

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED SEP 13 2005 CITY OF PORTLAND

Permit Number: 051101

This is to certify that Bintliff's Restaurant Corpora... has permission to convert three unit residence to condo residence AT 67 University St... 151 D011001

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 on permit must be completed before this building or part thereof is occupied or closed-in. HEAVY 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. Heath Dept. Appeal Board Other DepartmentName

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1101	Issue Date: PERMIT ISSUED SEP 1 2005	CBI: 51 D0 1001
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Location of Construction: 67 University St	Owner Name: <i>B. G. Wheel LLC</i> Bianchi's Restaurant Corporation	Owner Address: 255 Main St	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: <i>R5</i>

Past Use: three unit residence	Proposed Use: 3 condo unit residence	Permit Fee: \$675.00	Cost of Work: \$0.00	CEO District: 4
<p><i>Legal use: Three (3) residential dwellings units</i></p>		<p>FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied</p> <p><i>Comply w/ NFPA 101</i></p> <p>Signature: <i>Corey Cass</i></p>		<p>INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>9/9/05</i></p> <p>Signature: <i>AW [Signature]</i></p>
<p>Proposed Project Description: convert three unit residence to 3 condo residence</p>				
<p>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: _____ Date: _____</p>				

Permit Taken By: jharris	Date Applied For: 08/03/2005	Zoning Approval		
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<ol style="list-style-type: none"> 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.. 	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with conditions</i> Date: <i>8/24/05</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmar</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1101	Date Applied For: 08/03/2005	CBL: 151 D011001
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Location of Construction: 67 University St	Owner Name: Bintliffs Restaurant Corporation	Owner Address: 255 Main St	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

3 condo unit residence	convert three unit residence to 3 condo residence
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/24/2005

Note: **Ok to Issue:**

- 1) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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.
- 3) 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.
- 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:** 09/09/2005

Note: **Ok to Issue:**

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

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 09/08/2005

Note: **Ok to Issue:**

- 1) All units to be in compliance with NFPA 101

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>67 University St. Portland, ME 04103</u>		
Total Square Footage of Proposed Structure <u>2352 Sq Ft.</u>	Square Footage of Lot <u>9005 Sq Ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>151</u> Block# <u>D</u> Lot# <u>11</u>	Owner: <u>Big Wheel LLC.</u>	Telephone: <u>207-749-7387</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>207-749-7387</u> <u>Shea McGonigal</u> <u>57 Mackworth Street</u> <u>Portland, Me 04103</u>	cost Of Work: \$ <u>0</u> Fee: \$ <u>675</u> (150 x 3) (75 x 3)

Famil - Residential

Approximately how long has it been vacant: 2 units have been vacant since 2/05

Proposed use: Condominium Conversion - Residential

Project description: convert 3-unit building to condominiums - cosmetic improvements will be made.

Contractor's name, address & telephone: N/A

Who should we contact when the permit is ready: Shea McGonigal

Mailing address: 57 Mackworth St. Portland Maine 04102

You 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 if any work starts before the permit is picked up. PHONE: 207-749-7387

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

AUG 24 2005
IF THE REQUIRED INFORMATION IS DENIED AT THE DISCRETION OF THE INFORMATION IN ORDER TO APPROVE

RECEIVED
I hereby certify that I am the Owner of record have been authorized by the owner to make

Signature of applicant: Shea McGonigal | Date: 7/29/05

rmif. you may not commen

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialzing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- N/A {
- Footing/Building Location Inspection: Prior to pouring concrete
 - Re-Bar Schedule Inspection: Prior to pouring concrete
 - Foundation Inspection: Prior to placing ANY backfill
 - Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
 - Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

X If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

X CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Donna Martin
Signature of Inspections Official

9-14-05
Date

CEL: 1591011

Building Permit #: 051101

Kim Bintliff
67 University Street Unit B
Portland, Maine 04101

July 18, 2005

Dear Kim Bintliff

I am writing this letter to inform you of our intent to convert the property located at 67 University Street, Portland Maine 04101 to residential condominiums. This notice contains a specific offer and terms for you to purchase your unit, if you so desire. This notice identifies your irrevocable rights as a tenant and how to contact the City of Portland if needed.

The City of Portland Condominium Conversion Permits process requires that tenants be given notice to vacate based upon the number of years that they have occupied their unit. Because you have occupied Unit B of 67 University Street for 0-4 years, the period of notice is 120 days from receipt of this notice.

Sixty days from receipt of this notice, you will have an exclusive, irrevocable option to purchase your unit at a purchase price of \$170,000. During this time we may not convey nor offer to convey the unit to any other person. For the next 180 days, we may not offer a more favorable price or terms to any other person unless the same terms are offered to you.

Your rent will not be altered during the official notice period.

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).

Please feel free to call us with any questions that you may have regarding this notice. We can be reached at the following number: 207-749-7387.

Sincerely:

 Date 7/18/2005
Shea McGonigal – Bjjg Wheel LLC – Member

By signing below you hereby acknowledge receipt of this notice on the date stated below.

 Date 7/18/05
Kim Bintliff – Tenant 67 University Street Unit B Portland, Maine 04101

**67 University Street
Portland Maine 04103**

T Information

Curent Tenant:

Unit B

Kim Bintliff

67 University St. Unit B

Portland Maine 04103

(207) 797-3356

Previous Tenants:

Unit A

Roger Bintliff

318 Eddy Road

Edgecomb Maine 04556

(207) 882-9401

Unit C

Mark Bintliff

318 Eddy Road

Edgecomb Maine 04556

(207) 882-9401

Reason for tenant vacancies:

The former owner of the building, Roger Bintliff occupied Unit A. His brother, Mark Bintliff occupied Unit C. When Roger Bintliff put the building up for sale, he and his brother moved out. Roger Bintliff's ex-wife, Kim Bintliff currently occupies Unit B.

Submit with Condominium Conversion Permit Application

Project Data:

Address: 67 University Street Portland, ME 04103

C-B-L: 151-D-11

Number of Units in Building: 3

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for
Unit 1 (A) Vacant				
Unit 2 (B) Kim Bintliff	797-3356	1 yr. - 5 mo.	7/18/05	unknown
Unit 3 (C) Vacant.				
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 purchased 6/16/05

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:

\$ 1000 Exterior walls, windows, doors, roof

\$ 0 Insulation

\$ 3500 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ 1000 Other (specify) new appliances



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Lot #1 University Street

Issued to Custom Built Homes of Me.

Date of Issue 5-6-86

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 86/110, 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

APPROVED OCCUPANCY

ENTIRE

THREE FAMILY DWELLING

Limiting Conditions:

This certificate supersedes
certificates issued

Approved:

5686

(Date)

Inspector

Inspector of Building

Notice: This certificate remains the property of the City of Portland, and shall be transferred from owner to owner when properly changed. Copy will be furnished to owner or lessee for one dollar.

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 00110

B.O.C.A. TYPE OF CONSTRUCTION

JAN 31 1988

ZONING LOCATION ... R-5 ... PORTLAND, MAINE

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 Lot No. 1 University St. Fire District #1 [] #2 []
1. Owner's name and address ... 915 Main St. So. Wirth ... Custom Built Homes of Maine, Inc. Telephone ...
2. Lessee's name and address ... Telephone ...
3. Contractor's name and address Same Telephone 892-3149

Proposed use of building ... 3 family ... No families ...
Last use ... No families ...
Material ... No. stories ... Heal ... Style of roof ... Roofing ...
Other buildings on same lot ...
Estimated contractual cost \$ 99,000 ...

FIELD INSPECTOR - Mr. @ 775-5451

Appeal Fees \$
Base Fee 300.00 - Minor site plan
Late Fee 470.00
TOTAL \$ 770.00

To construct 3 family dwelling unit.
36' X 52' no garage as per plans

#1 Issue permit

Stamp of Special Conditions
PERMIT ISSUED
WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

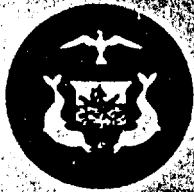
Is any plumbing involved in this work? Yes
Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes
Has septic tank notice been sent? 10
Form notice sent?
Height average grade to top of plate 2 feet
Height average grade to highest point of roof 24 feet
Size, front 52 ft, depth 36 feet, No. stories 2, solid or filled land? solid earth or rock? earth
Material of foundation concrete, Thickness, top 10 inch, bottom cellar yes
Kind of roof a pitch, Rise per foot 5/12, Roofcovering asphalt
No. of chimneys 0, Material of chimneys, of lining, Kind of heat elec fuel
Framing Lumber - Kind spruce, Dressed or full size? dressed, Corner posts 4 X 6, Sills 2 X 6
Size Girder 3 2X12, Columns under girders, Size 3 1/2, Max. on centers 8 feet
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2 X 8, 2nd 2 X 10, 3rd roof truss
On centers: 1st floor 16" oc, 2nd 16, 3rd roof
Maximum span: 1st floor 13 ft, 2nd 13, 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. 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? NO
ZONING: O.K. W.P.T. 1/29/88
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? yes
Others:

Signature of Applicant: [Signature] Phone # Same
Type Name of above: Rob. Smith, Custom Built Homes, 1 [] 2 [] 3 [] 4 []
of Maine Other



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

January 30, 1986

Re: Lots 1 and 2 University Street

Custom Built Homes of Maine
915 Main Street
South Windham, Maine 04082

Dear Sir:

Your application to construct a two-story, 32' X 52', three-family dwelling has been reviewed and a building permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

Inspection Division: Approved with conditions

Side yard may be increased one (1) foot for each foot that the other side yard is correspondingly reduced, for a minimum side yard of only five (5) feet in width. (Sec. 14-120 4C of the Zoning Ordinance).
Mr. W. J. Turner 1/8/86

Fire Department: Approved Lt. James Collins 9/19/85

Public Works: Approved with conditions

1. The driveway shall not be wider than 12 feet within the street right-of-way;
2. The building sewer shall be for sanitary flows only;
3. All disturbed areas shall be loamed and seeded; and,
4. No sewer or other utility connection requiring a permit to excavate or open the street, can be made from December 1 to March 31, as per Sec. 25-137 of the municipal code. Mr. R. Roy 10/26/85

Planning Division:

1. Two trees meeting the minimum size requirements of the City (2 1/2" - 3" caliper) must be planted in the front yard. Preserved trees meeting the minimum size requirements could be used to fulfill the requirements; however, the trees must be inspected and approved by the City Arborist.

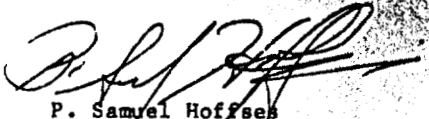
- 2. The Andorra compacter must be a minimum 2 1/2 foot spread and the cedar must be a minimum of 4 - 5 feet in height. Ms. B. Barhyd: 9/26/85

Building and Fire Code Requirements

- 1. All lot lines shall be clearly marked before calling for a foundation inspection;
- 2. All sub-contractors must take out permits for work in their trade: plumbing, electrical, HVAC, storm system, etc;
- 3. Please follow the attached Building Code regulations for egress window and smoke detector; and,
- 4: All concrete and the earth under the foundation shall be protected from freezing.

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

Sincerely,


 P. Samuel Hoffses
 Chief of Inspection Services
 of Inspection Services

Lot # 1

PSH/el

Enclosure

Applicant:

Address:

Lot # 1 University St.

Date:

Jan 8, 1986

Assessors No.:

Custom Homes

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-5

Interior or corner lot - Interior

Use -

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 9,005 sq. ft.

Building Area -

Area per Family - 3,000 sq. ft.

Width of Lot -

Lot Frontage -

Off-street Parking - 3 spaces

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -