

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0056	Issue Date: FEB - 7 2005	CR#: 132 I001001
Owner Address: 9 Matthews St Apt 3		Phone: 207-874-2276
Contractor Address: Portland		Phone: CITY OF PORTLAND
Permit Type: Change of Use - Condo Conversion		Zone: R5
Permit Fee: \$675.00	Cost of Work: \$0.00	CEO District: 5
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: 39 2/1/05 <i>[Signature]</i>	
Signature: <i>[Signature]</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:

Location of Construction: 9 Matthews St	Owner Name: Hahn Daniel J
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Business Name: n/a	Contractor Name: self
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Lessee/Buyer's Name n/a	Phone: n/a
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Past Use: Multi Family / 3 Units	Proposed Use: Change of Use- Condominium Conversion from 3 units to 3 condominiums.
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Legal Use Three (3) dwelling units

Proposed Project Description:
Condominium Conversion from 3 units to 3 condominiums.

Permit Taken By: gg	Date Applied For: 01/13/2005
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Zoning Approval		
Special Zone or Reviews <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 with cond</i> Date: 9 2/1/05	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: <i>[Signature]</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmar <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>

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

2/19/05 Final w/ owner. O.K. For e/o subject to
F.D. inspect. Jk

2/23/05

Fire door needed for basement + boiler protection. Will check when
C of O for Condos ok for this C of O H.M.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 9 Matthews St

CBL 132 1001001

Issued to Hahn Daniel J/Daniel Hahn

Date of Issue 02/14/2005

This is to that the building, premises, or part thereof, at the **above** location, built — altered — **changed** as to use under Building Permit No. 05-0056, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or **otherwise**, as indicated below.

PORTION OF BUILDING OR PREMISES

Change of Use-Convert 3 units to 3 condominiums

APPROVED OCCUPANCY

Use Group R2 Type 5B

Limiting Conditions:

Use Permit only-This certificate does not certify code compliance.

This certificate supersedes
certificate issued
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

DEPARTMENT OF BUILDING INSPECTION
PERMIT

PERMIT ISSUED
Permit Number: 050056
FEB - 7 2005
CITY OF PORTLAND

This is to certify that Hahn Daniel J/self

has permission to Condominium Conversion from 3 units to condominiums.

AT 9 Matthews St 132 I001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is leased or 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0056	Date Applied For: 01/1312005	CBL: 132 I001001
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Location of Construction: 9 Matthews St	Owner Name: Hahn Daniel J	Owner Address: 9 Matthews St Apt 3	Phone: 207-874-2276
Business Name: n/a	Contractor Name: Daniel Hahn	Contractor Address: Please call when permit ready Portland	Phone: (207) 775-8159
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Condo Conversion	
Proposed Use: Change of Use- Condominium Conversion from 3 units to 3 condominiums.		Proposed Project Description: Condominium Conversion from 3 units to 3 condominiums.	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 0210 112005

Note: **Ok to Issue:**

- 1) 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.
- 2) 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.
- 3) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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:** Mike Nugent **Approval Date:** 0210412005

Note: **Ok to Issue:**

- 1) This is a Change of Ownership ONLY permit. It does NOT authorize any construction activities

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:**

Note: **Ok to Issue:**

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>9 Matthews St</u>	
Total Square Footage of Proposed Structure	Square Footage of Lot <u>7500^{sq} ft</u>

Tax Assessor's Chart, Block & Lot Chart# <u>132</u> Block# <u>I</u> Lot# <u>1</u>	Owner: <u>Daniel HAHN</u>	Telephone: <u>874-2276</u>
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Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	cost Of Work: \$ _____ Fee: \$ _____
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Current use: Apartment 3 3 Condo Conversion

If the location is currently vacant, what was prior use: _____ 450.00

Approximately how long has it been vacant: _____ 3 (0) 225.00

Proposed use: Condominiums 3 Condo

Project description: _____ Total 675.00

Contractor's name, address & telephone:

Who should we contact when the permit is ready: Daniel Hahn

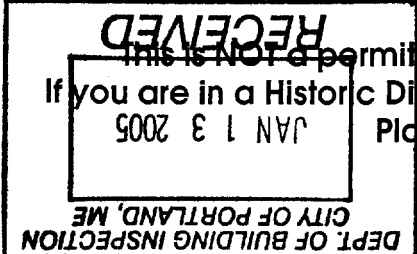
Mailing address: 9 Matthews St #2
Portland ME 04103

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: 874-2276

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: <u>Daniel Hahn</u>	Date: <u>1/11/05</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

**CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I**

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

Location of Project:
9 Matthews St

Assessor's Chart # 132
Block # I
Lot # 1

Name of Owner: DANIEL HAHN

Address: 9 Matthews St #2, Portland ME 04103

Telephone No.: 207-874-2276

Name of Project: Seering Estates Condominiums

Number of Units to be Converted: 3

Number of Units Applying For: 3

Number of Units in Structure: 3

Date on which Declaration of Condominiums was filed in CCRD: 1/5/05

Approved by: _____

ZONING: _____ DATE: _____

Number of Units Approved (Circle)

Fire Dept. 1 2 **3** 4 5 6 7 8 9 10 Other _____

DATE: _____

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

DATE: _____

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

DATE: _____

Bldg./Hsg. 1 2 3 4 5 6 7 8 9 10 Other _____

DATE: _____

Comments:

**CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART II**

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach list of names of tenants or occupants to whom a Notice of Intent was sent.
3. Please include addresses of those receiving Notice of Intent and dates such Notice was received.
4. Has Notice of Intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"? YES X NO _____
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? *Payments will be made if ten are eligible.*
6. Have relocation referrals and assistance been provided to tenants on demand?
YES _____ NO _____

Referrals and assistance will be provided upon request.

**CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART III: PROJECT DATA**

1. Assessors reference, Chart, Block, Lot: 132-I-1
2. Number of Units before conversion: 3
- _____ Units with 1 bedroom _____ Units with 2 bedrooms
- 3 Units with 3 or more bedrooms
3. Monthly rent range (specify with or without utilities, being specific about the utilities)

\$800 - \$995 : This does not include utilities

4. Number of Units after conversion: 3
- _____ Units with 1 bedroom _____ Units with 2 bedrooms
- 3 Units with 3 or more bedrooms
5. Purchase Price range: \$190,000 - \$220,000
6. Length of time building owned by applicant: 12 years
7. Improvements, renovations or modifications being made in association with this conversion will require the following permits (please circle all that apply):

Building Plumbing Heating Electrical

8. Type and cost of building improvements being made in association with this conversion that will not require permits:
- \$ 16,000 exterior walls, windows, doors, roof
- \$ _____ insulation
- \$ 4,000 interior cosmetic (wall/floor refinishing, etc.)
- \$ _____ other (please specify) _____
-
- \$ 0.00 no improvements being made

Tenants that received a Notice of Intent:

Paul and Melissa Clifford
9 Matthews St. Apt 1
Portland, ME 04103

Notice received: January 5, 2005
Notice signed: January 6, 2005

Submit with Condominium Conversion Permit Application

Project Data:

Address: 9 Matthews St

C-B-L: 132-I-1

Number of Units in Building: 3

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Paul + Melissa Clifford	899-0180	5 years	1/4/05	
Unit 2 Daniel Hahn (owner)	874-2276	8 years		
Unit 3 Unoccupied				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 12 years

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:

\$ 16,000 Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ 4,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)

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

	Unit # 1	Unit # 2	Unit # 3	Unit #	Unit #	Unit #	Unit #	Unit #
Length of occupancy	5yrs	Owner	Unoccupied					
Age of head of household	38							
# of children	1							
# of persons age 60+	0							
Will tenant purchase unit	Possibly							
If not purchasing, will relocation payment be made								
If moving, check destination:								
same neighborhood								
elsewhere in Portland								
out of Portland								
unknown								

9. Continued.

Unit #1: Paul and Melissa Clifford have lived there for 5 years and are interested in buying the unit. The Notice of Intent to Convert is attached.

Unit #2. Jennifer and Amy Tringali lived in the second unit for 2 years, from Oct. 2002 to Oct 2004. They gave their notice to vacate on Sept 1, 2004 (see attached 30 day notice to vacate). Daniel Hahn (owner of the building) has moved into this unit from the third floor and will make this his permanent residence.

Units #3: Daniel Hahn, owner of the building, resided on the 3rd floor from Sept 1996 to Nov 2004. He moved to the second floor, when Jennifer and Amy Tringali vacated, leaving Unit #3 unoccupied.



**BURNHAM & MORRILL
COMPANY**
FOOD PACKERS

ALSO SEA FOODS, VEGETABLES, SPECIALTIES 45 WATER ST. Tel. 2-8341

828

1955—FRED. L. TOWER COMPANIES'

Left Right

Marlborough Road—Cont.

- HUNTINGTON AVENUE begins
- UNACCEPTED from here to end—
- 87 Bernard B Watts Δ4-9218
- HUMBOLDT STREET ends
- 191 Patrick J Mulkerrin @ Δ3-4497
- 282 Mrs Susie E Dixon @ Δ3-4913
- COPLEY AVENUE begins

MARLOW STREET

WARD 9

- From 427 Woodford to Ludlow
- 10 Theodore E Grover @ Δ4-3245
- 16 Mrs Elizabeth E Graham Δ4-1656
- Madolin Graham real est Δ4-1656
- 17 Lawrence J Watson @ Δ2-1166
- 20 Van M Stevens @ Δ4-4026

MARSHALL STREET

WARD 7

- From 65 West to 290 Brackett
- 10 John L Bennett Δ3-2068
- 12 Fred Morang Δ2-5364
- 14 Mark D Timmons
- 14a Martin J O'Connor
- 16 Emerson D Parlin
- 18 George E Whipple Δ4-9337
- 20 Kenneth Schumacher @
- 21 Henry T Orlando
- Phillip W Polansky Δ4-1648
- Mrs Virginia W Libby Δ2-2184
- 22 Richard V Taylor @ Δ5-0238
- 24 Murat H Croy Δ4-3041
- 24a Graham M Croy
- 28 William E Bell @ Δ4-8430
- B Winslow Baston
- 30 George J Carey ptr and h @ Δ3-8729

MARSTON STREET

WARD 7

- From nr opp 349 Park avenue to between 19 and 35 Burnham

MARTIN POINT BRIDGE

WARD 9

End of Veranda

MARTYR STREET

WARD 5

- UNACCEPTED—
- From 159 Forest avenue
- 8 Johnson Supply Co warehouse
- 11 CANTON STREET ends
- 15 U S PO Garage
- 17 Joseph E O'Toole
- BRATTLE STREET crosses

MARYLAND AVENUE

WARD 9

- UNACCEPTED—
- From Dayton to Falmouth line

MARYLAND STREET

WARD 9

- UNACCEPTED—
- From 29 Allen avenue to Magnolia
- Morrill's Coal & Wood Co side entrance

MASON STREET

WARD 8

- UNACCEPTED—
- From end Belknap to Rackleff
- 7 Lynn M Reynolds jr @ Δ4-8330
- 11 Andrew McDonald @ Δ2-4804
- 14 Charles B Rodway jr @ Δ2-9072

MASSACHUSETTS AVENUE

WARD 8

- From 1199 Congress to Brighton avenue
- 4 Mrs Ann B Hunter Δ2-0052
- Ann's Beauty Shop Δ2-0052
- 6 Maurice W McCarthy @ Δ3-9519
- Vacant
- 8 Dorothy M Swett @ Δ2-6307
- 9 Roger E Cabana @

Left Right

- 10 Louis E Carey Δ4-0240
- Edward J Doucette Δ5-0570
- 11 James J Vassle @ Δ2-1828
- Dominic Maletta Δ3-8347
- 13 James W Rouse Δ4-7723
- John C Keane Δ3-3270
- 14 John J Keating Δ2-8245
- 16 Robert G Presnell Δ4-4720
- 18 Guy A Densmore @ Δ4-8729
- 19 Mrs Anna Sanbar @ 3-0524
- 21 Charles M Norton
- 24 Ralph E Warren Δ4-8743
- 25 Mrs Jennie G Brookings @
- Alfred K Burdwood Δ2-7545
- 26 Robert S Doucette @ Δ3-3760
- 28 Edwin J Huntman Δ2-4040
- 29 Alpheus E Sterling Δ4-4804
- 31 Mrs Margaret M Davis @ Δ2-3187
- 38 Mrs Ruth B McNeil Δ5-0613
- 42 G Earle Warren @ Δ2-4414
- 45 Frances M O'Donnell @ Δ2-2187
- 48 Albert S Whitney @ Δ3-8019
- 49 Edward F Welch @ Δ2-3525
- 53 John M Pelosi @ Δ4-8914
- 60-62 Vacant apt 1
- Chanel J Pelletier apt 2
- Larry Higgins apt 3
- Phillip Dow apt 4 Δ5-1048
- Mrs Lucy V Shoemaker apt 5 Δ2-7707
- Ralph L Towle apt 6
- 88 Kenneth F Cameron @ Δ5-1174
- 98 Michael Wallace @ Δ2-2965
- 100 John E Hanson @ Δ5-0466
- 104 Michael J Wallace @ Δ2-8004
- 109 Arthur F Gallagher Δ3-2825
- 113 Alfred C E Collins @ Δ2-0809
- 117 Charles B Fobes @ Δ4-2358
- 121 Robert M Walsh @
- 122 Ronaldo R LeTourneau @ Δ4-0925
- 125 Leo J Irish @ Δ3-0809
- 126 Mrs Isabel E McQuin @ Δ3-0818
- 129 Frank Vennit @ Δ4-8566
- 138 Benjamin F Foster @ Δ3-1033
- 142 Mrs Crissie L Brooks @ Δ4-0772
- 144 Weston E Petrie @ Δ3-3602
- 152 Oliver X Vener Δ5-1515
- 156 W Washburn Hinds @ Δ2-1261
- 160 Mrs Florence M Moses @ Δ2-2903
- 164 Simeon L Provencher Δ4-2425
- 166 Mrs Margaret C Crane
- 168 ELIZABETH ROAD crosses
- 174 Howard C Moore @
- 175 Walter L Keating apt 1 Δ2-0865
- Eleanor P Burgess apt 2 Δ4-7593
- Carl V Anderson apt 3 Δ2-3383
- 178 Curtis W Birby apt 4 Δ2-6329
- William E Reihan Δ4-0746
- Carl H Hunter Δ4-2958
- 181 Frank M Hawthorne apt 1 Δ4-2889
- Mrs Florence Eveleth apt 2
- Walter E Minott apt 3 Δ3-6110
- Louis Grinker apt 4 Δ3-1359
- 183 Anna D Driscoll apt 1 Δ2-4848
- William Smalley apt 2
- Richard C Grant apt 4
- 185 Ruth V Swett apt 1 Δ2-6096
- Edward E Russell apt 2
- Mrs Agnes O Christian apt 3 Δ2-9608
- Willis E Mulkern apt 4
- Albert G Douglas @ Δ5-1426
- 191 Mrs Anna G Sacknoft apt 1 Δ3-2335
- Earle Bennett apt 2 Δ3-8381
- Leroy A Brown apt 3
- Charence S Cressey jr apt 4 Δ3-4440
- 193 John P Vatalas apt 1
- Mrs Sally A Campbell apt 2
- Mrs Dorothy St Jernquist apt 3
- Frederick C Jordan apt 4
- 194 Robert S Cohen @ Δ4-3665
- 195 Jack L Silver apt 1 Δ4-9427
- Esther F Bickford apt 2 Δ5-1527
- Mrs Jacquelyn I Bicknell apt 3 Δ2-2258
- Anna D Branz apt 4
- Robert Weinstein Δ2-5602
- 196 Aaron H Blumenthal @ Δ3-1935
- M Louise Samuels
- 200 Henry D Hanson
- 202 Herbert A Sampson Δ3-0024
- Mrs Ruth E Trickey Δ3-5232
- 203 Joseph F DeAngelis apt 1 Δ3-2782
- Richard A Webster apt 2 Δ5-1432

Left Right

- Beulah M Davis apt 3 Δ3-2147
- Arnold E Weber apt 4 Δ2-4739

MASSACHUSETTS AVENUE—PEAKS ISLAND

From Brackett av easterly to Willow

MATTHEWS STREET

WARD 8

- From 183 Concord to 170 Pleasant avenue
- 3 Edward J Reidman @ Δ2-7087
- James H Trehwella Δ2-8008
- C Samuel Seavey @ Δ4-3325
- 8 Morris Cox @ Δ2-4124
- Lincoln T Small Δ3-3326
- Harry G Hanson Δ4-0838

MAY STREET

WARD 7

- From 249 1/2 Danforth to 280 Spring
- 3 Harold J Bombard Δ3-8841
- Michael P Piszczak @ Δ3-2182
- Maurice J Brunel
- Vacant
- 6 Joseph E Leavitt
- Timothy J Joyce
- Alfred T Fuller
- 7 Mrs Marie Swanson
- Claude R Livingston Δ4-4814
- Douglass Worcester
- 8 John W McLoy
- Peter A Ridge Δ4-7161
- Charles L Dunn Jr Δ3-8017
- 9 Kenneth E Ward Δ5-0040
- Howard A Beers
- Charles Glazier
- 11 Mrs Catherine P Clonan Δ3-6319
- Michael J Rielly Δ3-8918
- Mrs Blanche Beauford
- 12 John M McFarland Δ4-4860
- Mrs Joanna A Twomey @ Δ3-5097
- 15 William F Kearns
- Robert G Mulkern Δ4-8135
- 16 Charles M Place Δ4-8176
- Martin J Welch Δ3-5042
- 17 Presley Johnson Δ4-0966
- John V Mulherin @ Δ4-4038
- Roland O'Leary
- 20 TAYLOR STREET begins
- 21 Mrs Myrtle L Vance
- Edward J Majors
- 23 Mrs Balwina Nowakowski @ Δ4-2523
- 24 Vacant
- 25 Edward B Dyro
- 26 Henry E Sylvester @ Δ4-8323
- Alden G Griffin
- 27 Maynard C Griffin @
- Petral F Griffin
- 28 Walter D Rode Δ2-0677
- 32 Clifford L Moore @ Δ3-5015
- 33 William H Whitmore @ Δ2-4549

MAYER ROAD

WARD 8

- Off Brighton av near Nason's Corner
- 10 New house
- 22 New house
- 31 Shloma Pasiencier @ Δ2-5896
- 36 New house
- 40 Robert J Vachon @ Δ4-4306
- 41 New house
- 50 Paul H Roberge @ Δ4-1847
- 54 David A Chapman @ Δ3-8944
- 55 William I Wagner @ Δ4-1793
- 59 Lester P Carter @ Δ3-4994
- 60 Everett A Bean jr @ Δ2-7955
- 65 William A Glen jr @ Δ5-1590
- 66 Alfred G Dunn @ Δ4-8946
- 70 New house
- 71 William I Ross @ Δ5-1060
- 76 Oscar E Peterson @ Δ2-4056
- 77 John J Noonan @ Δ4-3781
- 80 Alphonse J King @ Δ3-2847
- 84 Rubin Leskoff @ Δ4-8458
- 88 Clinton J Schermerhorn @ Δ2-1014

MAYFIELD STREET

WARD 9


- Formerly Bishop Court
- From 38 Bishop southeasterly
- 6 Arthur H Hayes @ Δ2-1895

From: Daniel J. Hahn, Owner, 9 Matthews Street, Portland, Maine

To: Paul Clifford & Melissa Clifford, Tenants, 9 Matthews Street, 1st floor,
Portland, Maine

Re: Notice of Intent to Convert 9 Matthews Street, Portland, Maine to Three
Condominium Units

Date: January 4, 2005

NOTICE OF INTENT TO CONVERT: As you know, I intend to convert 9 Matthews Street into 3 condominium units. By law, based on the length of your tenancy (which commenced January, 2000), I am required to give you at least 150 days advance notice of intent to convert before I can require you to vacate. Therefore, I hereby give you notice of my intent to convert your apartment to a condominium unit. I further notify you that I may not require you to vacate on account of the proposed condominium conversion until June 6, 2005. 

OPTION TO PURCHASE: I am also required by law to give you (meaning all of the occupants of the unit jointly or if only one so opts, individually) a 60 day exclusive, non-assignable option to purchase the unit which you currently occupy. Therefore you have an exclusive, non-assignable option to purchase your unit (which will be Unit 1 of Deering Estates Condominium), which runs from the date upon which you receive this notice until sixty (60) days thereafter (or such longer period as we may mutually agree upon). The purchase price for the unit is One Hundred Ninety-Six Thousand Five Hundred Dollars (\$196,500) which includes the Unit in its current condition, except that vinyl replacement windows will be installed on the first floor. At the stated price, I will not agree to pay any brokers' commission, closing costs or points; if you wish for me to pay any of those items, the contract sales price will need to be adjusted accordingly. If it is impracticable to have the replacement windows installed on the first floor prior to closing, an amount equal to the estimate for completing that work will be set aside for that purpose at closing. For the stated price, other than the vinyl replacement windows, the Unit will be conveyed "as is," with no other improvements. The existing hot water heater and furnace serving the Unit are designated as limited common elements, and it will be the Unit Owner's responsibility to maintain and replace those systems. In addition, as part of the consideration for the purchase of the Unit, for the stated price you will be agreeing to accept a limited warranty certificate which limits my warranties to structural defects, and limits the warranty period to 2 years rather than 6 years, as allowed by law.

If you are considering purchasing, the Declaration, By-Laws, Rules and Regulations, First Year Condominium Association Budget, and Limited Warranty Certificate will be promptly provided to you upon request. My obligation to convey the Unit to you is contingent upon my receipt of approval from the City of Portland for

conversion of the building to condominium units upon terms and conditions acceptable to me; if I do not receive a conversion permit or can only receive it conditioned upon completion of work which **is** not acceptable to me, I will not convert the building to condominium units and reserve the right to declare this option to purchase null and void. For the next **180** days, I cannot offer to sell Unit 1 of Deering Estates Condominium to any other person upon more favorable price or terms unless the same terms are offered to you.

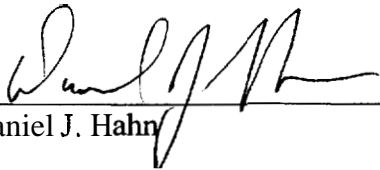
If you do opt to purchase, additional standard, commercially reasonable terms will be detailed in a purchase and sale agreement to be signed by you as Buyer(s) and me as Seller. Those provisions will include a requirement that you pay the equivalent of two-months assessments into a working capital fund at closing and a requirement that you accept a Limited Warranty Certificate which reduces the warranty period to two years, as allowed by law. You must notify me in writing if you do wish to exercise your option to purchase. If you have **not** so notified me and closed within **60** days of the date of this notice (or at such later time **as** we may mutually agree) your option to purchase lapses.

NOTICE OF TERMINATION: If you do not opt to buy the condominium unit, you may remain in possession of your apartment until June 6, 2005. The terms of your tenancy, including your rent, will not be altered during this period. If you are not buying the Unit, I hereby request that you move out of Apartment 1, 9 Matthews Street, Portland, Maine and deliver possession thereof to me on or before June 6, 2005. This notice shall serve as a notice of termination under the applicable law of forcible entry and detainer. Please note, however, that you are still obligated to comply with your lease and pay your current rent as long as you remain in occupancy. If you violate your lease, I reserve the right to require you to vacate sooner for breach of your lease and/or other reasons specified in the applicable law of forcible entry and detainer, in accordance with the procedures thereof. If you do not opt to buy the condominium unit and wish to move out earlier than June 6, 2005, please discuss your proposed plans with me.

RELOCATION ASSISTANCE: If you do not buy your apartment, I am 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 have complaints about the way you have been treated by me, 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**). Upon request, assistance to you in finding another place to live will consist of referrals to other reasonable accommodations and assistance in determining whether you are eligible for relocation payments. ✓

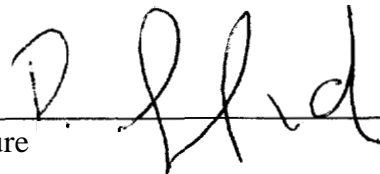
You are only eligible for relocation payments, if your gross income is equal to or less than 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time this notice is given. If you provide satisfactory proof that you meet the income eligibility requirement, the relocation payment will be equal to the amount of rent paid by you for the two (2) months immediately preceding the date upon which you vacate the unit.

I understand that this may cause some disruption in your life, so I have attempted to keep **you** informed **of** my plans as **far** in advance **as** possible. Please contact me if you have any questions.


 1/4/05

Daniel J. Hahn Date

Received by Tenant:

 1/6/05

Signature Date

 1/6/05

Signature Date

55 Redlon Park Road
Portland, ME 04102
207.780.8809 office
www.redlonpark.com



Redlon Park Creative
MARKETING SOLUTIONS

September 1st, 2004

Dan Hahn
9 Matthews Street, #3
Portland, ME 04103

Dan,
I am giving our formal 30 day notice to vacate 9 Matthews Street, #2 by October 1st, 2004. I have thoroughly enjoyed living in this apartment and regret that I have to leave it. I have only good things to say about our landlord/tenant relationship.

Unfortunately, it is due to personal changes that prompt our move. While decreasing the tenant number here, the very large heat costs become unfeasible to assume.

We will not be breaking any lease due to the fact that the only lease we agreed to was the original November 2002 - August 2003 agreement. I believe that 30 days is ample time to find new tenants and we will be as flexible as is possible to show the apartment in appropriate order and cleanliness.

I am confident that you will not have a difficult time finding our replacement as this is a beautiful space that I will truly miss.

Please feel free to call me to discuss or with any questions.

#415-8880 cell

#874-6973 house

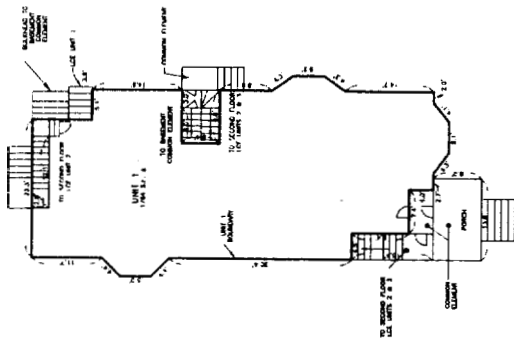
Thank you,

Jennifer Tringali

&

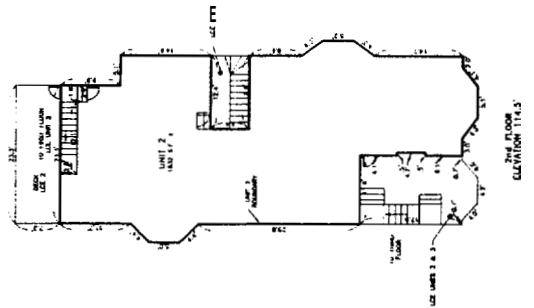
Amy Tringali

cc: tenant's files



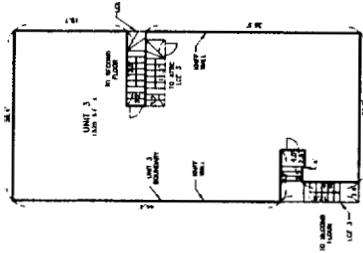
Apt 1
↓
Condo 1

1st FLOOR
ELEVATION 114.5'



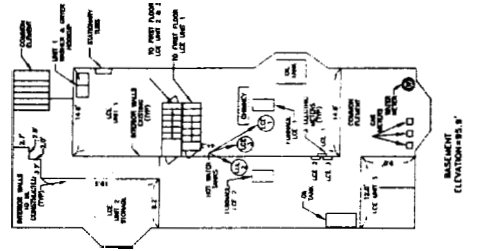
Apt 2
↓
Condo 2

2nd FLOOR
ELEVATION 114.5'



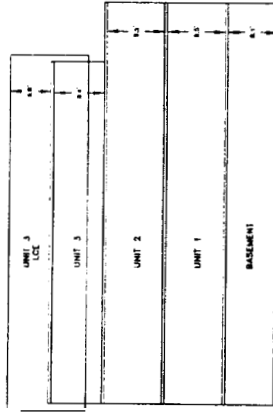
Apt 3
↓
Condo 3

2nd FLOOR
ELEVATION 114.5'



Basement


BASEMENT
ELEVATION 85.7'



VERTICAL BOUNDARIES

LEC - LIMITED COMMON ELEMENT
CE - COMMON ELEMENT

REVISIONS AND NOTES TO BE CHECKED ON THE PLAN AND CORRECTED
DATE: DECEMBER 28, 2004
PROJECT: 04073
DRAWING NO.: 04073-001
DATE: DECEMBER 28, 2004
REVISED DATE: 2/15

PROJECT: 04073	DRAWING NO.: 04073-001
DATE: DECEMBER 28, 2004	REVISED DATE: 2/15
CONDOMINIUM PLAT DEERING ESTATES CONDOMINIUM 9 MATTHEW STREET, PORTLAND, MAINE	
DANIEL J. HAHN REGISTERED PROFESSIONAL ENGINEER AND PLANNER 1 MATTHEW STREET, PORTLAND, MAINE DANIEL J. HAHN 1 MATTHEW STREET, PORTLAND, MAINE	
 Northeast Civil Solutions 133 US ROUTE 1, SCARBOROUGH, MAINE 04074 TEL: 603.886.1000 FAX: 603.886.2327 WWW.NECSOLUTIONS.COM	
STAMP AND SIGNATURE	

