

Condominium Conversion and

Total Square Footage of Proposed Structure 3000		Square Footage of Lot
TAX ASSESSOR'S CHART, BLOCK & LOT Chart# <u>181</u> Block# <u>C</u> Lot# <u>13</u>		Owner: <u>BridgeView LLC</u>
Lessee/Buyer's Name (if Applicable)		telephone: <u>207-874-6669</u>
Applicant name, address & telephone: <u>BridgeView LLC</u> <u>65 West Commercial</u> <u>Portland MAINE</u>		Cost Of WORK: \$ _____ Fee: \$ <u>4</u> units @ \$150.00 per unit \$ <u>600</u> + \$75.00 per unit COFO \$ <u>300</u> . Total Fee: <u>900</u> .
Current use: <u>APT HOUS</u>		number of units: <u>4</u>
Proposed use: <u>Condominium</u>		number of units: <u>4</u>
Project description:		
Contractor's name, address & telephone:		
Whom should we contact when the permit is ready: <u>BridgeView LLC</u>		
Mailing address: <u>65 West Commercial St (David McGoover)</u> <u>Portland MAINE</u> Phone: <u>207-874-6669</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date: <u>9/7/04</u>
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This is not a Permit, you may not commence ANY work until the Permit is issued.

SEP 2 | 2004

**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:

Assessor's Chart # 181
Block # C
Lot # 12-13

Name of Owner: Bridgeview LLC

Address: 65 West Commercial St Portland

Telephone No.: 07-874-6669

Name of Project: Rosemont Commons

Number of Units to be Converted: 4

Number of Units Applying For: _____

Number of Units in Structure: 4

Date on which Declaration of Condominiums was filed in CCRD: No yet Filed

Approved by: _____

ZONING: R-5 DATE: Aug

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 NO
5. Have relocation **payments** been **made** to **eligible** tenants **in** accordance with Chapter 608.5 of the **Municipal Code**? *No*
6. Have **relocation** referrals **and** **assistance** been provided to tenants on demand?
YES NO

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

1. Assessors reference, Chart, Block, Lot: 181 - C - 12-13
2. Number of Units before conversion: 4
- _____ Units with 1 bedroom _____ Units with 2 bedrooms
- 4 Units with 3 or more bedrooms
3. Monthly rent range (specify with or without utilities, being specific about the utilities)
550. to 800. without utilities

4. Number of Units after conversion: _____
- _____ Units with 1 bedroom _____ Units with 2 bedrooms
- 4 Units with 3 or more bedroom
5. Purchase Price range: 139000 to 169000
6. Length of time building owned by applicant: 9/7/04
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:
- \$ 16000 exterior walls, windows, doors, roof
- \$ _____ insulation
- \$ 4000 interior cosmetic (wall/floor refinishing, etc.)
- \$ _____ other (please specify) _____
-
- \$ 0.00 no improvements being made

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

	Unit # 1	Unit # 2	Unit # 3	Unit # 4	Unit #	Unit #	Unit #	Unit #
Length of occupancy	26 yrs	1 yr	16 yrs	2				
Age of head of household	70	29	84	4				
# of children	0	1	0	0				
# of persons age 60+	1	0	0	1				
Will tenant purchase unit	?	NO	NO	NO				
If not purchasing, will relocation payment be made	unknown	NO	NO	NO				
If moving, check destination:								
same neighborhood								
elsewhere in Portland								
out of Portland		✓	✓	✓				
unknown	✓							

BRIDGEVIEW, LLC
65 WEST COMMERCIAL STREET
PORTLAND, ME 04101

August 17, 2004

Margaret Carmichael
Unit # 1____
36 Leeman Street
Portland, ME 04101

Re: Notice of intent to convert 36 Leeman Street, Portland to condominiums

Dear Margaret:

We are sending this letter to you to inform you that we intend to convert the building at 36 Leeman Street, Portland, Maine into 4 condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is **not** a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you. The minimum notice to vacate is a 120 day notice. A tenant of more than 4 consecutive years shall have the minimum notice increased 30 days for each additional year to a maximum of 240 additional days.

One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit for \$ 139,000.00, please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

As the Developer of this project, we are required by City of Portland ordinance to give you the following notice:

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, ME 04101 (telephone: 874-8703).

We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the US Department

Tenant
August 18, 2004
Page 2

of Housing and Urban Development. If you would like us to investigate whether you qualify for this assistance, or if you would like us to provide assistance to you in the form of referrals to other reasonable accommodations, please let us know.

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely,

Bridgeview, LLC
David McGovern

8-18-04

J

BRIDGEVIEW, LLC
65 WEST COMMERCIAL STREET
PORTLAND, ME 04101

August 17, 2004

Dexter Fleming
Unit # 4
36 Leeman Street
Portland, ME 04101

Re: Notice of intent to convert 36 Leeman Street, Portland to condominiums

Dear Dexter:

We are sending this letter to you to inform you that we intend to convert the building at 36 Leeman Street, Portland, Maine into 4 condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is **not** a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you.

One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit for \$~~149~~¹³⁹,000.00, please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

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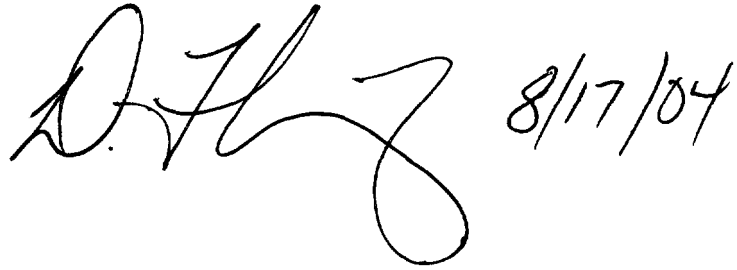
Tenant
August 17, 2004
Page 2

accommodations, please let us know.

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Sincerely,

Bridgeview, LLC
David McGovern

A handwritten signature in black ink, appearing to read "D. McGovern", followed by the date "8/17/04". The signature is written in a cursive style.

BRIDGEVIEW, LLC
65 WEST COMMERCIAL STREET
PORTLAND, ME 04101

August 17, 2004

John MacWilliams
Unit # 2
36 Leeman Street
Portland, ME 04101

Re: Notice of intent to convert 36 Leeman Street, Portland to condominiums

Dear John:

We are sending this letter to you to inform you that we intend to convert the building at 36 Leeman Street, Portland, Maine into 4 condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is **not** a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you.

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Tenant
August 17, 2004
Page 2

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Sincerely,

Bridgeview, LLC
David McGovern

John R MacWilliam
8/18/04

BRIDGEVIEW, LLC
65 WEST COMMERCIAL STREET
PORTLAND, ME 04101

August 17, 2004

Leo Dube
Unit # 3__
36 Leeman Street
Portland, ME 04101

Re: Notice of intent to convert 36 Leeman Street, Portland to condominiums

Dear Margaret:

We are sending this letter to you to inform you that we intend to convert the building at 36 Leeman Street, Portland, Maine into 4 condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is **not** a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you. The minimum notice to vacate is a 120 day notice. A tenant of more than 4 consecutive years shall have the minimum notice increased 30 days for each additional year to a maximum of 240 additional days.

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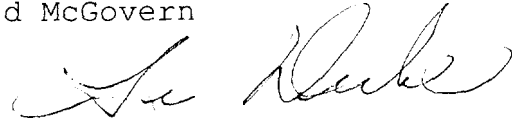
Tenant
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Sincerely,

Bridgeview, LLC
David McGovern



Aug 19/2004

21757/138

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **DAVID E. MACWILLIAMS** and **DONNA M. MACWILLIAMS**, of South Portland, Maine, for consideration paid, grant to **BRIDGE VIEW, LLC**, a Maine limited liability company with a mailing address of 65 West Commercial Street, Portland, Maine 04101, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated on the Southwesterly side of Leeman Street in Portland, County of Cumberland and State of Maine, being a part of a tract of land known as Rosemont, so-called, and being the Northeasterly parts of lots described and numbered 22 and 23 on said tract according to a plan of the same made by E. C. Jordan & Co., Civil Engineers, and recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 123, and bounded and described as follows: Commencing on said Leeman Street at the Northwesterly corner of lot numbered 23 on said plan; thence Southwesterly on the line of said lot numbered 23 fifty-five (55) feet to a point; thence Southeasterly parallel with Leeman Street one hundred (100) feet, more or less, to the Southeasterly line of said lot numbered 22; thence Northeasterly on line of said lot numbered 22 fifty-five (55) feet to said Leeman Street; thence Northwesterly on said line of said Leeman Street ninety-eight and fifty-three hundredths (98.53) feet, more or less, to the point of beginning.

Also, a certain lot or parcel of land, in said Portland, more particularly described as, viz: Real Estate, Portland, Maine, Assessor's Plans on file in Assessor's Office, City Hall: 181-C-012, R. Columbia Terrace.

Being the same premises conveyed to the Grantor herein by deed of Emily B. Kinney, dated July 31, 1998 and recorded in the Cumberland County Registry of Deeds in Book 14034, Page 296.

IN WITNESS WHEREOF, the said David E. MacWilliams and Donna M. MacWilliams have set their hand this 7 day of September, 2004.

[Signature]
Witness

to both
Witness

[Signature]
David E. MacWilliams

[Signature]
Donna M. MacWilliams

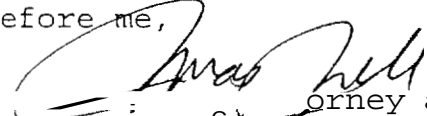


STATE OF MAINE
COUNTY OF CUMBERLAND

September ?, 2004

Then personally appeared David E. MacWilliams and Donna M. MacWilliams, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

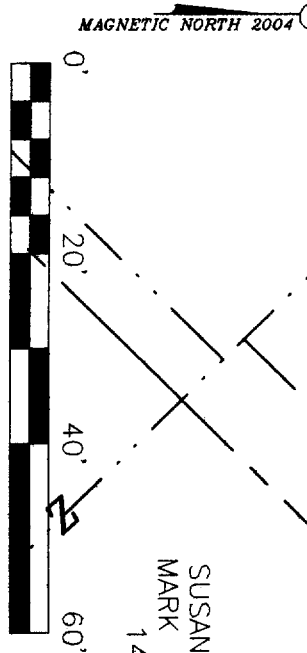
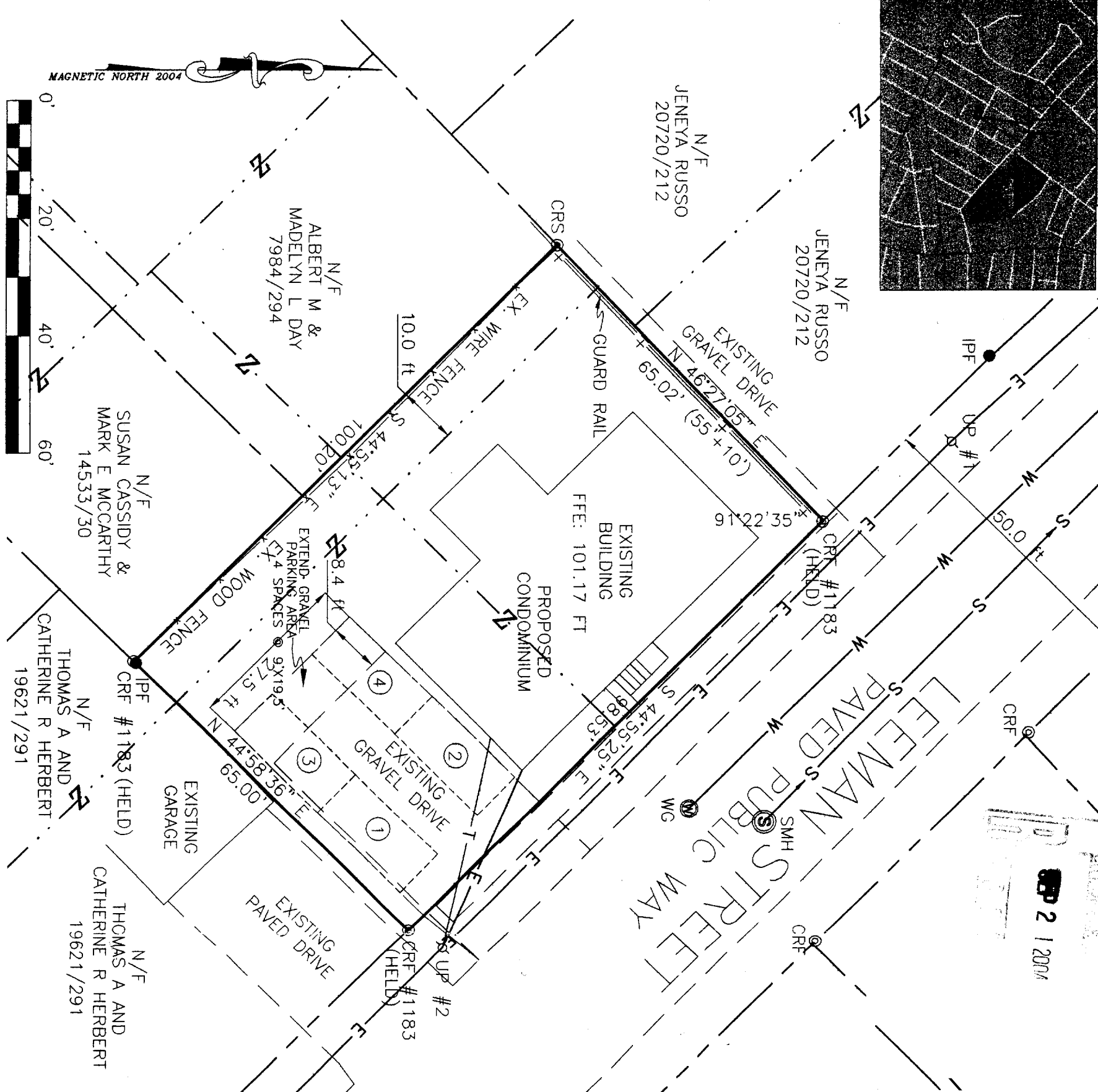
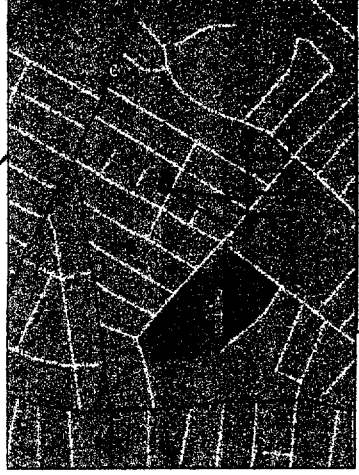


Notary Public

Attorney at Law

Thomas Jenell

|



2 1 2004

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: DAVID E. AND DONNA M. MACWILLIAMS, BOOK 14034 PAGE 296 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LITZ SOKKISHA SET 4 TOTAL STATION, LITZ SDR 24/33 DATA COLLECTOR.
3. AREA OF SUBJECT PARCEL: 6458.53 SQ. FT., 0.15 ACRES.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PLAN OF ROSEMONT, MADE FOR MEERIAM HORNE REALTY CO., FEBRUARY 1908, BY E.C. JORDAN & CO., C.E., PORTLAND, MAINE, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 11 PAGE 123.
- b.) PLAN OF EDGEWORTH PARK, BY J.A. JONES, ENGR, PORTLAND, MAINE, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 11 PAGE 11.
- c.) CITY OF PORTLAND ASSESSORS PLAN NO 181 CX C LOT 12 & 13.
- d.) PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS, PORTLAND WATER DISTRICT, JOB NO. 800060, DRAWING NO. II-13, 1981.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
6. FIRST FLOOR ELEVATION (FFE) BASED ON ASSUMED ELEVATION OF 100.00.0 FT AT M-MONUMENT AT THE CORNER OF LEEMAN ST AND COLUMBIA RD.
6. ZONING: R-5, RESIDENTIAL ZONE
MIN LOT SIZE 6000 SQ FT; MIN STREET FRONTAGE: 50 FT; SETBACKS:
FRONT: 20 FT; REAR: 20 FT; SIDE: UP 1-1/2 STORY = 8 FT, 2 STORIES = 12 FT; 2-1/2 STORIES = 14 FT; MAX LOT COVERAGE 40%; MAX HEIGHT 35 FT.

LEGEND

- CRF ⊙ Capped 5/8" Rebar Found
- CRS ⊙ Capped 5/8" Rebar Set with # 2303
- ⊙ Iron Pipe Found
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- ⊙ Utility Pole
- ⊙ Indicates Common Ownership
- ② Unit # Parking Space
- E — Overhead Electric
- T — Overhead Telecomm
- Abutter Line
- Property Line
- Street Line
- Edge of traveled way
- Setback Line
- Interior or Old Lot Line
- WG ⊙ Water Gate
- SMH ⊙ Sewer Manhole

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S., #2303
V. PRINCIPAL, BACK BAY BOUNDARY, INC.

DATE: JULY 15, 2004

ROSEMONT COMMON CONDOMINIUM PLAT
AT: 36 LEEMAN STREET, PORTLAND, MAINE

FOR:
CARTERET MORTGAGE CORP.

DRAWN BY: PJM
CHECKED BY: KCC
SCALE: 1"=20'
DATE OF SURVEY: 06/09/2004
JOB NUMBER: 2004066
SHEET: 1 OF 1

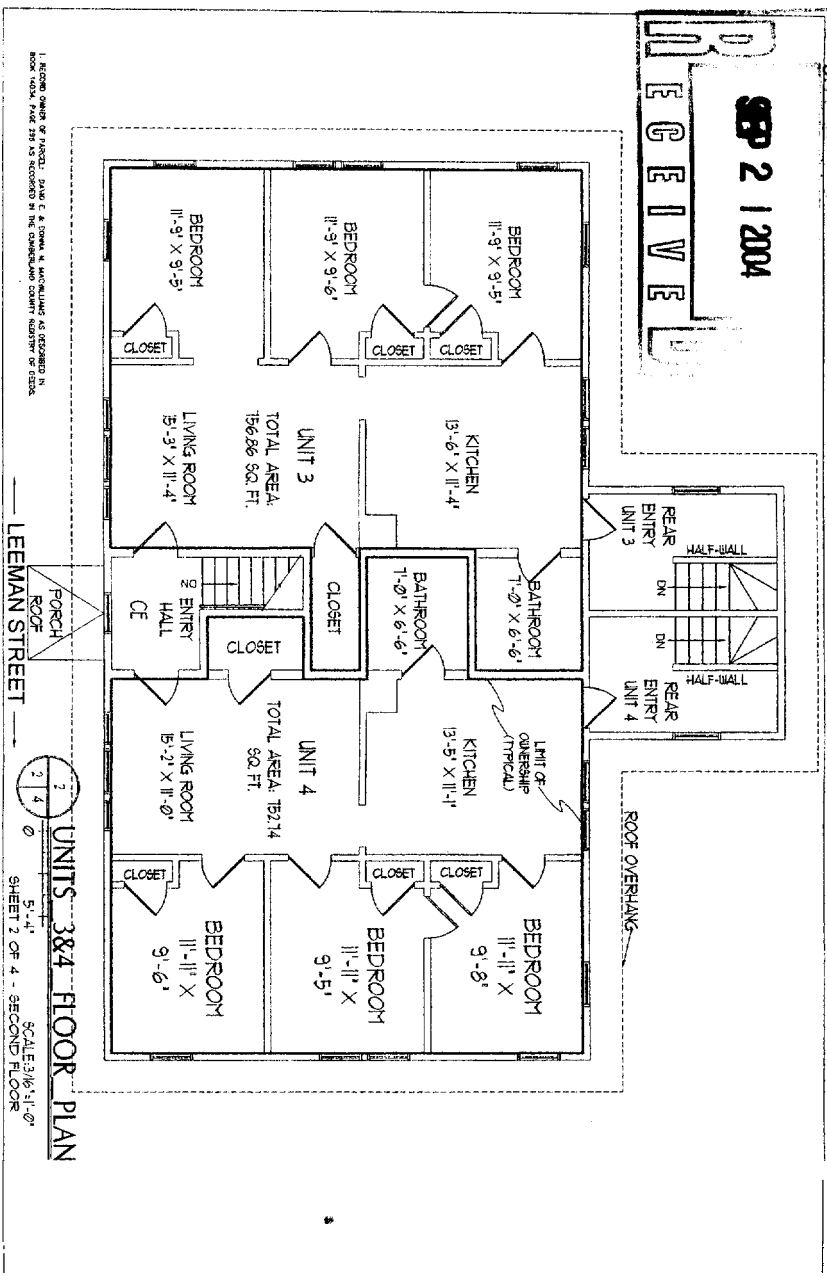
PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING

65 NEWBURY STREET
PORTLAND, MAINE

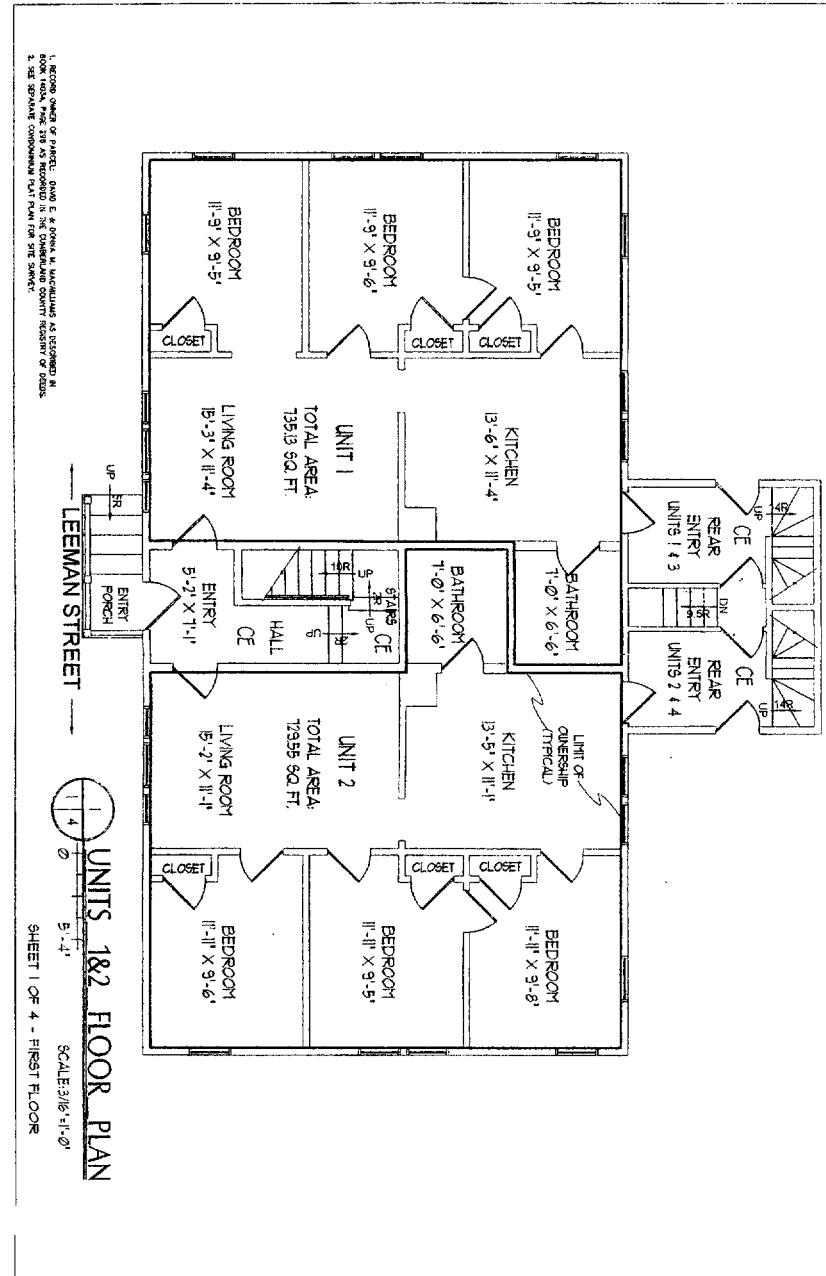
207-774-2855 FAX 207-761-2010

DRAWER: 2004 NO. 066

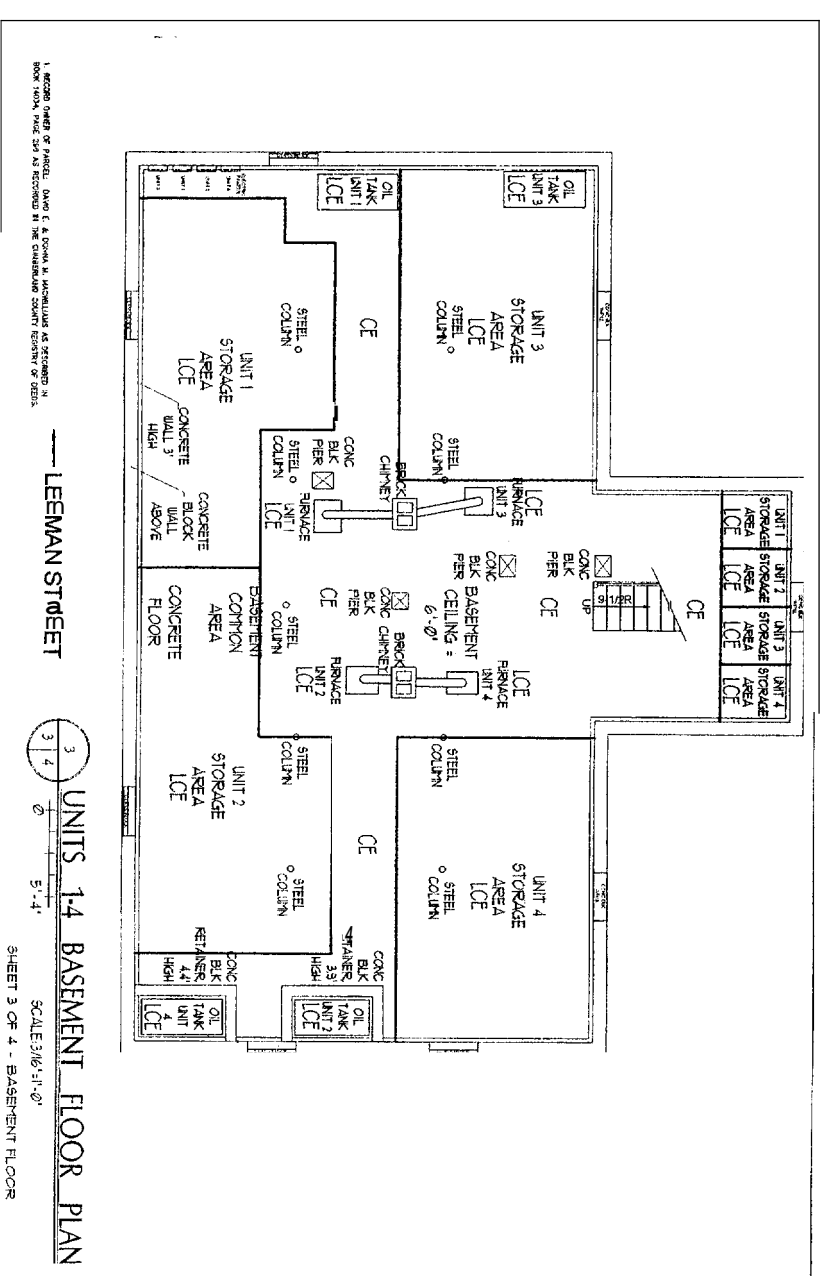
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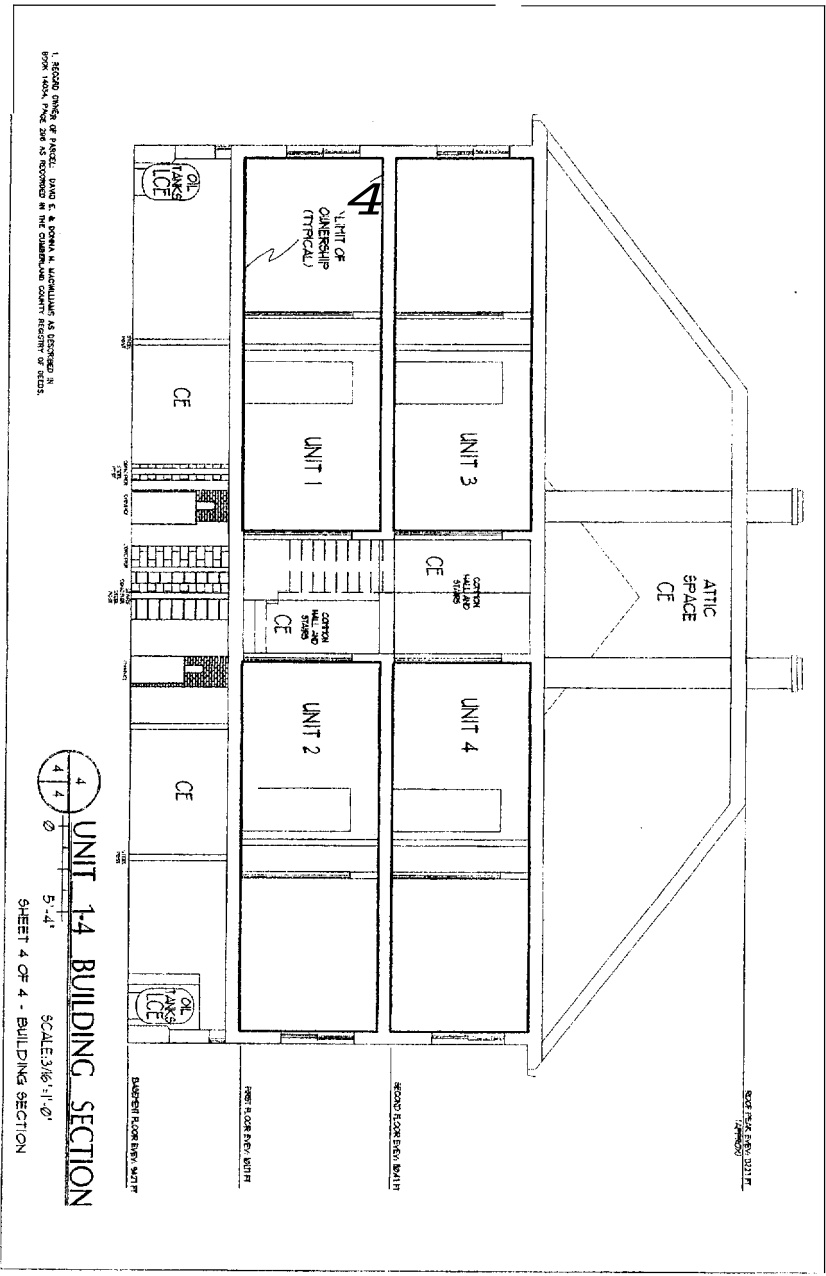
ROSEMONT COMMON CONDOMINIUMS
36 LEEEMAN STREET
PORTLAND, MAINE 04106
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