<b>City of Portland, Maine -</b> 389 Congress Street, 04101	0				Permit No: 07-0535	Issue Dat	e:	CBL: 119 E00	7001
Location of Construction: 245 BRIGHTON AVE	Owner Name: Fortune Holdir			Owner Address: 22 Inverness Road			Phone:	Phone:	
Business Name:	Contractor Nan	1e: (		Contractor Address:				Phone	
Lessee/Buyer's Name	Phone:				<b>Permit Type:</b> Change of Ownership - Condo C		do Con	version	Zone:
Past Use: 6 unit Residential		6 Unit Condominium- Change of use		Pe	ermit Fee: \$1,350.00			CEO District: 3	]
from 6 unit res condominium, renovations				Approveu			PECTION: e Group: Type		
Proposed Project Description: Change of use from 6 unit residential to 6 unit condominit cosmetic renovations			nterior	Signature: Signature PEDESTRIAN ACTIVITIES DISTRICT (P. Action Approved Approved w/O			(P.A.D.)	.A.D.)	
				Sig	gnature:			Date:	
<b>Permit Taken By:</b> ldobson	<b>Date Applied For:</b> 05/11/2007	Zoning App			g Approva	1			
<ol> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> </ol>		Special Zone or Reviews		Zoning Appeal			Historic Preservation		
		Sho	Shoreland		U Varianc	Variance		Not in District or Landma	
2. Building permits do not include plumbing, septic or electrical work.		U Wetland		Miscellaneous			Does Not Require Revie		
<ol> <li>Building permits are void if work is not started within six (6) months of the date of issuance.</li> </ol>			Flood Zon		Conditional Us			Requires Review	
False information may invalidate a building permit and stop all work		Subdivision		Interpretatio			Approved		
		Site	e Plan		Approv	ed		Approved w/	Condition
		Maj 🗌	Mino MM		Denied			Denied	
		Date:			Date:		Ι	Date:	

## 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 APPLICAN	ADDRESS	DATE	РНО
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	РНО

Location of Construction:	Owner Name:		Owner Address:	Phone:		
245 BRIGHTON AVE	Fortune Holdings LLC		22 Inverness Road			
Business Name:	Contractor Name:		Contractor Address:		Phone	
Lessee/Buyer's Name	Phone:		Permit Type: Change of Ownership	- Condo Convers	sion	Zone:
Dept: Zoning Status:	Approved with Condition	ns Reviewer	: Ann Machado	Approval Dat	te: 05/	24/2007
Note:					Ok to Issue	e: 🔽
<ol> <li>With the issuance of this permit a of use shall require a separate per</li> <li>PLEASE NOTE: Under the City'</li> </ol>	mit application for revie	w and approval.				-
a conversion permit shall be obta preexisting written lease. C) For irrevocable option to purchase d D) The developer shall post a co prospective purchasers upon requ PAYMENT BEFORE the tenant	ined. B) Rent may not b a sixty (60) day period f uring which time the dev py of the permit in a con uest. E) If a tenant is elig	e altered during following the no veloper may not aspicuous place	the official noticing per- tice of intent to convert, convey or offer to conve in each unit, and shall m	iod unless express the tenant has an ey the unit to any ake copies availa	sly providec exclusive a other perso ble to	l in a nd
3) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.						
Dept: Building Status:	Approved with Condition	ns Reviewer	: Tammy Munson	Approval Dat	te: 06/	13/2007
Note:					Ok to Issue	e: 🗸
1) This is a Change of Use ONLY p	ermit. It does NOT autho	orize any constru	action activities.			
Dept: Fire Status:	Approved with Condition	ns Reviewer	: Capt Greg Cass	Approval Dat	te: 06/	05/2007
Note:					Ok to Issue	e: 🗸
<ol> <li>Entire building shall comply with Compliance to be determined at C A copy is available apon request</li> </ol>	C-O as no plans submitte					

## **Comments:**

5/18/2007-ldobson: Received Ouitclaim deed routed permit to Zoning

5/11/2007-ldobson: Before I can route this need something showing change of ownership. LJD

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SIGNATURE OF APPLICAN	ADDRESS	DATE	РНО