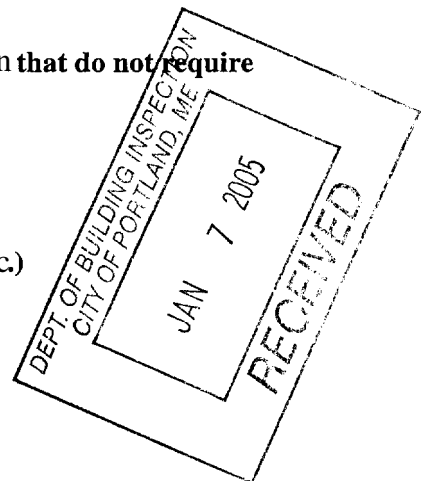
Type and cost of building improvements associated with this conversion that do not require permits:

\$ \_\_\_\_\_ Exterior walls, windows, doors, roof

\$ 400 Insulation

\$ 10,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ \_\_\_\_\_ Other (specify)



January 4 , 2 0 0 5

***Via Certified Mail,  
Return Receipt Requested***

Robert Wilber  
Michael Wilber  
Allison Hart  
53 Payson Street #1  
Portland, ME 04102

RE: 53-55 Payson Street, Portland, Maine (the "Premises")

Dear Robert, Michael, and Allison:

This is to provide you written notice of our intention to convert the above-referenced Premises into a condominium. This Notice is intended to comply with the requirements of sections 14-568 and 14-569 the City of Portland Code of Ordinances. Copies of both sections are enclosed. This Notice also complies with 33 M.R.S.A. § 1604-111.

Because you have resided at 53 Payson Street for less than 4 years, you are entitled to at least 120 days' notice prior to being required to vacate the Premises. Accordingly, please be advised that, unless you exercise your option to purchase your apartment as set forth below, you must vacate your apartment and the Premises on or before May 31, 2005, or 120 days after your receipt of this Notice, whichever is later.

Notwithstanding the foregoing, you have an option to purchase your apartment for the sum of \$240,000. You may not assign this option to another party. Your option to purchase shall terminate 60 days after your receipt of this notice (the "Option Period"). You may exercise such option within the Option Period either by: (1) presenting payment in the amount of \$240,000 to the undersigned; or (2) entering into a contract to purchase your apartment for such amount. Such a contract to purchase, in addition to other terms and conditions, shall provide that closing shall occur within 45 days of the execution thereof.



The following notice is required by section 14-568:

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).

In addition to the relevant sections of the Code of Ordinances, enclosed for your information are copies of the draft declaration (including plots and plans) and draft bylaws.

Sincerely,

Ted and Leslie Kaynor

Enclosures

cc: Drew A. Anderson, Esq.

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January 6, 2005

***Via Certified Mail,  
Return Receipt Requested***

Janice S. Morris  
55 Payson Street #1 ~~X~~ 3  
Portland, ME 04102

RE: 53-55 Payson Street, Portland, Maine (the "Premises")

Dear Janice:

This is to provide you written notice of our intention to convert the above-referenced Premises into a condominium. This Notice is intended to comply with the requirements of sections 14-568 and 14-569 the City of Portland Code of Ordinances. Copies of both sections are enclosed. This Notice also complies with 33 M.R.S.A. § 1604-111.

Because you have resided at 53 Payson Street for more than 8 years, you are entitled to at least 270 days' notice prior to being required to vacate the Premises. Accordingly, please be advised that, unless you exercise your option to purchase your apartment as set forth below, you must vacate your apartment and the Premises on or before October 31, 2005, or 270 days after your receipt of this Notice, whichever is later. ✓

Notwithstanding the foregoing, you have an option to purchase your apartment for the sum of \$240,000. You may not assign this option to another party. Your option to purchase shall terminate 60 days after your receipt of this notice (the "Option Period"). You may exercise such option within the Option Period either by: (1) presenting payment in the amount of \$240,000 to the undersigned; or (2) entering into a contract to purchase your apartment for such amount. Such a contract to purchase, in addition to other terms and conditions, shall provide that closing shall occur within 45 days of the execution thereof.

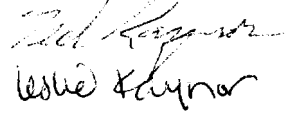
The following notice is required by section 14-568:

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).

In addition to the relevant sections of the Code of Ordinances, enclosed for your information are copies of the draft declaration (including plots and plans) and draft **bylaws**.

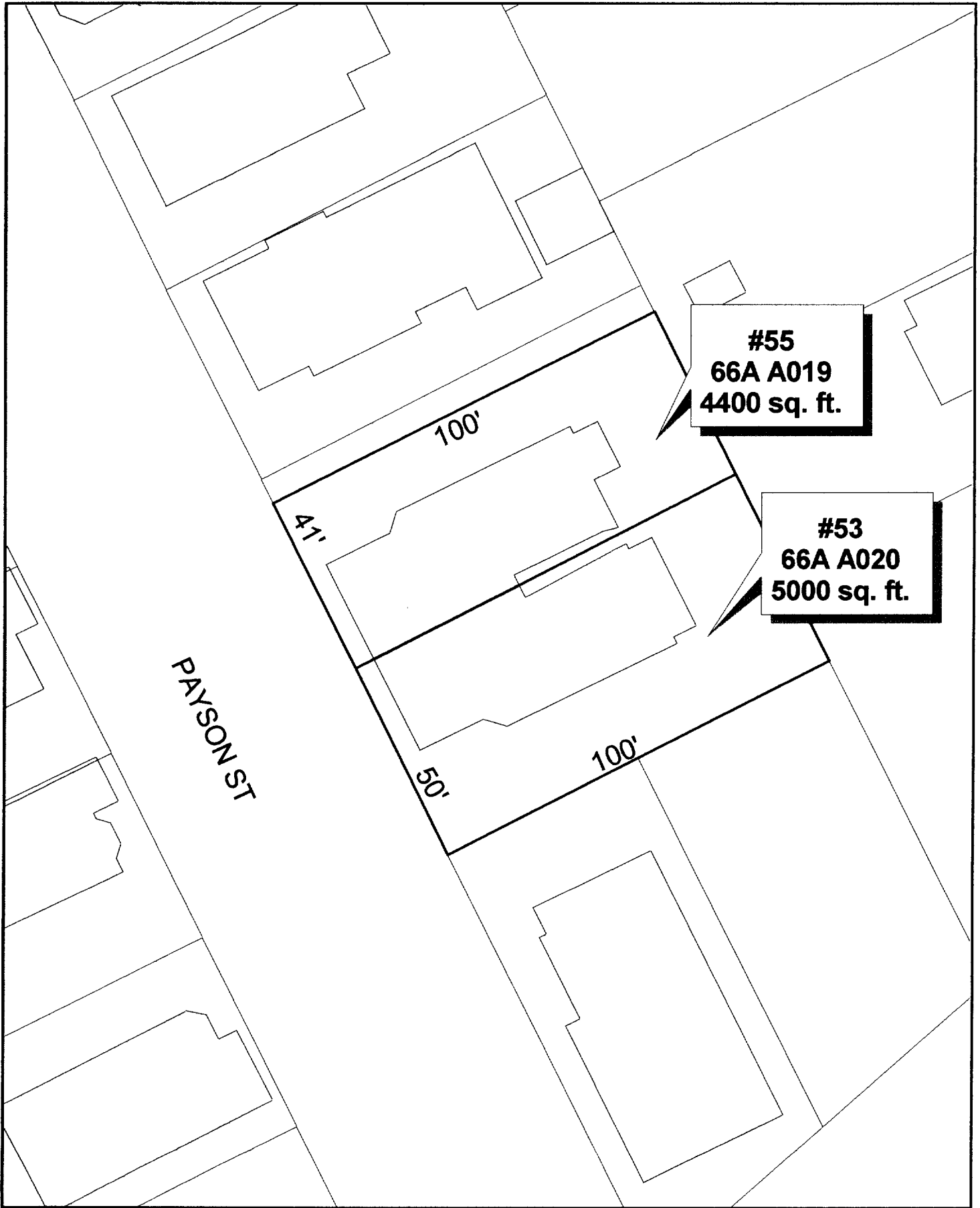
Sincerely,

Handwritten signatures of Ted and Leslie Kaynor. The first signature is 'Ted Kaynor' and the second is 'Leslie Kaynor'.

Ted and Leslie Kaynor

cc: Drew A. Anderson, **Esq.**

S:\k\kael01\L-Wilber.doc



**#55**  
**66A A019**  
**4400 sq. ft.**

**#53**  
**66A A020**  
**5000 sq. ft.**

**Fred Kaynor**  
**53 - 55 Payson St.**  
**Portland, Maine**

