

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED

01-0559 JUL - 5 2001 116 D012001

Location of Construction: 29 Falmouth St	Owner Name: Loon Watch Developers	Owner Address: 38 Chamberlain Ave Portland CITY OF PORTLAND	Phone: 207-775-6055
Business Name: n/a	Contractor Name: Highstreet, John	Contractor Address: 73 Middle St. Falmouth	Phone: 2076718884
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: R-5

Past Use: Multi-Family: 4- Unit Apartment Building <i>yes per microcode</i>	Proposed Use: Change Use and Alterations to Be A 3- Unit Condominium. Call David Courtney at 232-3660 when ready.	Permit Fee: \$429.00	Cost of Work: \$50,000.00	CEO District: 2
Proposed Project Description: Change of Use from 4 Apartments to 3 Condo Units.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: 5B 09/09/01/0999	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: cih	Date Applied For: 05/16/2001	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <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 with conditions</i> Date: <i>8/7/2/01</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 Date: <i>[Signature]</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

 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

BUILDING PERMIT REPORT

DATE: 19 MAY 2001 ADDRESS: 29 Falmouth Street CBL: 116-D-012
REASON FOR PERMIT: CofU From 4 D/U APTS. To 3 D/U Condo
BUILDING OWNER: The Casco Bay Group
PERMIT APPLICANT: CONTRACTOR John High Street
USE GROUP: R-2 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 50,000 PERMIT FEES: 32400

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)


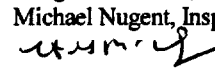
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *11, *13, *14, *15, *16, *17, *18, *19, *20, *22, *28, *30, *29, *35, *36, #37

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

5/16

- *20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- *27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- *29. All requirements must be met before a final Certificate of Occupancy is issued.
- *30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 32. Please read and implement the attached Land Use Zoning report requirements. *see attached*
- 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 34. Bridging shall comply with Section 2305.16.
- *35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0) *(SkyLight Sec. 2405.0)*
- *36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 F. Sandra Hoffses, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager


PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

LAND USE - ZONING REPORT

ADDRESS: 29 Falmouth Street DATE: 7/2/01

REASON FOR PERMIT: change of use from 4 to 3 residential *And to convert to 3 condos.*

BUILDING OWNER: CASCO Bay Group C-B-L: 116-D-12

PERMIT APPLICANT: DAVID Courtney

APPROVED: with conditions: #1, #7, #10, #12

CONDITION(S) OF APPROVAL

- 1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2. During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
- 3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment, and/or revised permit.
- 4. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
- 5. Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and the same use. Any changes to any of the above shall require that this structure met the current zoning standards.
- 6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 7. Our records indicate that this property has a legal use of Three (3) residential units. *with the issuance of this permit!* Any change in this approved use shall require a separate permit application for review and approval.
- 8. Separate permits shall be required for any new signage.
- 9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
- 10. This is not an approval for an additional dwelling unit. You shall not add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
- 11. All of the attached Floodplain forms shall be appropriately filled out, signed, and returned prior to the issuance of any certificates of occupancy.
- 12. Other requirements of condition: The removal of one residential unit does NOT grant any future rights to return that unit later. All such "grandfathered" rights shall be lost. Any future change of uses shall meet the City Ordinances at that time of Application.

Marge Schnuckal Marge Schnuckal, Zoning Administrator

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

01-0550

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: 29 Falmouth St. Portland, ME 04103

Total Square Footage of ~~Proposed~~ Structure: Approx. 4000 sq. Feet (existing) Square Footage of Lot: 12,169.

Tax Assessor's Chart, Block & Lot Number Chart# 116 Block# D Lot# 12	Owner: THE CASCO BAY GROUP David Courtney (Manager)	Telephone#: 775-6055 x315 232-3660-cell
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address: P.O. Box 8091 PORT. ME 04104	Cost Of Work: \$ 30,000 Fee: \$ 324.00
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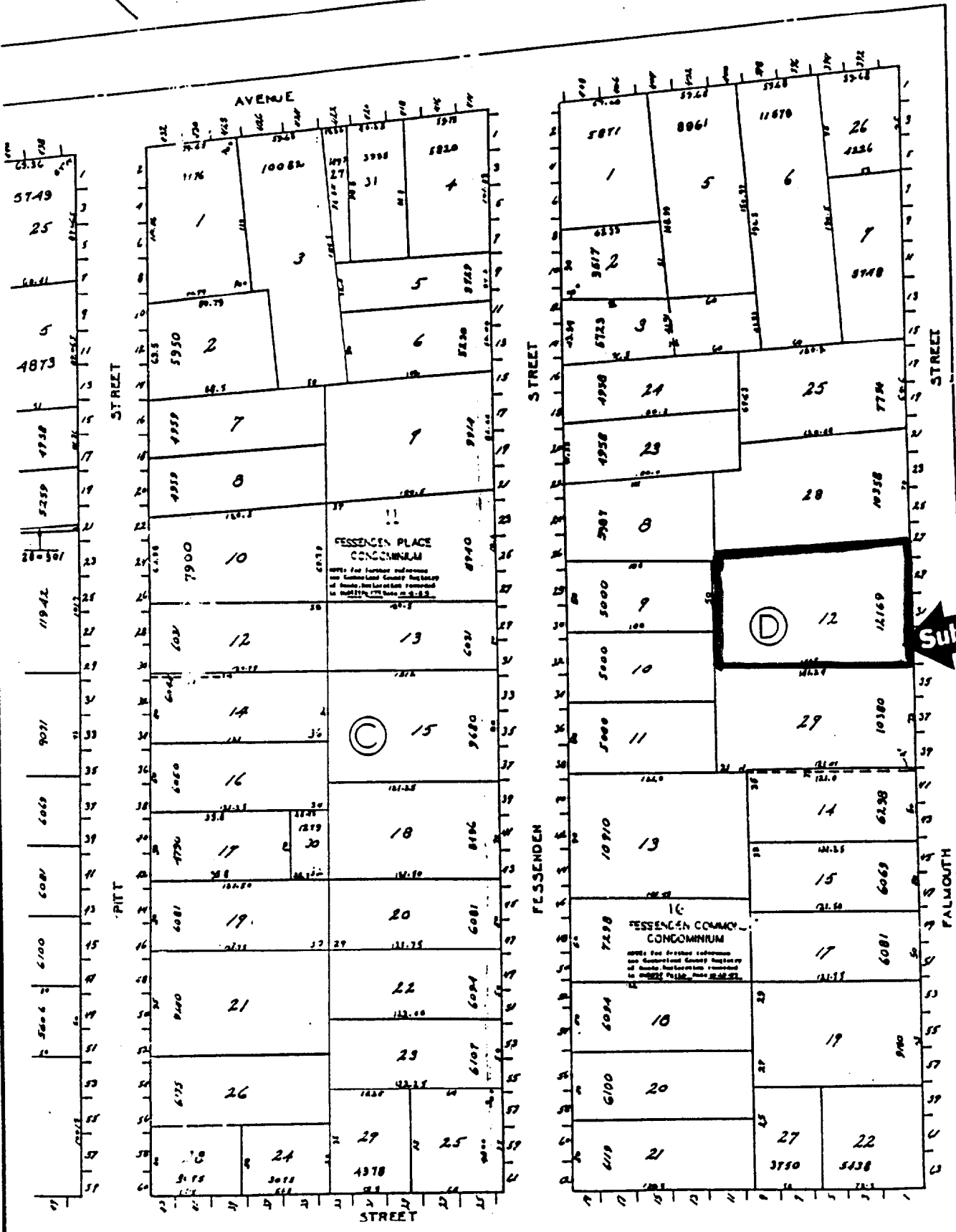
Current use: ~~Prior~~ - 4-Unit Apartment Building
 If the location is currently vacant, what was prior use: Change of Use + Building permit.
 Approximately how long has it been vacant: Vacant since April 30, 2001
 Proposed use: 3-Unit Condominium
 Project description:

Contractor's Name, Address & Telephone: JOHN Highstreet 73 Middle Rd. Falmouth, ME 04105 671-8884	Applicants Name, Address & Telephone: DAVID COURTNEY THE CASCO BAY GROUP P.O. Box 8091 Portland, ME 04104 775-6055 x315 OFC.	Who should we contact when the permit is ready: DAVID COURTNEY 775-6055 x315 OFC.	Who should we contact when the permit is ready: DAVID COURTNEY 775-6055 x315 OFC.	Bldg. Fee: \$ 324.00 Change of Use 105.00 TOTAL \$ 429.00
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If you would like the permit mailed, what mailing address should we use:

Call
x

REPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 16 2001
5/16/01
Gayb
Rec'd By:



Subject

SH 119A-A

FESSENDEN COMMON CONDOMINIUM

NOTE: For further information
see Cumberland County Registry
of Deeds, Book 100, Page 100-101
in Halifax, N.S., dated 11-11-83.

FESSENDEN COMMON CONDOMINIUM

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see Cumberland County Registry
of Deeds, Book 100, Page 100-101
in Halifax, N.S., dated 11-11-83.

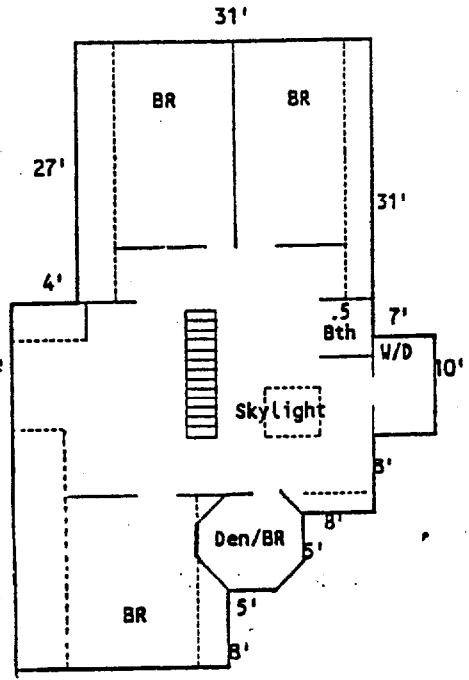
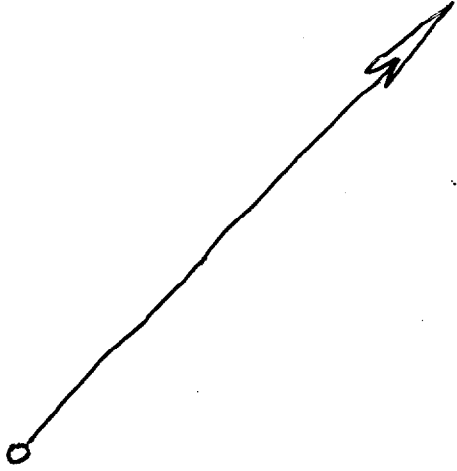
UNIT # 1

29 Falmouth St.

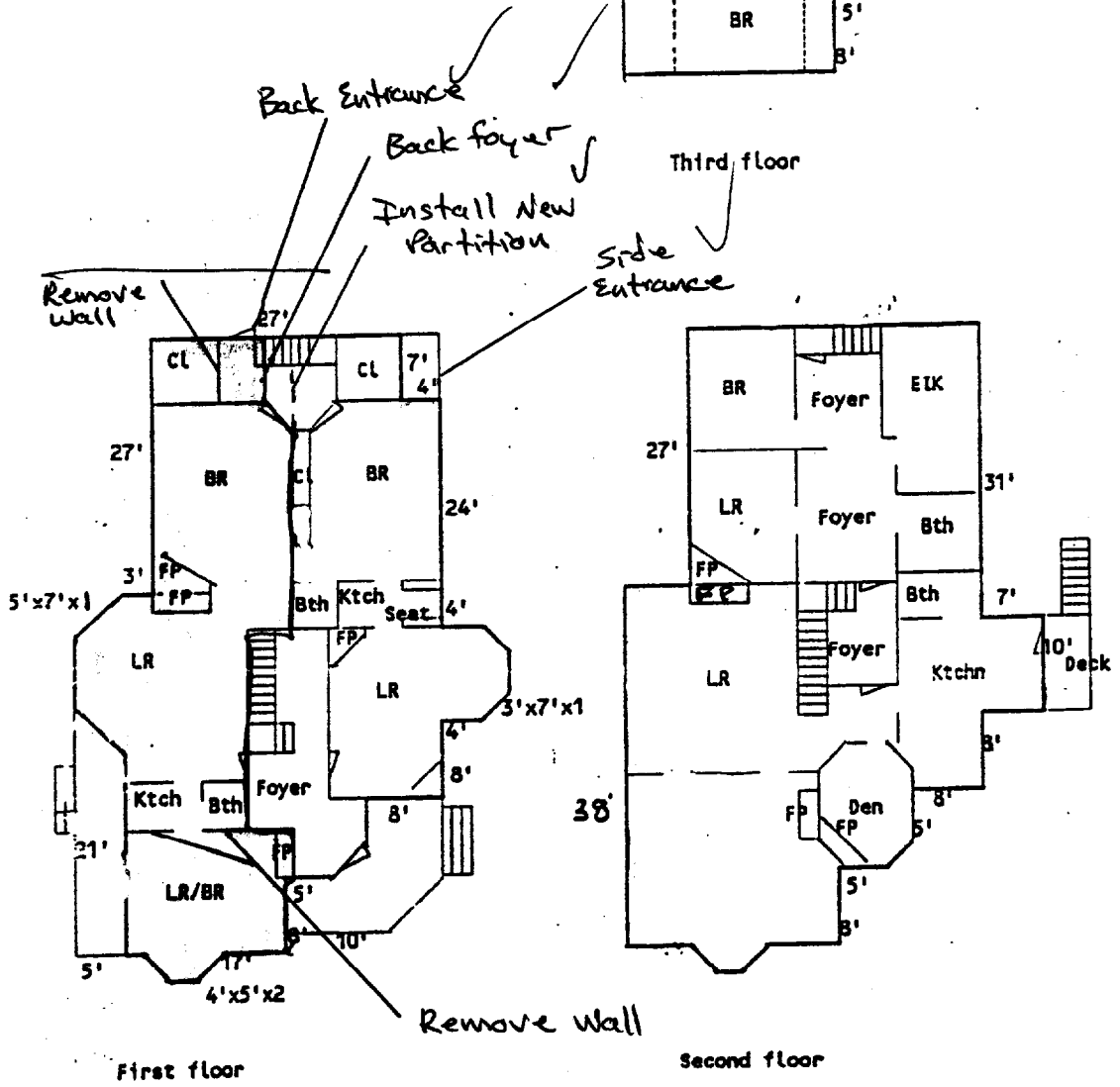
- 1) Remove partition-separating kitchen/bath from dining room. ✓
 - This is a non - load bearing and non - original wall. ✓
 - Remodel to open concept kitchen/dining room. ✓

- 2) Relocate bathroom to master bedroom closet @ NW corner. ✓
 - remove closet partition to make room for bathroom.
 - Wall off old entry to bathroom and establish new entry.
 - Install new bathroom.

- 3) Remove interior doorway and portion of non-load bearing wall separating bedroom from back foyer. Install new partition in back foyer separating unit # 1 from unit # 2. ✓



Third floor



First floor

Second floor

Falmouth St.

UNIT # 2

29 Falmouth St.

- 1) Remove partition separating galley kitchen from adjacent room @
NE corner (first floor) ✓

 - This is a non- – load bearing non-original wall.

Second floor

- 2) Remove kitchen – remodel to bedroom. ✓
- 3) Remove non-original trim around back stairway door @ 2nd flr. ✓
- 4) Install window in back stairwell. ✓

UNIT # 3

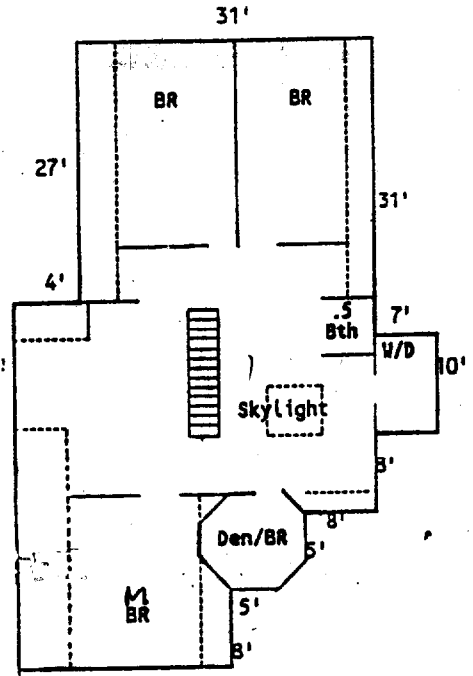
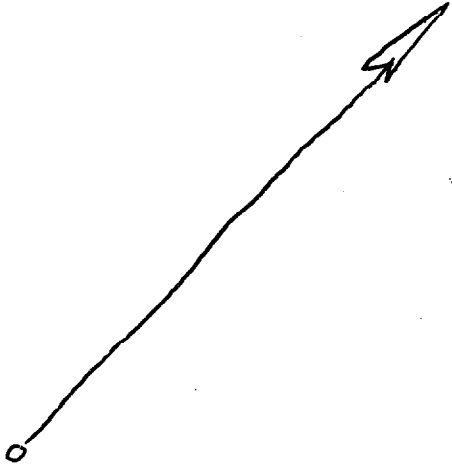
29 Falmouth St.

2nd floor

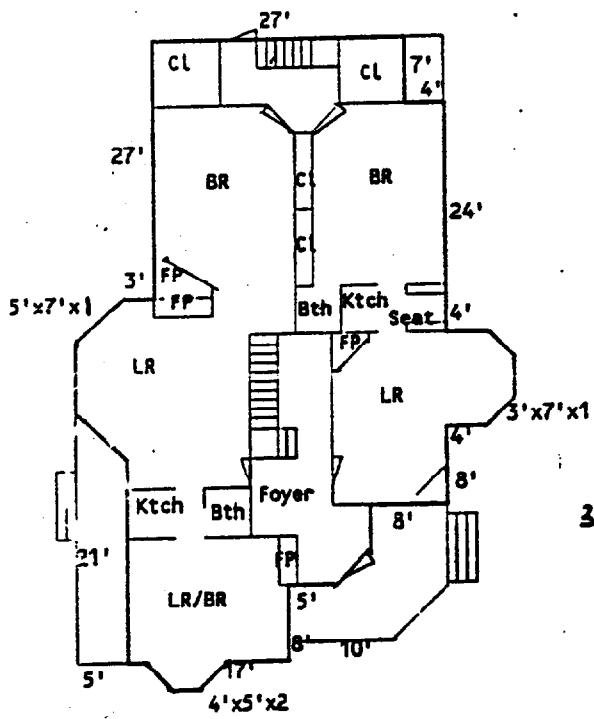
- 1) Remove partition-separating unit 3 from foyer. ✓
 - This is a non- – load bearing non-original wall. ✓
- 2) Remodel kitchen

3rd floor

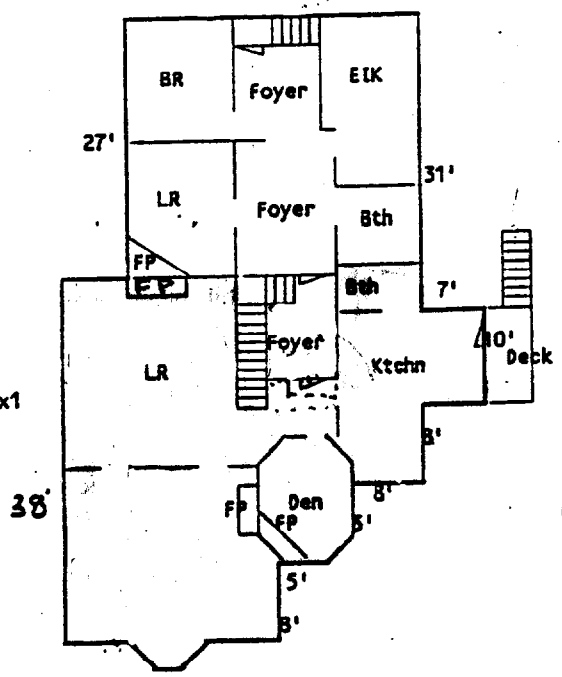
- 3) Remove old roll roofing from flat roof @ N. end of building. ✓
 - Replace with ice/water shield. ✓
 - Enlarge and replace skylight. ✓
 - Install roof deck and railing on roof. ✓
- 4) Install egress skylights in all 3rd floor bedrooms. ✓ sec. 2405.0 ✓
- 5) Install circular staircase to roof. ✓ STAIR CONST. sec. 1014.0 ✓
- 6) Wall off existing entrance to ½ bath and install new entrance from adjacent bedroom. ✓
- 7) Remove shower stall and partition from laundry room. ✓
 - Remodel laundry room. ✓
 - Remodel den to be a master bathroom ✓
- 8) Remove ceiling from master bedroom ✓
 - Cathedral ceiling in master bedroom. ✓



Third floor



First floor



Second floor

City of Portland
Marge Schmuckal
Rm. 315 – 389 Congress Street
Portland, ME 04101
June 5, 2001

Dear Marge:

In connection with The Casco Bay Group's building permit application and condominium conversion application, I am enclosing the following forms.

Condominium Conversion Tenant Forms
Notices To Quit And Termination Of Tenancy
Notices Of Intent To Convert
Condominium Conversion Permit – parts 1, 2, 3
Exhibit A – Tenant Schedule Of Rents And Security Deposits.

The Casco Bay Group (CBG) purchased 29 Falmouth St. from Loon Watch Developers on March 29, 2001

Regarding Lynne Ellis, tenant of unit 3: Lynne vacated her unit prior to CBG taking ownership of this property. To my knowledge she was never given a notice to quit. When contacted by us she declined to disclose her address information.

Other sources of tenant information may be obtained from Margaret Donovan of Loon Watch Developers.

Her telephone #s are 766-1900 (cell)

773-4299 (store)

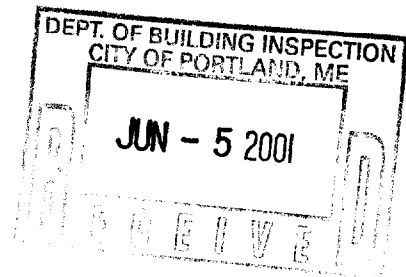
If I can provide any more information please contact me at 775-6055 ofc.

232-3660 cell

Sincerely,



David Courtney
The Casco Bay Group



Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

JUN - 5 2001

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 29 Falmouth St. Portland, ME 04103

NUMBER OF UNITS: 4

TENANT NAME: Lynne Ellis

TENANT'S UNIT #: 3

TENANT'S TEL. #: 874-0350

TENANT'S PRESENT ANNUAL INCOME: Unknown

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: Approx. 3 Yrs.

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: (Owners up to 3-29-01)
Loon Watch Developers - Attn. Margaret Donovan - P.O. Box 10165 Portland, ME
04101

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: THE CASCO BAY GROUP
Attn. David Courtney - P.O. Box 8091 Portland, ME 04104
OWNERS AS OF 3-29-01

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL
To be joined with unit below (which was Unit #1)
Remove kitchen - Update Electrical & Plumbing - Install windows
in stairwell - Seal off & Fire rate entry to front foyer - Install
fire Egress from 2nd flr. window.



JUN - 5 2001

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 29 Falmouth St. Portland, ME. 04103

NUMBER OF UNITS: 4

TENANT NAME: Charles Wolf 120 Sheridan St. Portland, ME
04101

TENANT'S UNIT #: 2

TENANT'S TEL. #: 774-1896

TENANT'S PRESENT ANNUAL INCOME: Unknown

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: Approx. 2 1/2 Yrs.

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Owners upto March 29th 2001
Loon Watch Developers - Attn. Margaret Donovan - P.O. Box 10165 Portland, ME
04101

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: THE CASCO BAY GROUP
Attn. David Courtney - P.O. Box 8091 Portland, ME 04104

- New Owners As of 3-29-01 -

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL
Install Master Bath in Mstr. Bdrm. Update Electrical - Remove non-origina
partitions and remodel kitchen. Enclose porch and install 1/2 bath in
porch area - Reline chimneys - Seal off and fire rate entrance from
Main Foyer - Paint interior - Install new landing to porch entrance.

Loon Watch Developers
P. O. Box 10165
Portland, Maine 04104

Charles Wolf
29 Falmouth Street
Portland , Maine

March 28, 2001

RE: NOTICE TO QUIT AND TERMINATION OF TENANCY

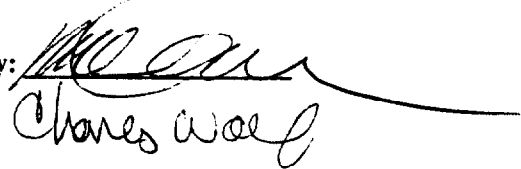
Dear Charles Wolf


You are hereby notified that your tenancy in the premise located at 29 Falmouth Street Portland, Maine , Apartment 2, Portland, Maine(hereinafter referred to as "the premise"), owned by Loon Watch Developers (hereinafter referred to as "owner/landlord") is terminated effective April 31, 2001 at midnight, which is at least thirty (30) days from the date of this notice. You are hereby demanded to quit and move from premise and deliver possession to Landlord on or before said thirty day period. The premise is now occupied by you and is owned by Loon Watch Developers. You must vacate the premises.

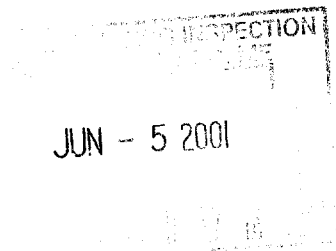
PLEASE NOTE THAT YOUR TENANCY IN THE PREMISES IS HEREBY TERMINATED AS OF April 31, 2001, THE DATE WHICH IS AT LEAST THIRTY (30) DAYS OF YOUR RECEIPT OF THIS NOTICE.

Loon Watch Developers

By:


Charles Wolf


TIMES
7-15





CITY OF PORTLAND

JUN - 5 2001

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 29 Falmouth St. Portland, ME. 04103

NUMBER OF UNITS: 4

TENANT NAME: Paula Sawyer 146 Summer St. Auburn, ME.
04210

TENANT'S UNIT #: 4

TENANT'S TEL. #: Unknown

TENANT'S PRESENT ANNUAL INCOME: Unknown

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 1 YEAR ^{Less than}

ATTACH COPY OF TENANT NOTICE Owners up to 3-29-01

OWNER'S NAME/ADDRESS/TEL. #: Loon Watch Developers
Attn. Margaret Donovan P.O. Box 10165 Portland, ME. 04101

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: THE CASCO BAY GROUP
Attn. David Courtney - P.O. Box 8091 Portland, ME 04104
New Owners as of 3-29-01

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL
Restoration and enlargement of skylight - Partition off Master Bedroom,
Cathedral ceiling in mstr. bdrn. - Addition of 3 closets - Replace flooring on
3rd. FIR. - Remove Partition wall @ 2nd fir. - Remodel Kitchen - Install mstr.
Bath on 3rd FIR. - Install laundry/3/4 bath on 3rd. FIR. - Install 1/2 bath
on 2nd FIR. - Restore Windows - Install Circular stair to roof deck
Install Roof Deck - Repair Flat roof - Install (3) Egress Skylights. UPDATE
Electrical.

Loon Watch Developers
P. O. Box 10165
Portland, Maine 04104

Paula SAWYER
29 Falmouth Street
Portland , Maine

March 28, 2001

RE: NOTICE TO QUIT AND TERMINATION OF TENANCY

Dear Paula Sawyer

You are hereby notified that your tenancy in the premise located at 29 Falmouth Street Portland, Maine , Apartment 4, Portland, Maine(hereinafter referred to as "the premise"), owned by Loon Watch Developers (hereinafter referred to as "owner/landlord") is terminated effective April 31, 2001 at midnight, which is at least thirty (30) days from the date of this notice. You are hereby demanded to quit and move from premise and deliver possession to Landlord on or before said thirty day period. The premise is now occupied by you and is owned by Loon Watch Developers. You must vacate the premises.

PLEASE NOTE THAT YOUR TENANCY IN THE PREMISES IS HEREBY TERMINATED AS OF April 31, 2001, THE DATE WHICH IS AT LEAST THIRTY (30) DAYS OF YOUR RECEIPT OF THIS NOTICE.

Loon Watch Developers

By: 





JUN - 5 2001

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

CITY OF PORTLAND

JUN - 5 2001

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 29 Palmonth St. Portland, ME 04103

NUMBER OF UNITS: 4

TENANT NAME: Kevin Cheney 441 Deering Ave. Portland, ME
04103

TENANT'S UNIT #: 1

TENANT'S TEL. #: 773-7661

TENANT'S PRESENT ANNUAL INCOME: Unknown

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 1 1/2 years
2 Approx.

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Owners up to March 29th 2001
Loon Watch Developers - Attn. Margaret Donovan - P.O. Box 10165 - Portland, ME.
04101

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: THE CASCO BAY GROUP
Attn. David Courtney P.O. Box 8091 Portland, ME 04104
OWNERS AS OF 3-29-01

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL
Remove partition between kitchen and adjacent room - Remodel
Kitchen - Update Plumbing & Electrical - Combine with unit
on 2nd Floor (which was unit #3) Restore Exterior Entry/Porch

Loon Watch Developers
P. O. Box 10165
Portland, Maine 04104

Kevin Chenery
29 Falmouth Street
Portland, Maine

March 28, 2001

RE: NOTICE TO QUIT AND TERMINATION OF TENANCY

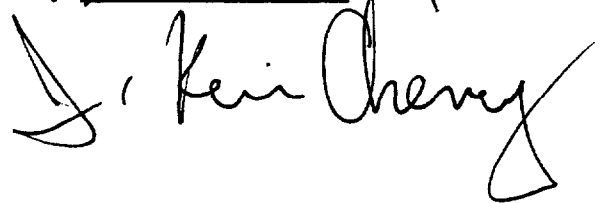
Dear Kevin Chenery

You are hereby notified that your tenancy in the premise located at 29 Falmouth Street Portland, Maine, Apartment 1, Portland, Maine (hereinafter referred to as "the premise"), owned by Loon Watch Developers (hereinafter referred to as "owner/landlord") is terminated effective April 31, 2001 at midnight, which is at least thirty (30) days from the date of this notice. You are hereby demanded to quit and move from premise and deliver possession to Landlord on or before said thirty day period. The premise is now occupied by you and is owned by Loon Watch Developers. You must vacate the premises.

PLEASE NOTE THAT YOUR TENANCY IN THE PREMISES IS HEREBY TERMINATED AS OF April 31, 2001, THE DATE WHICH IS AT LEAST THIRTY (30) DAYS OF YOUR RECEIPT OF THIS NOTICE.

Loon Watch Developers

By: 


J. Kevin Chenery


3/28/01

Time
2:10

JUN - 5 2001

Kevin Cheney
441 Deering Avenue
Portland, ME 04103

May 30, 2001

Dear Kevin,

Please be informed that The Casco Bay Group, which purchased your former residence at 29 Falmouth St. Portland, ME, intends to convert it into three condominiums.

The City of Portland requires a developer to notify you of this intent at least One Hundred Twenty (120) days before you are required by the developer to vacate. It is our wish to comply with this ordinance to the extent applicable to us.

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: 775-5451)

The City of Portland may contact you during this permitting process. Please cooperate with them to the extent you see fit. I have enclosed copies of the Article VII Condominium Conversion Sec. 14-565 thru 14-571 and the Income Guidelines for your information.

Thanks again for your cooperation and if you have any questions or need any assistance please feel free to contact me any time.

Sincerely,



David M. Courtney
The Casco Bay Group
P.O. Box 8091
Portland, ME 04104
Tel. 775-6055 x 315

*Hand delivered on
Friday June 1/01*

JMK

JUN - 5 2001

Paula Sawyer
146 Summer Street
Auburn, ME 04210

May 30, 2001

Dear Paula,

Please be informed that The Casco Bay Group, which purchased your former residence at 29 Falmouth St. Portland, ME, intends to convert it into three condominiums.

The City of Portland requires a developer to notify you of this intent at least One Hundred Twenty (120) days before you are required by the developer to vacate. It is our wish to comply with this ordinance to the extent applicable to us.

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: 775-5451)

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Thanks again for your cooperation and if you have any questions or need any assistance please feel free to contact me any time.

Sincerely,

David M. Courtney

David M. Courtney
The Casco Bay Group
P.O. Box 8091
Portland, ME 04104
Tel. 775-6055 x 315

*Hand Delivered on
5-31-01*

JUN - 5 2001

Charles Wolf
120 Sheridan Street
Portland, ME 04101

May 30, 2001

Dear Charley,

Please be informed that The Casco Bay Group, which purchased your former residence at 29 Falmouth St. Portland, ME, intends to convert it into three condominiums.

The City of Portland requires a developer to notify you of this intent at least One Hundred Twenty (120) days before you are required by the developer to vacate. It is our wish to comply with this ordinance to the extent applicable to us.

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: 775-5451)

The City of Portland may contact you during this permitting process. Please cooperate with them to the extent you see fit. I have enclosed copies of the Article VII Condominium Conversion Sec. 14-565 thru 14-571 and the Income Guidelines for your information.

Thanks again for your cooperation and if you have any questions or need any assistance please feel free to contact me any time.

Sincerely,

David M. Courtney

David M. Courtney
The Casco Bay Group
P.O. Box 8091
Portland, ME 04104
Tel. 775-6055 x 315

*Delivered in Person
on 5-31-01
JMK*

CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project:

29 FAIRMOUTH ST.
Portland, ME 04103

Assessor's chart:

116

Block:

D

Lot:

012

Name of Owner: THE CASCO BAY GROUP

Address: P.O. Box 8091 - Portland, ME 04104

Telephone No.: 207-775-6055 or cell 232-3880

Name of Project: THE Clifford House Condominiums

No of Units to be Converted: 3

No. of Units applying for: 3

No. of Units in structure 4

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds TO BE DETERMINED

Approved by: _____

ZONING: _____

Date: _____

No. of units approved (circle)

Fire Dept: 1 3 3 4 5 6 7 8 9 10 Date: _____

others
Plumbing: 1 2 3 4 5 6 7 8 9 10 Date: _____

others
Elec: 1 2 3 4 5 6 7 8 9 10 Date: _____

others
Bldg. & Housing: 1 2 3 4 5 6 7 8 9 10 Date: _____

Comments: -

JUN - 5 2001

CONDOMINIUM CONVERSION APPLICATION
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application. ✓
2. Attach also a list of names of tenants or occupants to whom letters were sent. ✓
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible) ✓
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?
yes no See Cover letter.
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes no See Cover letter.
6. Have relocation referrals and assistance been provided to tenants on demand?
yes no

JUN 15 1971

Condominium Conversion Permit Application, continued

PART III
PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: 116-D-012
2. Number of units before conversion: 4
3 units with 1 bedroom;
0 units with 2 bedrooms;
1 units with 3 or more bedrooms;
3. Monthly rent (range)
 (specify with or without util.)
\$525 to \$700, includes Util)
\$700, includes Utilities
4. Number of units after conversion: 3
1 units with 1 bedroom;
0 units with 2 bedrooms;
2 units with 3 or more bedrooms;
5. Purchase Price (range) \$
 Approx. 190K TO 235K
250K TO 350K
6. Length of time building owned by applicant? 2 Months
7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit
 Yes No (Please circle applicable permit type.)
8. Type and cost of building improvements associated with this conversion that do not require permits:
\$25K exterior walls, windows, doors, roof
\$5K insulation
\$15K interior cosmetic (wall/floor/refinishing, etc.)
\$3000 other (specify) Landscaping
 none

JAN 5 2001

Paula Sawyer

9. For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number: 1 2 3 (4) 5 6 7 8 9 10

- a) Length of occupancy- Less Than 1 Year
- b) Age of head of household- 57 Yrs.
- c) Number of children- 0
- d) Number of persons ages 60 or over- 0
- e) Will tenant purchase unit? To BE Determined
- f) If not, was (or will) relocation payment (be) made? To BE Determined
- g) If moving, check destination below:
- i) Same Neighborhood- _____
 - ii) Elsewhere in Portland- _____
 - iii) Out of Portland- ✓
 - iv) Unknown- _____

MM - 5-2021

Lynne Ellis

9. For each converted rental unit supply the following information on last tenants prior to conversion:

	Unit Number:	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy-				Approx. 3 yrs.							
b) Age of head of household-				28 yrs.							
c) Number of children-				0							
d) Number of persons ages 60 or over-				0							
e) Will tenant purchase unit?				To be determined							
f) If not, was (or will) relocation payment (be) made?								No			
g) If moving, check destination below:											
i) Same Neighborhood-											
ii) Elsewhere in Portland-				→ ✓							
iii) Out of Portland-											
iv) Unknown-											

JUN 15 2008

Charles Wolf

9. For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number: 1 (2) 3 4 5 6 7 8 9 10

- a) Length of occupancy- Approx. 2 1/2 YEARS
- b) Age of head of household- 58 Yrs.
- c) Number of children- 0
- d) Number of persons ages 60 or over- 0
- e) Will tenant purchase unit? To BE Determined
- f) If not, was (or will) relocation payment (be) made? To BE Determined
- g) If moving, check destination below:
 - i) Same Neighborhood- _____
 - ii) Elsewhere in Portland- ✓
 - iii) Out of Portland- _____
 - iv) Unknown- _____

JUN - 5 1977

J. Kevin Cheney

9. For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number: ① 2 3 4 5 6 7 8 9 : 10

a) Length of occupancy-

1 1/2 YEAR

b) Age of head of household-

41

c) Number of children-

~~1~~ 1 Part Time

d) Number of persons ages 60 or over-

0

e) Will tenant purchase unit?

TO BE DETERMINED

f) If not, was (or will) relocation payment (be) made?

TO BE DETERMINED

g) If moving, check destination below:

i) Same Neighborhood-

ii) Elsewhere in Portland- ✓

iii) Out of Portland-

iv) Unknown-

5 2001

EXHIBIT A

Tenant(s)	Unit Number	Monthly Rent	Security Deposit Amount
Kevin Cheney	1	\$575.00	\$ 0.00
Charles Wolf	2	\$700.00	\$700.00
Lynne Ellis	3	\$525.00	\$ 0.00
Paula Sawyer	4	\$700.00	\$700.00

JUN - 5 2001