

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 070862

This is to certify that Coza Properties LLC
CURLEW ROBERT W /n/ a

has permission to Change of Use from 5 apts to condos

AT 31 FREDERIC ST 067 K013001

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 procured before this building or part thereof is placed 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Expired

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: 07-0862	Issue Date:	CBL: 067 K013001
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Location of Construction: 31 FREDERIC ST	Owner Name: <i>EBZA Properties LLC</i> GURLEW ROBERT W	Owner Address: 116 KNOX ST 44 Leavells St	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: <i>R-1</i>

Past Use: Residential 5 unit	Proposed Use: Residential 5 unit change of use to 5 Condos <i>legal use - 5 du. (microhome)</i>	Permit Fee: \$1,125.00	Cost of Work: \$1,125.00	CEO District: 3
Proposed Project Description: Change of Use from 5 apts to 5 condos		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: 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: 07/16/2007	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"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>approved at lead. hrs</i> Date: <i>10/19/07</i> <i>AM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <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 <i>AM</i> Date:
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Expired

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

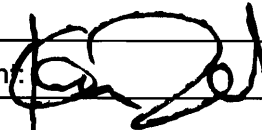
All Purpose Building Permit Application

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.

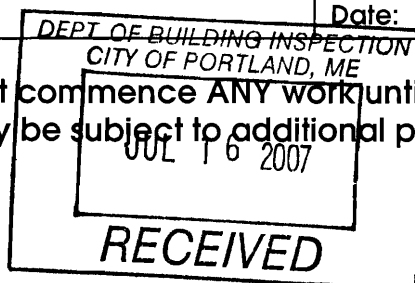
Location/Address of Construction: 31 / 33 Frederic St.		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 67 K 013	Owner: Coza Properties	Telephone: 409-2848
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: P.O. Box 8644 Portland ME 04104	Cost Of Work: \$ N/A Fee: \$ _____ C of O Fee \$ _____ Total Fees: \$ 1,125
Current use: 5 unit building If the location is currently vacant, what was prior use: Same Approximately how long has it been vacant: 3 months Proposed use: 5-Unit Condo Project description:		
Contractor's name, address & telephone: Baldwin Builders, 207-625-4637 Who should we contact when the permit is ready: Karen Zand, 401-2848 Mailing address: PO Box 8644 Portland 04104 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:		

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: 	Date: 7/6/07
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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



Submit with Condominium Conversion Permit Application

Project Data:

Address: _____

C-B-L: _____

Number of Units in Building: _____

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1				
Unit 2				
Unit 3				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant _____

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

\$ _____ Insulation

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

\$ _____ Other (specify)

Condo Conversion and Building Permit Application
31/33 Frederic Street

Condo Conversion Information:

31/33 Frederic Street is a 5 unit (4-One Bedroom, 1-Three bedroom) building. Coza Properties purchased the building unoccupied; the previous owner had information for 4 of the 5 previous tenants all of whom qualified for the relocation payment.

Unit 1F

Ivanka Iankovlova
89 Irving Street
Portland, ME 04103
(207) 671-8408
Tenancy information unknown

Unit 3
vacant - no info on tenant.

Unit 1R

Paul Conway
40 Barberry Creek Rd
South Portland, ME 04106
(207) 450-2124

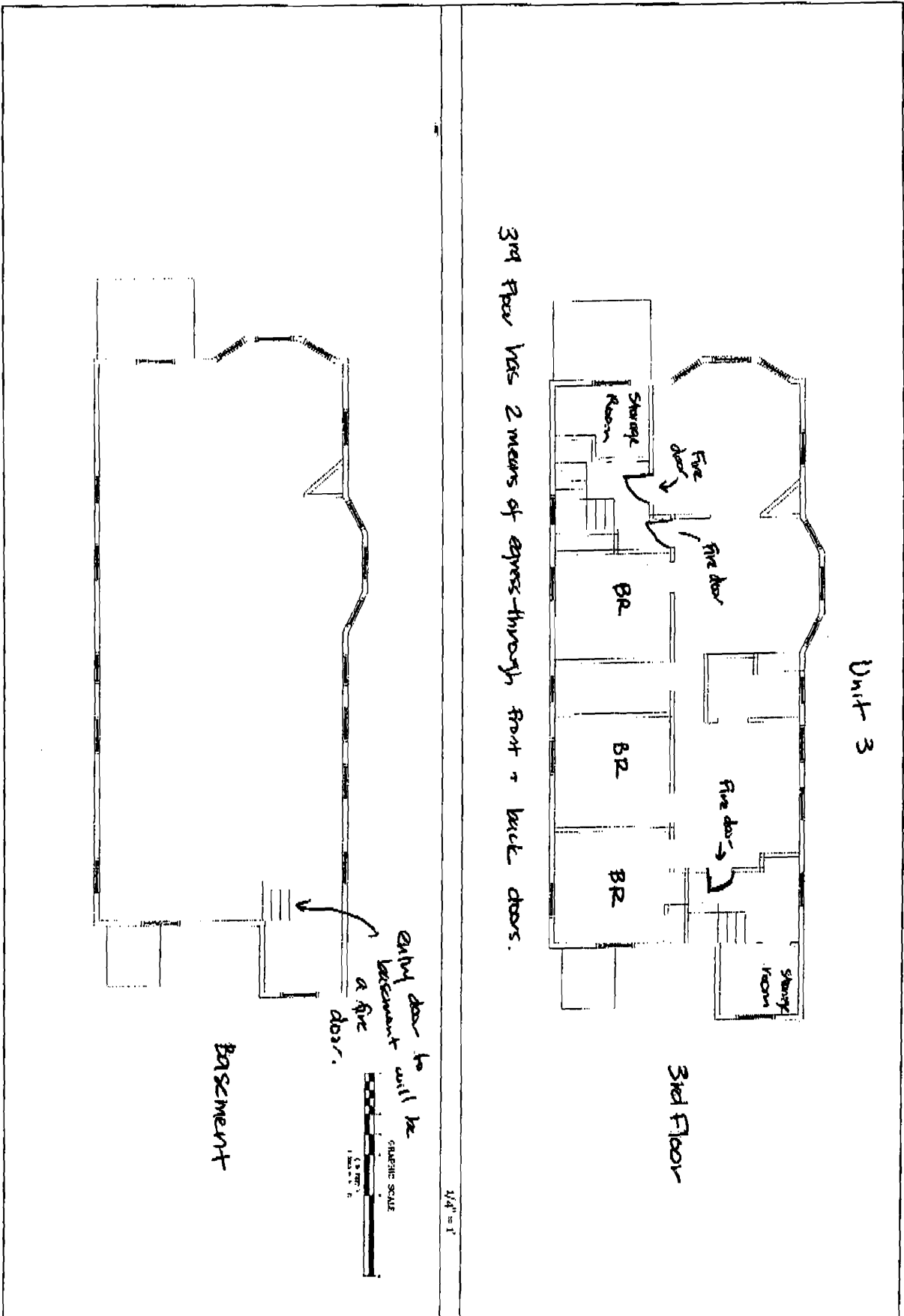
Unit 2F

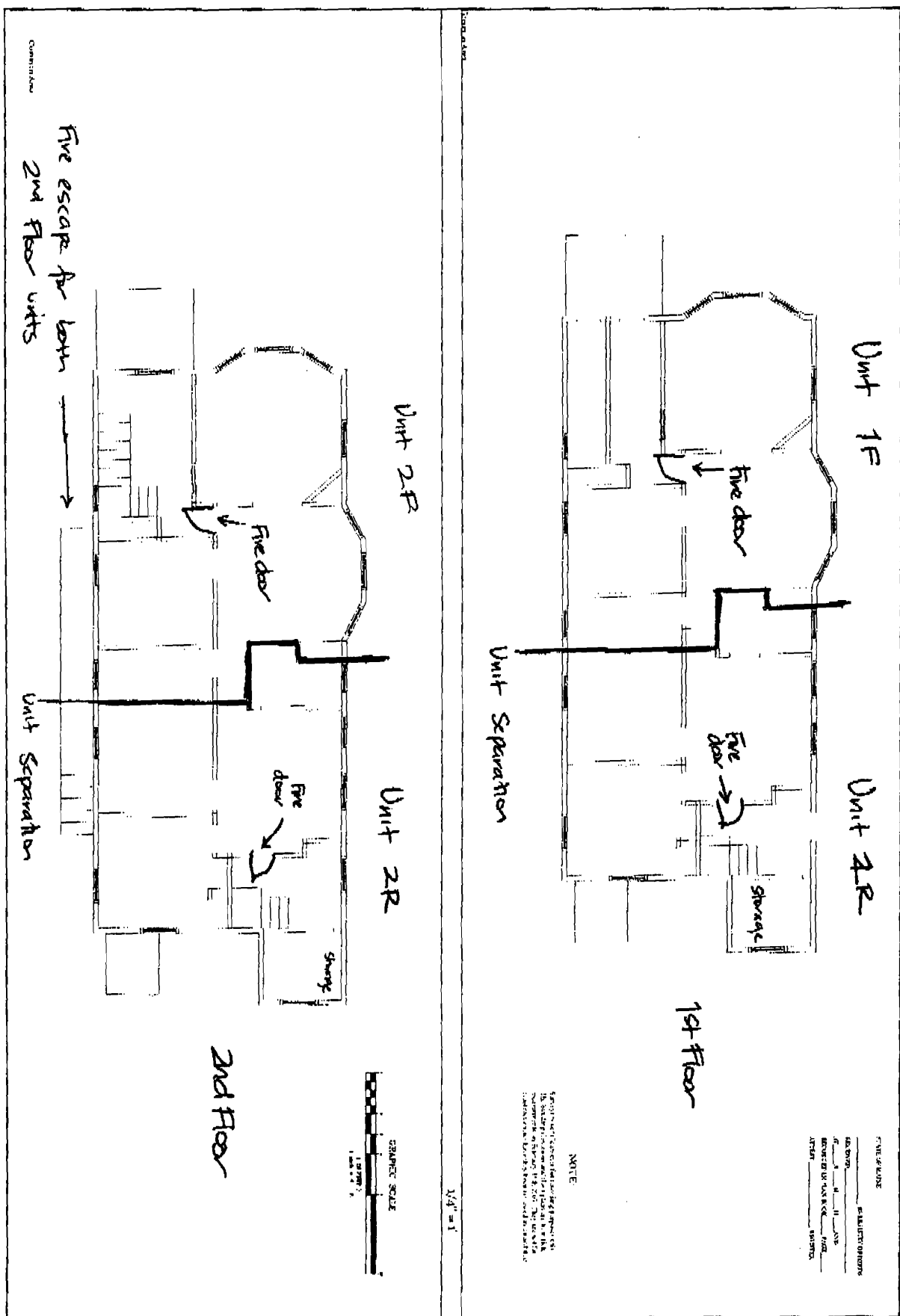
Carol Soul
(Carol is with a family shelter. She asked that her address not be released. She can be contacted through the Family Shelter at 196 Lancaster Street)

Unit 2R

David & Claudia Waltz
158 St. John Street
Portland, ME 04102
Claudia did not want her phone number released

This building has been owned by Coza Properties since June 26, 2007





<p>OWNER: Coza Properties LLC</p> <p>ADDRESS: 31, 33 Frederic Street</p> <p>PROJECT: CONDOMINIUMS</p> <p>DATE: 09/27/2007</p>	<p>DESIGNER: R. W. EATON ASSOCIATES</p> <p>ADDRESS: 1000 BOSTON ST. #1000</p> <p>PHONE: 617-552-1100</p> <p>WEBSITE: WWW.RWEA.COM</p>	<p>2 OF 5</p>
		<p>Book Page</p>

COZA PROPERTIES, LLC

44 LEONARD STREET
PORTLAND, ME 04103

NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. §1604-111 (Portland Code Article VII)

July 11, 2007

David & Claudia Waltz
158 St. John Street
Portland, Maine 04102

**Re: 31-33 Frederic Street, Portland, Maine
Cardinal Condominiums**

Dear Mr. and Mrs. Waltz:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that the building that we purchased at 31-33 Frederic Street, Portland, Maine is being converted into condominiums. Pursuant to §1604-111 and Article VII of the Land Use Ordinance for the City of Portland we are providing you, as a recently former tenant of Unit 2R, the right for 60 days after delivery or mailing of this notice to you, to purchase the condominium unit to be known as Unit 2R, Cardinal Condominiums, a condominium that is being created which will include your former apartment, for a purchase price of \$ 105,000.00. During the 180 day period commencing on September 9, 2007 (the date that is 60 days after delivery or mailing of this notice to you), we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

Each unit will be receiving significant renovations which will include a kitchen and a new bathroom.

If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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: 775-5451).

David & Claudia Waltz
July 11, 2007
Page 2

As required by law, we have enclosed for your review the Declaration of Condominium and the Bylaws of the Condominium Association.

If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

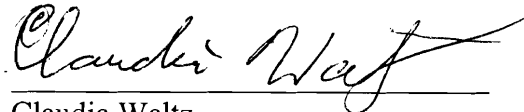
Very truly,


~~Odessa Cozzolino, Manager~~ *Karen Zamal*
COZA PROPERTIES, LLC

ACKNOWLEDGEMENT OF RECEIPT

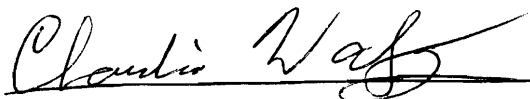
David Waltz and Claudia Waltz hereby give Coza Properties, LLC notice that we have received this Notice of Conversion on 7/12, 2007.

David Waltz



Claudia Waltz

I also hereby acknowledge that I received check # 2333 for the sum of \$1000, twice my monthly rent at Frederic Street, as compensation for moving out due to condo conversion

x 

COZA PROPERTIES, LLC

44 LEONARD STREET
PORTLAND, ME 04103

NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. §1604-111 (Portland Code Article VII)

July 11, 2007

Carol Soul
c/o Family Shelter
196 Lancaster Street
Portland, Maine 04101

**Re: 31-33 Frederic Street, Portland, Maine
Cardinal Condominiums**

Dear Ms. Soul:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that the building that we purchased at 31-33 Frederic Street, Portland, Maine is being converted into condominiums. Pursuant to §1604-111 and Article VII of the Land Use Ordinance for the City of Portland we are providing you, as a recently former tenant of Unit 2F, the right for 60 days after delivery or mailing of this notice to you, to purchase the condominium unit to be known as Unit 2F, Cardinal Condominiums, a condominium that is being created which will include your former apartment, for a purchase price of \$105,000.00. During the 180 day period commencing on September 9, 2007 (the date that is 60 days after delivery or mailing of this notice to you), we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

Each unit will be receiving significant renovations which will include a kitchen and a new bathroom.

If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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: 775-5451).

Carol Soul
July 11, 2007
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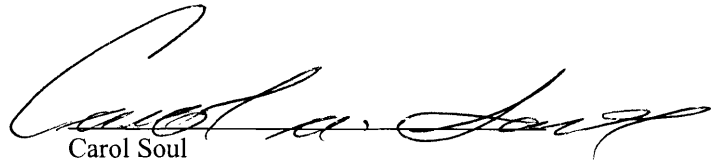
If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

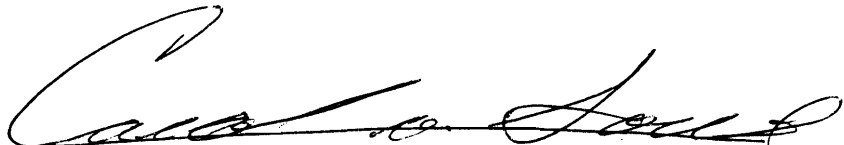

~~Odessa Cozzolino, Manager~~ *Kaven Zamot*
COZA PROPERTIES, LLC

ACKNOWLEDGEMENT OF RECEIPT

Carol Soul hereby give Coza Properties, LLC notice that I have received this Notice of Conversion on July 12, 2007.


Carol Soul

I also hereby give notice that I have received check # 2331 for \$1050, which is two times my monthly rent at Frederic Street, from Coza Properties, LLC.



COZA PROPERTIES, LLC

44 LEONARD STREET
PORTLAND, ME 04103

**NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A
CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. §1604-111
(Portland Code Article VII)**

July 11, 2007

Paul Conway
40 Barberry Creek Road
South Portland, Maine 04106

**Re: 31-33 Frederic Street, Portland, Maine
Cardinal Condominiums**

Dear Mr. Conway:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that the building that we purchased at 31-33 Frederic Street, Portland, Maine is being converted into condominiums. Pursuant to §1604-111 and Article VII of the Land Use Ordinance for the City of Portland we are providing you, as a recently former tenant of Unit 1R, the right for 60 days after delivery or mailing of this notice to you, to purchase the condominium unit to be known as Unit 1R, Cardinal Condominiums, a condominium that is being created which will include your former apartment, for a purchase price of \$105,000 —. During the 180 day period commencing on September 9, 2007 (the date that is 60 days after delivery or mailing of this notice to you), we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

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Paul Conway
July 11, 2007
Page 2

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If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,



~~Odessa Cozzolino, Manager~~ *Karen Zamed*
COZA PROPERTIES, LLC

ACKNOWLEDGEMENT OF RECEIPT

Paul Conway hereby gives Coza Properties, LLC notice that I have received this Notice of Conversion on 7/12, 2007.

Paul Conway
Paul Conway
countway
450-2124

I also hereby acknowledge receipt of check # 2329 for \$1050— as well my monthly rent at Frederic Street for move out.

x Paul Conway

COZA PROPERTIES, LLC

44 LEONARD STREET
PORTLAND, ME 04103

NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. §1604-111 (Portland Code Article VII)

July 11, 2007

Ivanka Iankovlova
89 Irving Street
Portland, Maine 04103

Re: **31-33 Frederic Street, Portland, Maine
Cardinal Condominiums**

Dear Ms. Iankovlova:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that the building that we purchased at 31-33 Frederic Street, Portland, Maine is being converted into condominiums. Pursuant to §1604-111 and Article VII of the Land Use Ordinance for the City of Portland we are providing you, as a recently former tenant of Unit 1F, the right for 60 days after delivery or mailing of this notice to you, to purchase the condominium unit to be known as Unit 1F, Cardinal Condominiums, a condominium that is being created which will include your former apartment, for a purchase price of \$ 105,000. During the 180 day period commencing on September 9, 2007 (the date that is 60 days after delivery or mailing of this notice to you), we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

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If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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: 775-5451).

Ivanka Iankovlova
July 11, 2007
Page 2

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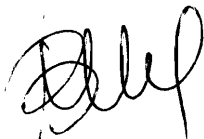
If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,


Gdessa Cozzolino, Manager
COZA PROPERTIES, LLC
Karen Zarnad

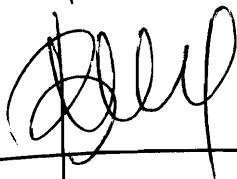
ACKNOWLEDGEMENT OF RECEIPT

_____ hereby gives Coza Properties, LLC notice that I have received this Notice of Conversion on 7/12, 2007.



Ivanka Iankovlova

I also hereby acknowledge receipt of check # 2330 for \$1050 as compensation for the condo conversion/made-out. \$1050 was two times my monthly rent.



Tel. (207) 671-8408

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-6 PORTLAND, MAINE Jan. 29, 1987 City Of Portland

FEB 6 1987

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 33 Frederick Street, Wayne Fire District #10, #20

1. Owner's name and address Robert W. Curlew - 158 St. John St. Telephone 879-0097

2. Lessee's name and address Telephone

3. Contractor's name and address Wayne, A. Rimb. & Heating - same Telephone same 774-7849

No. of sheets

Proposed use of building 5 family No. families

Use 3 family No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 10,000

FIELD INSPECTOR - Mr. Fees \$

@ 775-5451

Base Fee 70.00

Charge of use 25.00

Late Fee

TOTAL 95.00

Change of use from 3 to 5 families with new apts 1st and 3rd floors, alterations, no structural changes as per plans. Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? YES
Is connection to be made to public sewer? existing If not, what is proposed for sewer?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-1b" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot (to be accommodated) number commercial cars to be accommodated
Will automobile repairs be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY DATE MISCELLANEOUS
BUILDING INSPECTION EXAMINER Will work require disturbing of any tree on a public street?
ZONING
BUILDING CODE Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Y/N
Fire Dept.
Health Dept.