

Form # P04

# 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: 060248  
APR 21 2005  
CITY OF PORTLAND

This is to certify that BYRNE SMITH TUTTLE /n/a

has permission to 2 unit Condo Conversion

AT 85 PRINCE AVE, PI 091 R008001

provided that the person or persons who perform or supervise the construction of this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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.

Verification of inspection must be given and when permission procedure is complete this building or part thereof shall be closed or otherwise closed-in by 4:00 PM. NO OTHER APPROVALS 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]*  
4/20/06  
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 ISSUED**

APR 21 2006

CITY OF PORTLAND

Permit No: 06-0248	Issue Date: APR 21 2006	CDL: 091 R008001	29
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Location of Construction: 85 PRINCE AVE <i>Peaks Is land</i>	Owner Name: BYRNE SMITH TUTTLE LLC	Owner Address: 114 FEDERAL ST	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: IR1

Past Use: Residential 2 unit	Proposed Use: Residential 2 unit Condo Conversion	Permit Fee: \$450.00	Cost of Work: \$450.00	CEO District: 2
Proposed Project Description: 2 unit Condo Conversion		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>	

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: dmartin	Date Applied For: 0211612006	<b>Zoning Approval</b>
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<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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>3/11/06</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ABU</i></p> <p>Date: _____</p>
	<p><i>OK with conditions</i></p>		

**CERTIFICATION**

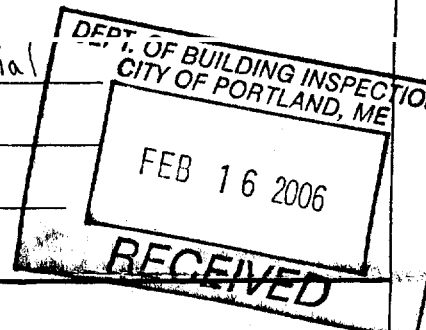
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>85 Prince Ave</u>		
Total Square Footage of Proposed Structure <u>No new structure</u>	Square Footage of Lot <u>10,500</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Owner: <u>with Tuttle LLC</u>	Telephone: <u>775.3101</u> <u>JONATHAN L. GOLDBERG, ESA.</u>
<u>N/A</u>	<u>Byrne Smith Tuttle LLC</u>	Cost Of: <u>N/A</u> Fee: \$
Current use: <u>VACANT</u>		
If the location is currently vacant, what was prior use: <u>single family residential</u>		
Approximately how long has it been vacant: <u>1 year</u>		
Proposed use: <u>2 condominium units (residential, single family)</u>		
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>JONATHAN L. GOLDBERG</u>		
Mailing address: <u>P.O. Box 427</u> <u>PORTLAND, ME 04112-0427</u>		
<p><b>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.</b></p> <p style="text-align: right;">PHONE: <u>775.3101</u></p>		



**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: [Signature] Date: 10/10/05

**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**

# MITTEL ASEN, LLC

ATTORNEYS AT LAW  
P.O. BOX 427  
PORTLAND, ME 04112-0427

ROBERT E. MITTEL  
MICHAEL P. ASEN  
PETER G. CARY  
DIANE DUSINI  
JONATHAN L. GOLDBERG  
SUSAN S. BIXBY

85 EXCHANGE STREET, 4<sup>th</sup> FLOOR  
PORTLAND, MAINE 04101

PHONE 207 775-3101  
FAX 207 871-0683

[jgoldbera@mittelasen.com](mailto:jgoldbera@mittelasen.com)

February 15, 2006

Building Inspections  
City of Portland  
389 Congress Street, Room 315  
Portland ,ME 04101

Re: ***Condominium Conversion Permit Application;  
85 Prince Avenue, Peaks Island, Maine  
C/B/L 39-R-8 and 9***

Dear Marge:

This office represents Byrne Smith Tuttle LLC (the "Company"), owner of the above-referenced property (the "Property"). The Company is applying for a permit to create two residential condominium units on the Property.

The Property consists of two freestanding dwellings on a single 10,500 (+/-) square foot lot. Prior to its purchase by the Company in August of 2005, the Property was owned by Albert Ventres, who inherited from his mother in 1964. I have enclosed a copy of the Portland Press Herald article of December 19, 2004 reporting on Mr. Ventres passing in May of that year.

As the article indicates, Mr. Ventres was a recluse who lived alone on his Peaks Island Property, though it lacked running water and heat. For the forty years during which Mr. Ventres owned the Property, the dwellings were never rented. Most people would agree that the dwellings are not now, and have not been for several decades, in rentable condition. VL  
see  
4/14/06

The current owner intends to sell the two condominium units created to members of the Company. The unit owners will make improvements to their respective units as they see fit and at their own expense. The only common area within the condominium will be an area of currently unimproved land adjacent to Reed Avenue. RD

Given the Property's history of use as a single-family residence that has not been in rental service, there should be no obstacle to converting the two dwellings into two condominium units. R 50  
VAC

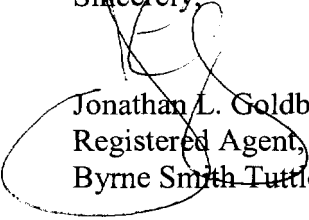
**Marge Schmuckal**  
**February 15, 2006**  
**Page 2 of 2**

Enclosed please find payment in full for the conversion fee, \$450.00 (\$225.00 X 2 units).

If you require additional information regarding this proposed condominium conversion, please let me know.

Thank you for your consideration.

Sincerely,



Jonathan L. Goldberg  
Registered Agent,  
Byrne Smith Tuttle LLC

Enclosure

cc: Joanne and Stephen Byrne  
Lisette and Andrew Smith  
Leslie and Paul Tuttle

F:\Client List\JLG\Byrne Smith Tuttle LLC\06 02 15 Schmuckal Letter.Doc

# MITTELASEN,LLC

ATTORNEYS AT LAW  
P.O. BOX 427  
PORTLAND, ME 04112-0427

ROBERT E. MITTEL  
MICHAEL P. ASEN  
PETER G. CARY  
DIANE DUSINI  
JONATHAN L. GOLDBERG  
SUSAN S. BIXBY  
MERRITT T. HEMINWAY

85 EXCHANGE STREET, 4<sup>th</sup> FLOOR  
PORTLAND, MAINE 04101

PHONE 207 775-3101  
FAX 207 871-0683

[jgoldberq@mittelasen.com](mailto:jgoldberq@mittelasen.com)

April 13, 2006

Marge Schmuckal  
City of Portland  
389 Congress Street  
Portland .ME 04101

Re: *85 Prince Avenue, Peaks Island, Maine;  
C/B/L 91-R-8 and 9*

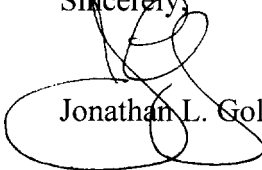
Dear Marge:

I write on behalf of Byrne Smith Tuttle LLC, the entity that owns the above-referenced Property. The enclosed Affidavit of Eugene Willard provides sworn testimony that both of the dwellings on the Property were used on a regular basis by the former owner, Albert Ventres, until his death in late 2004. Byrne Smith Tuttle LLC purchased the Property in August of 2005 (please enclosed Real Estate Transfer Tax Declaration). Its members began using both dwellings immediately upon closing on the purchase.

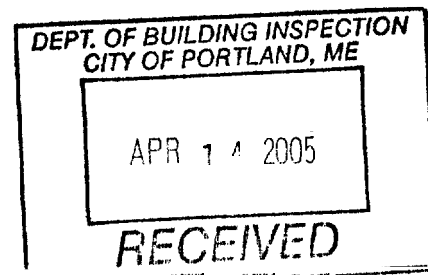
I hope that this information is sufficient to permii you to issue the building permit and condominium conversion permit for which the owner has applied. Please let me know if I can be of further assistance in that regard.

Thank you for your attention to this matter.

Sincerely,

  
Jonathan L. Goldberg

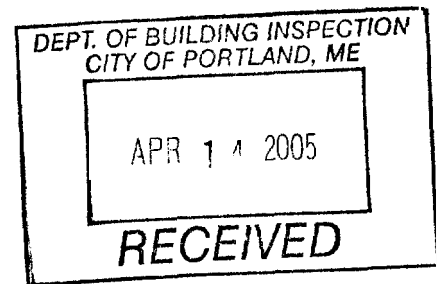
Enclosure  
cc: Byrne Smith Tuttle LLC



## AFFIDAVIT OF EUGENE WILLARD

I, Eugene Willard, being duly sworn, hereby depose and state:

1. My name is Eugene Willard.
2. I live at 659 Highland Avenue, South Portland, Maine
3. I am 42 years old.
4. I work as a ferry captain for Casco Bay Lines and I operate a private company known as Portland Express Water Taxi.
5. I grew up on Peaks Island.
6. As a child, I met and remained acquainted with Albert Ventres, a Peaks Island resident.
7. Our relationship extended approximately 30 years.
8. In November, 2004, Bob Hannigan and I found Mr. Ventres dead in the smaller of his two Peaks Island homes at Prince Avenue.
9. I believe that I was one of the few people with whom Mr. Ventres associated during the latter part of his life.
10. He would often seek me out to talk when he rode the ferry between Peaks Island and Portland.
11. In Portland, I helped him by driving him in my car to destinations around the City.
12. Mr. Ventres lived in the smaller house at Prince Avenue on Peaks Island during the winter months because it was easier to heat.
13. During the summer months, he lived in the larger of the two houses on Prince Avenue because it was more comfortable.
14. He moved back and forth between the two Prince Avenue homes each year for as long as I can remember.
15. Neither of the homes had electricity, telephone, running water or other modern conveniences.



16. Neither of the Prince Street homes was ever abandoned by Mr. Ventres during his lifetime.

Dated: April 13, 2006.

Eugene O Willard  
Eugene Willard, Affiant

**STATE OF MAINE**  
Cumberland, ss.

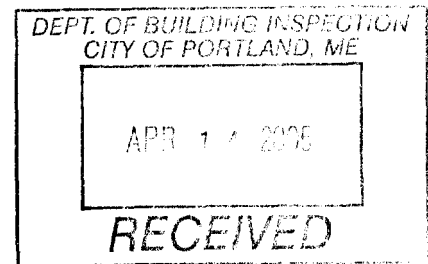
April 13 2006

Personally appeared before me the above-named Eugene Willard who made oath that the statements made in his Affidavit are made upon his own knowledge, information, and belief and that the statements made upon his own knowledge are true and that the statements made on information and belief are believed by him to be true.

J. Goldberg  
~~Notary Public~~ / Attorney at Law

F:\Client List\JLG\Byrne Smith TuttleLLC\Affidavit Of Eugene Willard.Doc

**JONATHAN L. GOLDBERG**  
**ATTORNEY AT LAW**



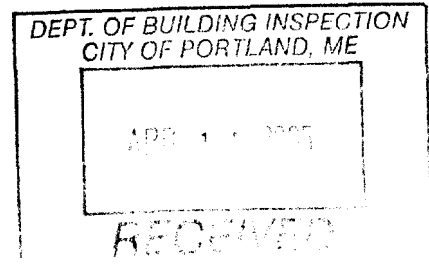


**MAINE REVENUE SERVICES  
REAL ESTATE TRANSFER  
TAX DECLARATION**

TITLE 36, M.R.S.A. SECTIONS 4641 - 4641N



PLEASE TYPE OR USE A BALL POINT PEN. FILE BOTH COPIES WITH THE COUNTY REGISTRY OF DEEDS. DO NOT USE STAPLES OR TAPE AND DO NOT DETACH!



1 MUNICIPALITY OR TOWNSHIP <b>Peaks Island</b>	COUNTY <b>Cumberland</b>
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BOOWPAGE (REGISTRY USE ONLY)

<b>GRANTEE (BUYER)</b>	
2. IDENTITY: NAME(S) - LAST, FIRST, MIDDLE OR CORPORATE NAME(S)	ENTER SSN OR FED ID HERE

3. NUMBER AND STREET <b>114 Federal Street</b>	CITY OR TOWN <b>Salem</b>	STATE AND ZIP CODE <b>MA 01970-3245</b>
---	------------------------------	--

<b>GRANTOR (SELLER)</b>	
4 IDENTITY NAME(S) - LAST, FIRST, INITIAL OR CORPORATE NAME(S) <b>Estate of Albert E. Ventres Donald A. Kopp, Personal Representative</b>	ENTER SSN OR FED ID HERE <b>51-6563254</b>

5. NUMBER AND STREET <b>c/o Drummond Woodsum &amp; MacMahon 245 Commercial Street / PO BX9781</b>	CITY OR TOWN <b>Portland</b>	STATE AND ZIP CODE <b>ME 04104-5081</b>
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<b>PROPERTY</b>	6. TAX MAP & LOT NUMBER <b>91-R-8 &amp; 9</b>	<b>WARNING TO BUYER!</b> If the property is classified as Farmland, Open Space or Tree Growth, a substantial financial penalty could be triggered by Development, subdivision, partition or change in use. <input type="checkbox"/> Classified <input checked="" type="checkbox"/> Not Classified
	7. DATE OF TRANSFER MO: <b>08</b> DAY: <b>17</b> YEAR: <b>2005</b>	

<b>CONSIDERATION</b>	FAIR MARKET VALUE \$ <b>489,000.00</b>	CONSIDERATION \$ <b>489,000.00</b> (ACTUAL PRICE PAID OR REQUIRED TO BE PAID)
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<b>EXEMPTION</b>	9. If one or more parties are exempt from the real estate transfer tax, please explain the basis for exemption pursuant to Title 36, M.R.S.A., Section 4641-C. Complete only if the transfer is claimed to be fully or partially exempt. <input type="checkbox"/> GRANTEE Reason: _____ <input type="checkbox"/> GRANTOR Reason: _____
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<b>SPECIAL CIRCUMSTANCES</b>	10. Were there any special circumstances in the transfer which suggests that the price of the property was either more or less than its fair market value? (IF YES, PLEASE EXPLAIN) NO <input type="checkbox"/> YES <input type="checkbox"/>
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<b>INCOME TAX WITHHELD</b>	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer. <input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input type="checkbox"/> Consideration for the property is less than \$50,000 <input type="checkbox"/> Foreclosure sale: exempt per 36 MRSA §5250-A, sub 3-A
----------------------------	---

<b>OATH</b>	12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. GRANTEE(S) or AUTHORIZED AGENT: <u><i>Richard J. Smith</i></u> DATE: <u>8/17/05</u> GRANTOR(S) or AUTHORIZED AGENT: <u><i>Doug New, P.A.</i></u> DATE: <u>8/17/05</u>
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<b>PREPARER</b>	13. Name, address and phone number of person or firm preparing this form. <b>Drummond Woodsum &amp; MacMahon PO Box 9781, Portland, ME 04104-5081</b>
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Submit with Condominium Conversion Permit Application

**Project Data:**

Address: 85 Prince

C-B-L: 91 - R 8 and 9

Number of Units in Building: Two buildings, one unit per building

unit 1	NONE				
Unit 2	NONE				
Unit 3					
Unit 4					
Unit 5					
Unit					

If more units, submit same information on all units

Length of time building owned by applicant 6 months

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)

# Portland Press Herald

Maine Sunday Telegram (Portland, ME)

December 19, 2004

## A lonely death affects islanders

**A Peaks Island man had been missing for months before his body was found in one of his homes.**

Author: KELLEY BOUCHARD Staff Writer

Staff researcher Julia McCue contributed research to this story.

Edition: FINAL

Section: Maine & New England

Page: B1

Dateline: PEAKS ISLAND

Index Terms:

Missing

Estimated printed pages: 4

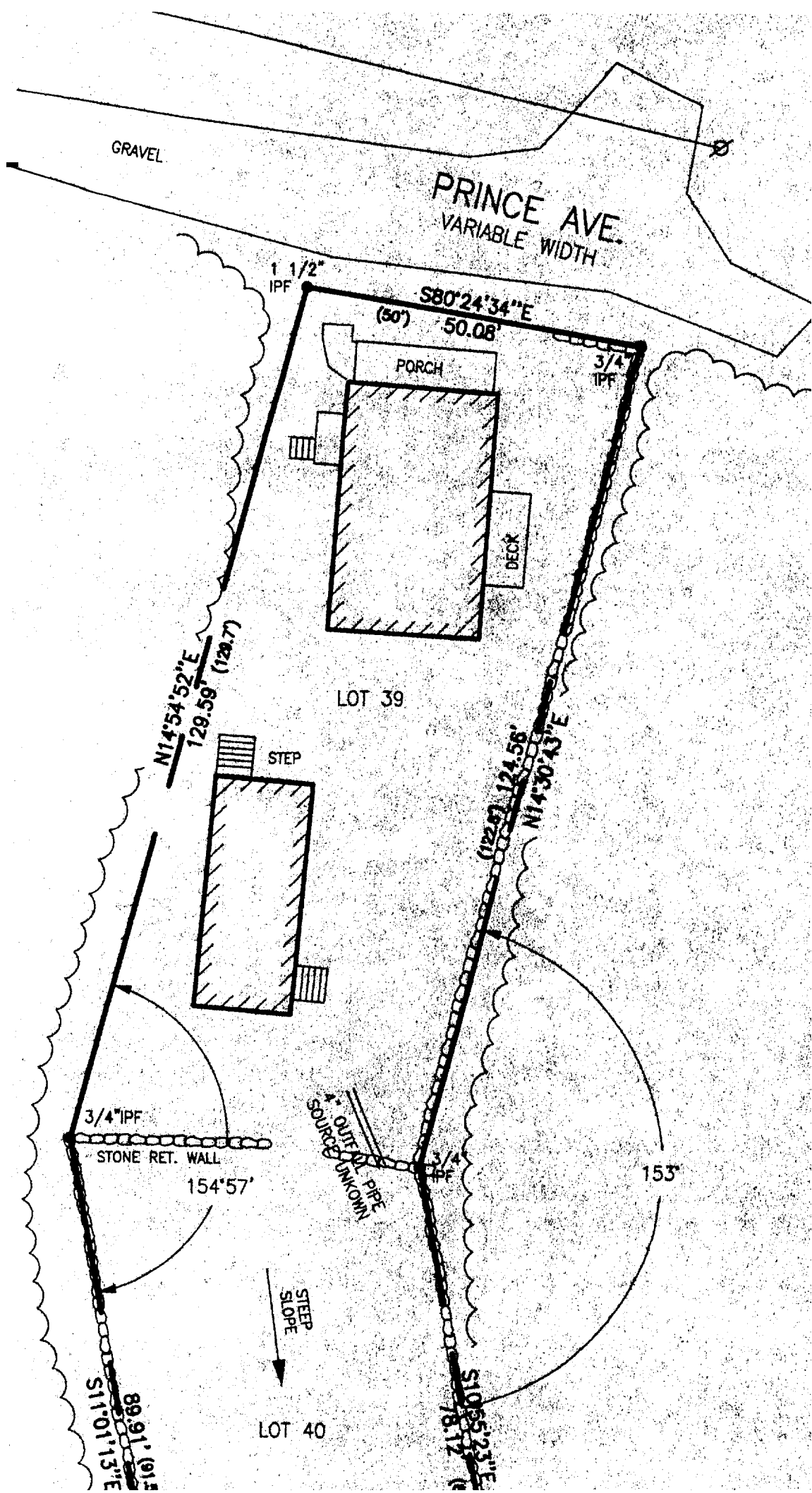
Article Text:

Gene Willard and Bob Hannigan pushed aside the plywood barricade and headed up the stairs, past the cobwebs and clutter, into the darkness of Albert Ventres' bedroom. No one had seen the 81-year-old man for months. Ventres hadn't picked up his mail, including his Social Security checks, since April. Some island residents had asked about him. Police checked on him, but the boarded up cottage appeared to be uninhabited. The two men found his body Nov. 4 on the floor beside his bed. Police say Ventres died in early May, judging by the date on the newspaper found in his knapsack. He appeared to have died of natural causes. Ventres was a loner who shunned anyone who showed too much interest in him or his three rundown houses, which had become prime island real estate. He was known to leave the island for months at a time, usually to visit his mother's family homestead in Pennsylvania. Still, Ventres was a fixture on the island. His lonely death has deeply affected island residents and others, even those who didn't really know him. In his absence, some people are trying to piece together the story of his life and account for what was lost with his passing. "He was like the island," says Sophia West, who knew Ventres well. "Some of the stories are true, and some of the stories are myth." The truth is rich enough. He was always seen on his bicycle, with his left pant leg tucked into the sock. He took the ferry to Portland regularly, often to shower at the YMCA because his house had no running water. He was a lean, agile eccentric who was known to save the plastic wrap from a fig square so he could lick the sweetness from it later. He shared honey from his beehives and fruit from the apple and pear trees in his yard. With a select few people, he talked about his stint as a World War II pilot, his disdain for society's greed, his love of nature and his uncommon spiritual beliefs. When he failed to stop by Hannigan's Island Market this fall to pick up some wax-coated chicken boxes, which were ideal for storing apples through the winter, Hannigan figured something was wrong. He called Willard, a Casco Bay Lines ferry captain who had befriended Ventres years ago. On Nov. 4, the two men headed over to check on the old man. Willard knew Ventres lived in the smallest of his three houses, even though it was the most dilapidated and had no heat or running water. Its boarded-up appearance convinced others that no one lived there. When Willard saw the old man's brown truck parked near the larger front cottage, he knew that Ventres was on the island, probably in the rear cottage, with its distant view of Casco Bay. And he

was. "I was scared going in there," Willard says, "but I lost all that when I found him." Among his belongings, police found a 1979 will that named Donald Kopp, a Portland lawyer, as his executor. It took Kopp and his assistant, Gianna Blanchard, four weeks to find Ventres' only known relative, his 78-year-old sister, Evangeline Mary Tobey, who lives in a home for the mentally disabled in Waterville. The beneficiary of Ventres' estate - which could be substantial since modest island homes sell for \$300,000 - is the Coptic Fellowship International. The Michigan-based religious group traces its roots to Egypt and values truth, goodwill, science and spiritual revelation through meditation, according to its Web site. Kopp says group leaders were surprised to learn of Ventres' bequest, which includes proceeds from a house in Port Allegany, Pa. Islanders believe Ventres acquired his unusual religious beliefs from his mother, Florence, who was seen meditating in the back yard, sitting in the lotus position, long before yoga was in fashion. She died in 1965 at age 72. Ventres' father, Albert Ventres Sr., died in 1936 at age 70. His obituary in the Portland Press Herald said he died of natural causes when he sat down to rest while cutting wood off Park Avenue. Ventres, who was 15 at the time, was sent to find him when he didn't return from the woodlot that evening. ON HIS OWN TERMS During WWII, Ventres told Willard, he crashed twice while flying over China and was lucky to survive. Others say he may have worked for the State Department and for the Sikorsky helicopter company in Connecticut before returning to Maine, where he worked for the Singer Sewing Machine Co. Sophia West, 51, met Ventres as a child when she spent summers on the island with her grandmother. West became friendly with him in the mid-1970s, when she and a friend went fishing with him and explored the island together. He charmed them with his depth of knowledge and unusual outlook. He called her when the blackberries were ripe in his yard and she baked bread for him. Later, when West became a year-round island resident, their friendship foundered. Several years ago, he asked her to stop visiting him, the same way he rebuffed anyone he thought was checking up on him. "He drove everybody away and he didn't have to," says West. "I think he stopped trusting people. I always hoped that someday he would want me to visit him again." One person he trusted was Willard, a South Portland resident who grew up on the island. Willard remembers being afraid of Ventres as a kid. "He was quiet. He was mysterious. He had all those junk cars in his yard," Willard recalls. They became friends about 20 years ago, not long after Willard, now 40, started working for the ferry. They had a conversation about honey-making and Ventres invited Willard to see his hives. After that, Ventres made a habit of joining Willard in the pilot house. "You don't strike up a friendship with Albert, Albert strikes up a friendship with you. He did everything on his own terms," Willard says. "I always called him Mr. Ventres. He told me to call him Albert, but I could never do that." SHARING WHAT HE COULD Ventres had no use for the stock market and always spoke up for the underdog. He liked to share literature about the Coptic Fellowship and recipes for healthy foods in season. He felt a keen responsibility to maintain the houses his mother left him, but he was overwhelmed by the burden. "Albert was a kind and gentle guy and he cared about people," Willard says, "but he didn't have the means to show it." Willard spoke with Ventres less frequently in recent years because Willard switched ferry routes. Still, every Dec. 31, Willard stopped by Ventres' home with a birthday gift, usually a fruit basket. And they often waved to each other, Ventres standing on tiptoes on the island shore, Willard at the helm of a ferry heading to another island. The last time they spoke, in the parking lot of the Portland ferry terminal. Ventres marveled that Willard could always pick him out of a crowd. "You always find me," was the last thing Ventres said to him. Willard believes the statement was prophetic. He hopes others learn something from his experience. "Maybe people could look around and see someone like Albert Ventres who just needs a little understanding," Willard says. "I was lucky to know him." Staff Writer Kelley Bouchard can be contacted at 791-6328 or at: kbouchard@pressherald.com

Caption:  
Albert Ventres

Copyright (c) 2004 Blethen Maine Newspapers Inc.  
Record Number: 0412190138



N/F  
 PAULINE W. CHEN  
 15876/234  
 BLOCK R LOTS 7 AND 11

LOT 38

N/F  
 PAULINE W. CHEN  
 15876/234  
 BLOCK R LOTS 7 AND 11

LOT 41

# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 000000	STREET Prince Ave.	DEVELOPMENT NO. 1 OF 2	AREA 6300	CHART 91	BLOCK BR	LOT 8
TAXPAYER ADDRESS AND DESCRIPTION		RECORD OF TAXPAYER		PROPERTY FACTORS		
VENTRES FLORENCE PEARL PEAKS ISLAND CITY LAND & BLDGS. PRINCE AVE. LOT 39 REC. PL. W. S. TREFETHEN PEAKS ISLAND ASSESSORS PLAN 91-R-8 AREA 6300 SQ. FT.		TOPOGRAPHY		IMPROVEMENTS		
		LEVEL HIGH LOW ROLLING SWAMPY STREET		WATER SEWER GAS ELECTRICITY ALL UTILITIES TREND OF DISTRICT IMPROVING STATIC DECLINING		
BLDG. NO. 1 OF 2		DIST. 14		ASSESSMENT RECORD INCREASE DECREASE		
BLDG. NO. 1 OF 2		YEAR 19		WOODED PASTURE INCREASE DECREASE		

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	BLK.	LOT
50	126.16	150	108	160	80		
TOTAL VALUE LAND							
TOTAL VALUE BUILDINGS							
TOTAL VALUE LAND AND BUILDINGS							
				SQ. FT. TO-FROM CH.		BLK.	LOT
				SQ. FT. TO-FROM CH.		BLK.	LOT

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	BLK.	LOT
TOTAL VALUE LAND							
TOTAL VALUE BUILDINGS							
TOTAL VALUE LAND AND BUILDINGS							
				SQ. FT. TO-FROM CH.		BLK.	LOT
				SQ. FT. TO-FROM CH.		BLK.	LOT

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	BLK.	LOT
TOTAL VALUE LAND							
TOTAL VALUE BUILDINGS							
TOTAL VALUE LAND AND BUILDINGS							
				SQ. FT. TO-FROM CH.		BLK.	LOT
				SQ. FT. TO-FROM CH.		BLK.	LOT

EAR	ORIG. COST	RENTAL
EAR	SALE PRICE	X. EN-E
EAR	U. S. R. S.	NET











# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS.	STREET	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT
2 OF 2	Price Ave Peaks Island	6300	14	91	R	8		

RECORD OF TAXPAYER				YEAR	BOOK	PAGE
TAXPAYER ADDRESS AND DESCRIPTION						
Ventres Florence Pearl Peaks Island City						
RECORD OF TAXPAYER						
PROPERTY FACTORS						
TOPOGRAPHY			IMPROVEMENTS			
LEVEL	✓		WATER			
HIGH			SEWER			
LOW			GAS			
ROLLING			ELECTRICITY			
SWAMPY			ALL UTILITIES			
STREET			TREND OF DISTRICT			
PAVED			IMPROVING			
SEMI-IMPROVED			STATIC			
DIRT	✓		DECLINING			
SIDEWALK	No					
TILLABLE			PASTURE		WOODED	
ASSESSMENT RECORD			INCREASE DECREASE			

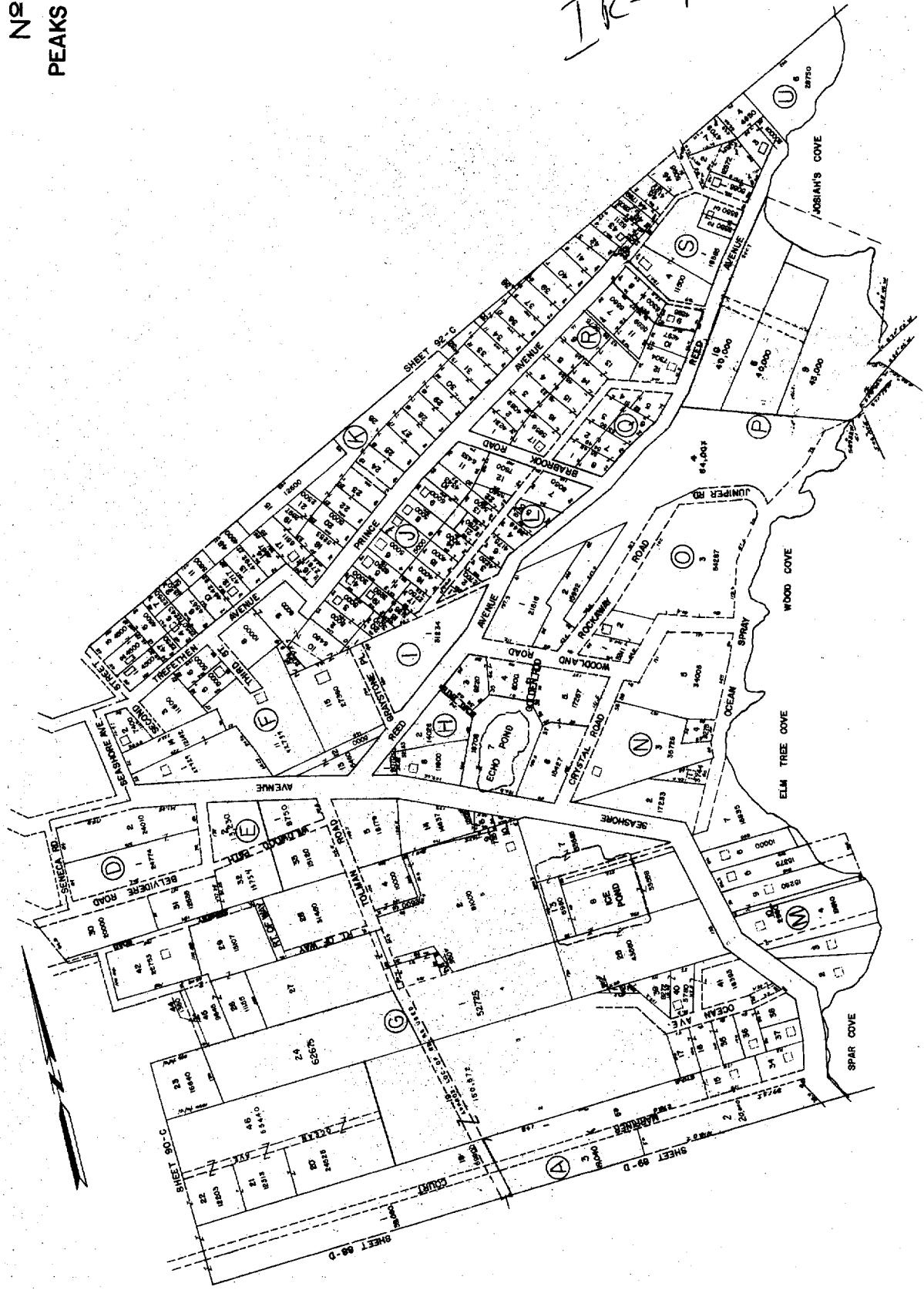
LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1981	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.		LOT		
SQ. FT. TO-FROM CH.		BLK.		LOT		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1981	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.		LOT		
SQ. FT. TO-FROM CH.		BLK.		LOT		

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

No 91  
PEAKS ISLAND

IR-1



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

**Card Number** 2 of 2  
**Parcel ID** 091 R008001  
**Location** 85 PRINCE AVE  
**Land Use** SEASONAL

**Owner Address** BYRNE SMITH TUTTLE LLC  
 114 FEDERAL ST  
 SALEM MA 01970

**Book/Page** 23042/236  
**Legal** 91-R-8-9  
 PRINCE AVE  
 PEAKS ISLAND  
 10585 SF

**Current Assessed Valuation For Fiscal Year 2006**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$132,550	\$75,270	\$207,820

**Estimated Assessed Valuation For Fiscal Year 2007\***

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$229,400	\$93,200	\$322,600

\* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

**Property Information**

<b>Year Built</b> 1910	<b>Style</b> Cottage	<b>Story Height</b> 1	<b>Sq. Ft.</b> 521	<b>Total Acres</b> 0.243	
<b>Bedrooms</b> 2	<b>Full Baths</b>	<b>Half Baths</b> :	<b>Total Rooms</b> 4	<b>Attic</b> Full Finsh	<b>Basement</b> Pier/slab

**Outbuildings**

<i>Type</i>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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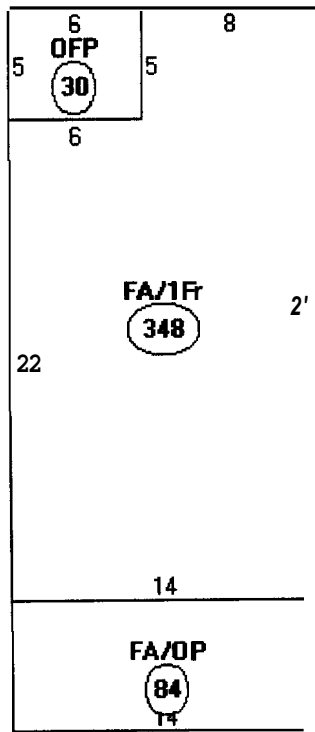
**Sales Information**

<i>Date</i>	<i>Type</i>	<b>Price</b>	<b>Book/Page</b>
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**Picture and Sketch**

<u><a href="#">Picture</a></u>	<u><a href="#">Sketch</a></u>	<u><a href="#">Tax Mp</a></u>
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[Click here to view Tax Roll Information.](#)



Descriptor/Area

A FAA Fr  
348 sqft

B: OFF  
30 sqft

C:FA/OP  
84 sqft

2062

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

<b>Card Number</b>	1 of 2
<b>Parcel ID</b>	091 R008001
<b>Location</b>	85 PRINCE AVE
<b>Land Use</b>	SEASONAL
 <b>Owner Address</b>	 BYRNE SMITH TUTTLE LLC 114 FEDERAL ST SALEM MA 01970
 <b>Book/Page</b>	 23042/236
<b>Legal</b>	91-R-8-9 PRINCE AVE PEAKS ISLAND 10585 SF

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\$229,400	\$93,200	\$322,600

\* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

**Property Information**

<b>Year Built</b> 1900	<b>Style</b> Cottage	<b>story Height</b> 1.5	<b>Sq. Ft.</b> 1078	<b>Total Acres</b> 0.243		
<b>Bedrooms</b> 5	<b>Full Baths</b> 1	<b>Half Baths</b>	<b>Total Roomer</b> 9	<b>Attic</b> None	<b>Basement</b> Part	

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
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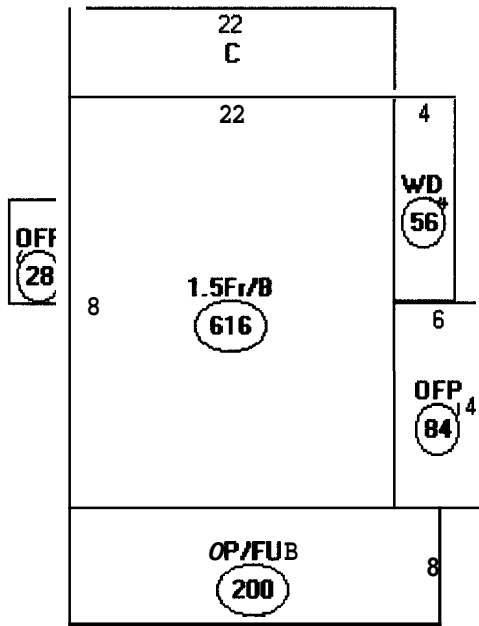
**Picture and Sketch**

<a href="#"><u>Picture</u></a>	<a href="#"><u>Sketch</u></a>	<a href="#"><u>Tax Map</u></a>
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[Click here](#) to view Tax Roll Information.







Descriptor/Area

- A: 1.5Fr/B  
616 sqft
- B: OFF  
2%sqft
- C: OFF  
132 sqft
- D: WD  
56 sqft
- E: OFF  
84 sqft
- F: OP/FUB  
200 sqft

1 of 2

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number	2 of 2	
Parcel ID	091 R008001	
Location	85 PRINCE AVE	14-387
Land Use	SEASONAL	
Owner Address	BYRNE SMITH TUTTLE LLC 114 FEDERAL ST SALEM MA 01970	
Book/Page	23042/236	
Legal	91-R-8-9 PRINCE AVE PEAKS ISLAND 10585 SF	

**Current Assessed Valuation For Fiscal Year 2006**

Land	Building	Total
\$132,550	\$75,270	\$207,820

**Estimated Assessed Valuation For Fiscal Year 2007\***

Land	Building	Total
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\* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

**Property Information**

Year Built 1910	Style Cottage	Story Height 1	Sq. Ft. 521	Total Acres 0.243		
Bedrooms 2	Full Baths	Half Baths 1	Total Rooms 4	Attic Full Finsh	Basement Pier/slab	

**Outbuildings**

Type	Quantity	Year Built	Size	Grade	Condition
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**Sales Information**

Date	Type	Price	Book/Page
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**Picture and Sketch**

Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.



Building cad 1

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

Card Number	1 of 2
Parcel ID	091 R008001
Location	85 PRINCE AVE
Land Use	SEASONAL
Owner Address	BYRNE SMITH TUTTLE LLC 114 FEDERAL ST SALEM MA 01970
Book/Page	23042/236
Legal	91-R-8-9 PRINCE AVE PEAKS ISLAND 10585 SF

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Land	Building	Total
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**Estirned Assessed Valuation For Fiscal Year 2007"**

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**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
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**Picture and Sketch**

<b>Picture</b>	<b>Sketch</b>	<b>Tax Map</b>
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[Click here to view Tax Roll Information.](#)

**City of Portland, Maine - Building, or Use Permit**

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

<b>Permit No:</b> 06-0248	<b>Date Applied For:</b> 0211612006	<b>CBL:</b> 091 R008001
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<b>Location of Construction:</b> 85 PRINCE AVE - PI	<b>Owner Name:</b> BYRNE SMITH TUTTLE LLC	<b>Owner Address:</b> 114 FEDERAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> n/a	<b>Contractor Address:</b> n/a Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion	

<b>Proposed Use:</b> Residential 2 unit Condo Conversion	<b>Proposed Project Description:</b> 2 unit Condo Conversion
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/14/2006

**Note:** 2/28/06 researching the use in assessors (our records are not complete) it shows 2 family prior to 1957 - there is a question concerning the abandonment of the legal nonconforming use of 2 families  
4/14/06 the lawyer has submitted an affidavit showing that both units were used by the past owner until he died. The legal nonconforming use was not abandoned. **Ok to Issue:**

- PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- The use of this property shall remain two dwellings. Any change of use shall require a separate permit application for review and approval. This use is considered legally nonconforming. Any abandonment of that use as outlined in the Land Use Zoning Ordinance shall extinguish the legal nonconforming use.
- This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 04/20/2006

**Note:** **Ok to Issue:**

- Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY