

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that 55 PITT STREET LLC /Owner
has permission to change of use to 6 Condomin
AT 55 PITT ST

PERMIT ISSUED
Permit Number 116 B023001
NOV 3 2005
CITY OF PORTLAND

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 work in progress must be 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. Craig Cass 11-1-05
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Ally Cugent 11/2/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Verrill Dana_{LLP}

Attorneys at Law

JEFFREY T. SELSER
ATTORNEY
jselser@verrilldana.com
Direct: 207-253-4528

ONE PORTLAND SQUARE
PORTLAND, MAINE 04112 0586
207-774-4000 • FAX 207-774-7499
www.verrilldana.com

October 17, 2005

VIA FEDERAL EXPRESS

Marge Schmukal, Zoning Administrator
City of Portland
Zoning Division
389 Congress Street, Room 315
Portland, Maine 04101

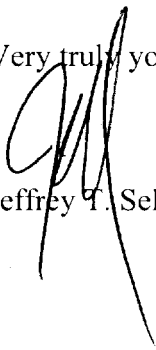
Re: Condominium Conversion Application - 55 Pitt Street

Dear Ms. Schmukal:

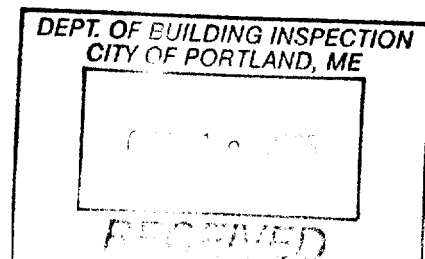
Enclosed is the re-submitted application for a Condominium Conversion Permit for the 6-unit apartment building located at 55 Pitt Street, along with a copy of the required conversion notice, and the previously omitted check in the amount of \$1,350 for payment of the conversion fee and certificates of occupancy for six units. As indicated in the application materials, 3 of the 6 units were vacant at the time the notice was given. The current owner acquired the property in July. At that time, the leases for these three apartment units had expired, and the tenants were in the process of vacating. Since giving the conversion notice, the owner of the building has received word from the tenant of unit 1 that she will be vacating the apartment shortly.

Thank you for your attention to this matter. Please feel free to contact me with any questions or concerns that you may have.

Very truly yours,


Jeffrey T. Selser

Enclosures (3)
JTS/js



City of Portland, Maine - Building or Use Permit Application

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

Permit No:	05-1524	Issue Date:	NOV 3 2005	EBL:	116 B023001
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Location of Construction: 55 PITT ST	Owner Name: 55 PITT STREET LLC	Owner Address: 248 OLD ALFRED RD	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: RS
Past Use: 6 Residential Units	Proposed Use: 6 Condominiums/ change of use to 6 Condominiums <i>legal use 6 dwelling units</i>	Permit Fee: \$1,350.00	Cost of Work: \$1,350.00
		CEO District: 2	
Proposed Project Description: change of use to 6 Condominiums		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>TO NFPA 101</i>	INSPECTION: Use Group: <i>RD</i> Type: <i>11/2/05</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: ldobson	Date Applied For: 10/17/2005	Zoning Approval	
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<p>1.</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 align="center">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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>11/1/05</i> <i>AKN</i>	<p align="center">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 Date: _____	<p align="center">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 Date: <i>@</i>
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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Verrill Dana_{LLP}

Attorneys at Law

JEFFREY T. SELSER
ATTORNEY
jselser@verrilldana.com
Direct: 207-253-4528

ONE PORTLAND SQUARE
PORTLAND, MAINE 04112-0586
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September 13, 2005

Marge Schmukal, Zoning Administrator
City of Portland
Zoning Division
389 Congress Street, Room 315
Portland, Maine 04101

Re: Condominium Conversion Application - 55 Pitt Street

Dear Ms. Schmukal:

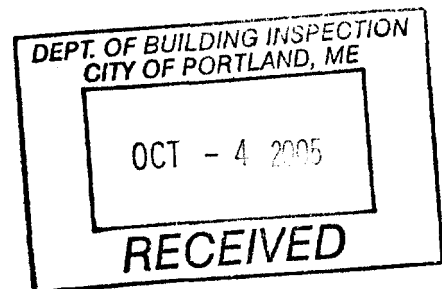
Enclosed is an application for a Condominium Conversion Permit for the 6-unit apartment building located at 55 Pitt Street, along with a copy of the required conversion notice. As indicated in the application materials, 3 of the 6 units were vacant at the time the notice was given. The current owner acquired the property in July. At that time, the leases for these three apartment units had expired, and the tenants were in the process of vacating. Since giving the conversion notice, the owner of the building has received word from the tenant of unit 1 that she will be vacating the apartment shortly.

Thank you for your attention to this matter. Please feel free to contact me with any questions or concerns that you may have.

Very truly yours,

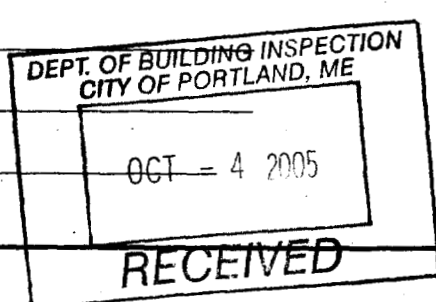

Jeffrey T. Selser

Enclosures (2)
JTS/js
cc: Matthew Higgins



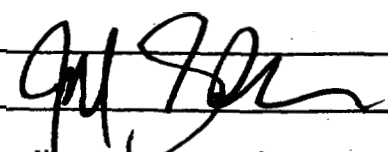
All Purpose Building Permit Application

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>55 Park Street, Portland, Maine</u>		
Total Square Footage of Proposed Structure <u>8,344</u>	Square Footage of Lot <u>12,023</u>	
Chart# <u>116-B-23</u>	Block# <u>23</u>	Lot# <u>55 Park Street, LLC</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>JEFFREY T. SELSER, Esq.</u> <u>One Portland Sq.</u> <u>Portland 04112-0586 774-4000</u>	Cost Of Work: \$ Fee: \$ <u>900.00</u>
Current use: <u>6-unit apartment building</u>		
If the location is currently vacant, what was prior use: <u>—</u>		
Approximately how long has it been vacant: <u>—</u>		
Proposed use: <u>6-unit condominium</u>		
Project description: <u>Conversion to Condominium</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Jeff Selser</u>		
Mailing address: <u>One Portland Sq.</u> <u>Portland, ME 04112-0586</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: <u>774-4000</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 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: <u>9/13/05</u>
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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 4th floor of City Hall

Submit with Condominium Conversion Permit Application

Project Data:

Address: 55 Pitt Street, Portland

C-B-L: 116-B-23

Number of Units in Building: 6

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 McKinnon, Jennifer	unknown	< 3 yrs.	8/24/2005	NO/unknown
Unit 2 Vacant				
Unit 3 Vacant				
Unit 4 Vacant				
Unit 5 Rangel, Juan & Kayo	unknown	< 1 yr	8/24/2005	unknown
Unit 6 Santizo, Michelle	771-7891	5 yrs	8/24/2005	unknown
Unit 7				
Unit 8				

If more units, submit same information on all Units

Length of time building owned by applicant 2 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)

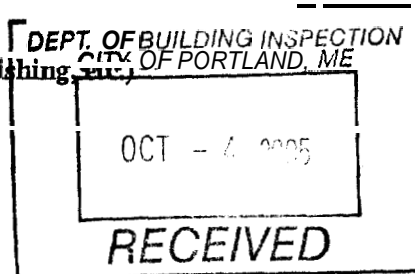
Type and cost of building improvements associated with this conversion that do not require permits:

\$ ↑ Exterior walls, windows, doors, roof

\$ NA Insulation

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

\$ _____ Other (specify)



55 PITT STREET, LLC

August 24, 2005

BY HAND DELIVERY

Shawn Agren and Michelle Santiago
55 Pitt Street, Unit 6
Portland, Maine 04103

Re: Notice of intent to convert building into condominium project

Dear Shawn and Michelle:

This letter is to notify you that 55 Pitt Street, LLC, as the owner of 55 Pitt Street, Portland, Maine intends to convert the building and apartment units at 55 Pitt Street into a condominium project. The individual units in the building will be offered for sale to the general public, but you will be given an exclusive and irrevocable option to purchase your unit for the price of \$200,000.00. This option will be effective for a period of sixty (60) days from the date you receive this letter. This option is personal to you, and may not be sold, assigned, or transferred to any other party. If you exercise this option, you will be provided with the customary contingencies for title review, and financing, and closing will be scheduled for within 45 days from the date you exercise the option. The unit will be conveyed in its "**AS IS**" condition. Enclosed for your review are the proposed Declaration and By-Laws of the condominium project.

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).

If you do not buy your apartment, you will be permitted to remain in the apartment for at least 150 days from the date you receive this letter, even though your lease expires before that date. Your occupancy will be subject to the same terms and conditions, including rent, as set forth in your lease.

If you have any questions regarding the purchase of your unit, or the conversation process in general, please feel free to call me at 332-5942.

Sincerely,



Matthew Higgins

Enclosures (2)

55 PITT STREET, LLC

August 24, 2005

BY HAND DELIVERY

Jennifer McKinnon
55 Pitt Street, Unit 1
Portland, Maine 04103

Re: Notice of intent to convert building into condominium project

Dear Jennifer:

This letter is to notify you that 55 Pitt Street, LLC, as the owner of 55 Pitt Street, Portland, Maine intends to convert the building and apartment units at 55 Pitt Street into a condominium project. The individual units in the building will be offered for sale to the general public, but you will be given an exclusive and irrevocable option to purchase your unit for the price of \$239,000.00. This option will be effective for a period of sixty (60) days from the date you receive this letter. This option is personal to you, and may not be sold, assigned, or transferred to any other party. If you exercise this option, you will be provided with the customary contingencies for title review, building inspection, and financing, and closing will be scheduled for within 45 days from the date you exercise the option. Enclosed for your review are the proposed Declaration and By-Laws of the condominium project.

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).

If you do not buy your apartment, you will be permitted to remain in the apartment for at least 120 days from the date you receive this letter, even though your lease expires before that date. Your occupancy will be subject to the same terms and conditions, including rent, as set forth in your lease.

If you have any questions regarding the purchase of your unit, or the conversation process in general, please feel free to call me at 332-5942.

Sincerely,



Matthew Higgins

Enclosures (2)

55 PITT STREET, LLC

August 24, 2005

BY HAND DELIVERY

Juan and Kayo Rangel
55 Pitt Street, Unit 5
Portland, Maine 04103

Re: Notice of intent to convert building into condominium project

Dear Juan and Kayo:

This letter is to notify you that 55 Pitt Street, LLC, as the owner of 55 Pitt Street, Portland, Maine intends to convert the building and apartment units at 55 Pitt Street into a condominium project. The individual units in the building will be offered for sale to the general public, but you will be given an exclusive and irrevocable option to purchase your unit for the price of \$239,000.00. This option will be effective for a period of sixty (60) days from the date you receive this letter. This option is personal to you, and may not be sold, assigned, or transferred to any other party. If you exercise this option, you will be provided with the customary contingencies for title review, building inspection, and financing, and closing will be scheduled for within 45 days from the date you exercise the option. Enclosed for your review are the proposed Declaration and By-Laws of the condominium project.

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).

If you do not buy your apartment, you will be permitted to remain in the apartment for at least 120 days from the date you receive this letter, even though your lease expires before that date. Your occupancy will be subject to the same terms and conditions, including rent, as set forth in your lease.

If you have any questions regarding the purchase of your unit, or the conversation process in general, please feel free to call me at 332-5942.

Sincerely,



Matthew Higgins

Enclosures (2)

APPLICATION FOR PERMIT

PERMIT ISSUED

SEP 14 1983



B.O.C.A. USE GROUP B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE .. July 15, 1983

CITY OF PORTLAND

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 & ... 53-50 Pitt ... Cor 43-33 Oakdale Street ... Fire District #11 ... #2 ... Owner's name and address ... Telephone ...

2. Lessee's name and address ... Telephone ... 3. Contractor's name and address ... Telephone ...

Proposed use of building ... No. families ... Last use ... No. families ...

Material ... No. stories ... Heat ... Style of roof ... Roofing ...

Other buildings on same ... Estimated contractual cost \$... Appeal Fees \$...

FIELD INSPECTOR -- Mr. ... @ 775-5451 ... Basic fee of use ... Late Fee ... TOTAL \$...

Change of use from 4 to 6 families with alterations square footage 12,820 12,020

send permit to # 1

Stamp of Special Conditions

.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? ... Is any electrical work involved in this work? ... Has septic tank notice been sent? ... Form notice sent? ... Height average grade to top of plate ... Height average grade to highest point of roof ...

IF A GARAGE

So. cars now accommodated on same lot ... to be accommodated ... number commercial cars to be accommodated ... Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS BUILDING INSPECTION--PLAN 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? ... Fire Dept.: ... Health Dept.: ... Others: ...

Signature of Applicant ... Phone # ... Type Name of above ...



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 8, 1983

Mr. William DiBiase
B & D Builders
108 Winn Road
West Falmouth, ME 04105

RE: Oakdale Street

Dear Sir:


Your application to change the use of 53-59 Pitt Street from a four- to a six-family dwelling with alterations on the third floor by adding two dwelling units has been reviewed, and a building permit is herewith issued subject to the following requirements.

1. Exterior changes approved for the building include only skylights on the third floor subject to City Council approval for additional units on the third floor.
2. Landscaping is approved subject to the attached memo by Anne Grimes on relocation of plantings. All plant material shall meet the City Arborist's specifications. The developer shall contact the City Arborist prior to planting any landscaping so that the landscaping can be inspected.
3. Other site plan and exterior building requirements from previous requirements are still in effect.
4. At the City of Portland Council meeting of September 6, 1983, Order 170 states, "Order Authorizing a revised deed to B & D Builders restricting Oakdale School to a maximum of six dwelling units instead of four dwelling units" Given first reading, Councilor Abromson's proposed amendment limiting two attic room apartments with a minimum of 750 square feet each and that there be no cellar apartments passed (7 yeas; Casale, Reidman out) and passed as amended (7 yeas; Casale, Reidman out).
5. A twenty-five dollar (\$25) fee is required to remove the Stop Order placed on the third floor June 23, 1983.
6. All building requirements for the first and second floors are required on the third floor as per letter dated December 7, 1982.

Mr. William DiBiase
September 9, 1983
Page 2

If you **have** any questions on these requirements, please call this office.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Samuel Hoffses", written in a cursive style.

P. Samuel Hoffses
Chief of Inspection Services

PSH/kat
Attachment