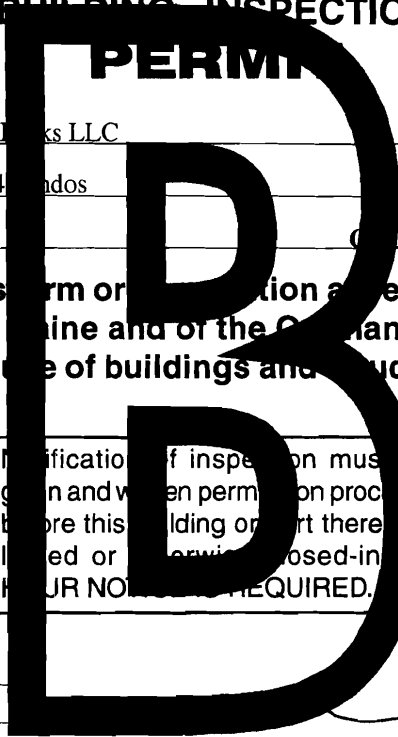


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT



Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 070594

JUN 21 2007

CITY OF PORTLAND

This is to certify that TWIN PEAKS LLC /Twin Peaks LLC

has permission to Change of use of 4 units to 4 condos

AT 242 ISLAND AVE

087 W006001

provided that the person or persons firm or corporation accepting 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 procured before this building or part thereof is occupied or service proposed-in-4 HOUR NOTIFICATION 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

[Signature]
6/13/07
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

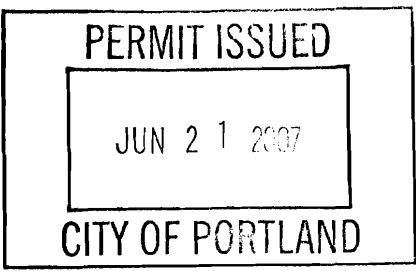
Permit No: 07-0594	Issue Date:	CBL: 087 W006001
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Location of Construction: 242 ISLAND AVE, <i>Peak Island</i>	Owner Name: TWIN PEAKS LLC	Owner Address: 909 SEASHORE AVE	Phone:
Business Name:	Contractor Name: Twin Peaks LLC	Contractor Address: 909 Seashore Ave Portland	Phone 8009641564
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: <i>IR2</i>

Past Use: Residential 4 unit	Proposed Use: Residential 4 Condos / Change of use of 4 units to 4 condos	Permit Fee: \$900.00	Cost of Work: \$900.00	CEO District: 2	
Proposed Project Description: Change of use of 4 units to 4 condos		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NFPA 101</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC 2003</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: dmartin	Date Applied For: 05/21/2007	Zoning Approval
-----------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>6/1/07</i> <i>ASB</i></p>	<p>Zoning Appeal</p> <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 <p>Date: _____</p>	<p>Historic Preservation</p> <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 <p>Date: <i>ASB</i></p>
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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

Condo Conversion

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: <u>242 Island Ave, Peaks Island, ME</u>		
Total Square Footage of Proposed Structure <u>existing structure v 5550 sqft</u>	Square Footage of Lot <u>.129 acre</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>87</u> Block# <u>W</u> Lot# <u>6</u>	Owner: <u>Twin Peaks, LLC</u>	Telephone: <u>800-964-1564</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>John Jennings</u> <u>Twin Peaks, LLC</u> <u>909 Seashore Ave</u> <u>Peaks Island, ME 04108</u>	Cost Of Work: \$ <u>Separate permit</u> Fee: \$ <u>600.00</u> C of O Fee \$ <u>300.00</u> Total Fee: \$ <u>900.00</u>
Current use: <u>Vacant/Being renovated</u>		
If the location is currently vacant, what was prior use: <u>Prior to Purchase, 4 unit Apartment</u>		
Approximately how long has it been vacant: <u>6 months</u>		
Proposed use: <u>Conversion to 4 condo units</u>		
Project description: <u>Renovate and bring units up to all applicable codes.</u>		
Contractor's name, address & telephone: <u>Twin Peaks, LLC, 909 Seashore Ave, Peaks Island, ME 04108</u> 909 <u>800-964-1564</u>		
Who should we contact when the permit is ready: <u>John Jennings</u>		
Mailing address: <u>909 Seashore Ave</u> <u>Peaks Island, ME 04108</u>		
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: 909 <u>800-964-1564</u>		
<u>Renovation work already underway under separate building permit</u>		

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 has authorized me to make this application as his/her authorized agent. I agree to comply with 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.

MAY 21 2007

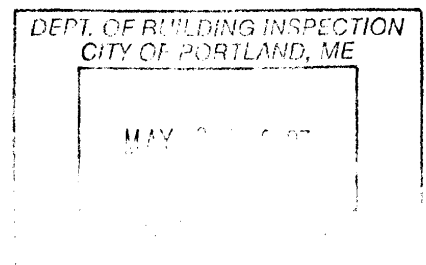
RECEIVED

Signature of applicant: [Signature] Date: 5/11/07

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

Scanned

5/5/06 11:30^{am} Hand delivered
to Unit #2. At 12:30^{pm} spoke
with Jamie Simon in athc. At
1:30^{pm} spoke with Amy Simon in
front of house



TWIN PEAKS, LLC
22 WEST BRYAN STREET #107
SAVANNAH, GEORGIA 31401

May 5, 2006

HAND DELIVERY OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Jamie Semon
Unit #2
242 Island Avenue
Peaks Island, Maine 04108

RE: *Official Notice to Vacate and Option to Purchase Pursuant to City of Portland Land Use Ordinance Sec. 14-568*

Dear Jamie:

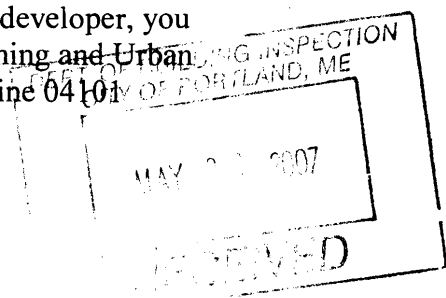
As you may know, Twin Peaks, LLC is the new owner of 242 Island Avenue, Peaks Island, Portland, Maine (the "Property"). This letter serves as your official notice pursuant to the City of Portland, Maine's Land Use Ordinance Sec. 14-565 et al. regarding the pending condominium conversion of the Property. This letter details your rights and obligations under the above-mentioned ordinance.

One, because you have resided at the Property for less than four (4) years, if you choose not to purchase the unit in which you live, you have one hundred twenty (120) days from your receipt of this notice to vacate the Property. Please consider this your official notice to vacate the Property under any lease or any month-to-month tenancy rights.

Two, you have a sixty (60) day exclusive period in which to consider whether you would like to purchase your unit. If you elect not to purchase or contract to purchase your unit during this 60 day period, you maintain a right of first refusal for an additional one hundred eighty (180) days should your unit be offered at more favorable terms. Please contact me during this period if you would like to learn more about purchasing your unit.

I am required by Section 14-568 of the City of Portland's Zoning Ordinance to provide you with the following 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: 874-8703).



May 5, 2006
Page 2

Please let me know if you have any questions regarding your eligibility for relocation payments or with any other questions.

Finally, please sign below to indicate you have received this notice.

Best regards,

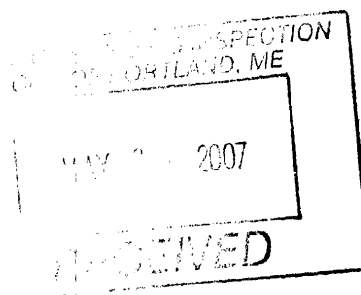
TWIN PEAKS, LLC

John Jennings
Its Member



Jamie Semon

KLR/



Submit with Condominium Conversion Permit Application

Project Data:

Address: 242 Island Ave, Peaks Island, ME 04108

C-B-L: 87-W-6

Number of Units in Building: 4

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Vacant	N/A	Vacant prior to purchase		N/A
Unit 2 Amy + Jamie Semon	899-2181	~ 2 years	5/5/06	NO
Unit 3 Barry Shaw	766-2677	~ 2 years	5/5/06	NO
Unit 4 Vacant	N/A	Vacant Prior to Purchase		N/A
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant Since 3/30/06

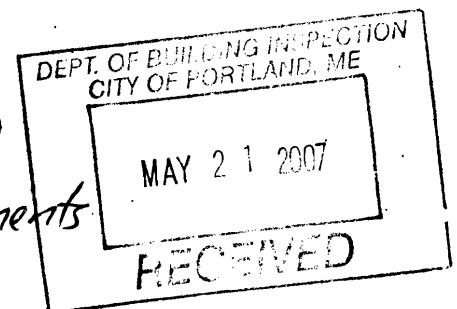
Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES NO (check one)

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

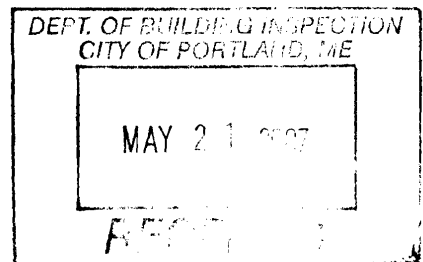
- \$ Exterior walls, windows, doors, roof
- \$ Insulation
- \$ Interior cosmetics (walls/floors/hallways/refinishing, etc.)
- \$ Other (specify)

Permits obtained for all improvements



5/5/06 11:30 am.
Hand delivered to Unit #3

1:00 pm. Saw and talked to Barry
Shaw in front hallway. Confirmed
Receipt.



TWIN PEAKS, LLC
22 WEST BRYAN STREET #107
SAVANNAH, GEORGIA 31401

May 5, 2006

HAND DELIVERY OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Barry Shaw
Unit #3
242 Island Avenue
Peaks Island, Maine 04108

RE: *Official Notice to Vacate and Option to Purchase Pursuant to City of Portland Land Use Ordinance Sec. 14-568*

Dear Barry:

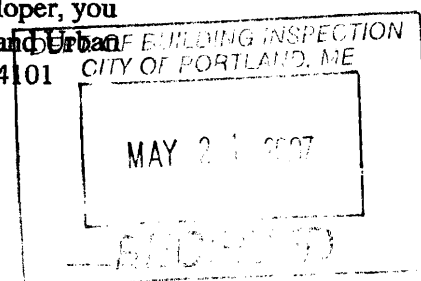
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May 5, 2006
Page 2

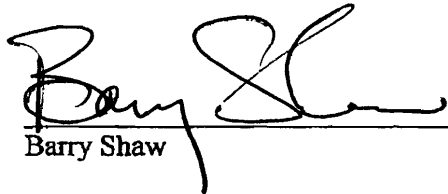
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Finally, please sign below to indicate you have received this notice.

Best regards,

TWIN PEAKS, LLC

John Jennings
Its Member


Barry Shaw

KLR/

