

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	03-1350	Issue Date:	NOV 18 2003	CBL:	017 E015001
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Location of Construction:	36 Waterville St	Owner Name:	Connolly Michael C &	Owner Address:	36 Waterville St # 2177	Phone:	
Business Name:		Contractor Name:		Contractor Address:		Phone:	
Lessee/Buyer's Name		Phone:		Permit Type:	Change of Use - Condo Conversion	Zone:	R26

Past Use:	5 unit apartment building	Proposed Use:	5 unit condominium	Permit Fee:	\$1,125.00	Cost of Work:	\$0.00	CEO District:	1
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Proposed Project Description:	<p><i>leaf use: 5 Dwelling units</i></p> <p>Change of Use to 5 condominiums</p>		FIRE DEPT:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION:	Use Group: <i>R24</i> Type: <i>54/B</i> Signature: <i>11/18/03</i>
Signature:	<i>10/29/03</i>	Signature:	<i>11/18/03</i>	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By:	Kwd	Date Applied For:	10/29/2003	Zoning Approval		
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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.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Mai <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>10/29/03</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved Date: _____	<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 Denied <input type="checkbox"/> Denied 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 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:	Date Applied For:	CBL:
03-1350	10/29/2003	017 E015001

Location of Construction:	Owner Name:	Owner Address:	Phone:
36 Waterville St	Connolly Michael C &	36 Waterville St # 4	
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type:	
		Change of Use - Condo Conversion	

Proposed Use:	Proposed Project Description:
5 unit condominium	Change of Use to 5 condominiums

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/10/2003
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 five (5) family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 11/13/2003
Note: **Ok to Issue:**

1) The entire building must be sprinkled in accordance w/ NFPA standards, Each unit owner must accept this requirement prior to sale.

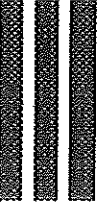
Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 11/12/2003
Note: **Ok to Issue:**

1) the boiler shall be enclosed in an one hour enclosure or enclosed in a smoke protected enclosure with domestic sprinkler protection

2) vertical openings shall be fire rated with a minimum of one hour rating

017-6015
gta

godul/nemas orchechis



SEPTEMBER 3, 2002

MS. JODINE ADAMS
CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, MAINE 04101

DEAR MS ADAMS:

THE PURPOSE OF THIS LETTER IS TO CLARIFY THE LABEL ON THE DRAWINGS PREPARED FOR 36-38 WATERVILLE STREET.

THIS PROJECT IS INTENDED TO BE DEALT WITH AS APARTMENTS AT THIS TIME. THE BUILDING WILL BE CONVERTED INTO CONDOMINIUMS IN THE FUTURE. THE OWNER, MICHAEL CONNOLLY, UNDERSTANDS THAT ADDITIONAL APPLICATIONS ARE REQUIRED FOR CONDOMINIUM CONVERSION AND WILL SUBMIT ALL THE INFORMATION REQUIRED FOR THAT PHASE OF THE PROJECT AT A LATER DATE.

PLEASE FEEL FREE TO CALL IF YOU HAVE ANY QUESTIONS OR WOULD LIKE ANY ADDITIONAL INFORMATION

SINCERELY,

STEPHEN M. THOMAS

Inspection Services
Michael J. Nugent
Manager

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



CITY OF PORTLAND

September 6, 2000

Michael C Connolly &
8 Sherbrooke St
Portland, ME 04101

RE: 36 Waterville St
CBL: 017-E-01500101

Dear Michael C Connolly &:

Certified Mail Receipt # Z 397 901 939

An evaluation of your property at 36 Waterville St on Aug-22-2000 revealed that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on Oct-06-2000 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact Steve Wentworth@874-8709, if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,

Steve Wentworth@874-8709
Code Enforcement Officer
ka

36 Waterville St

City of Portland Housing - Inspection

	Compliance ?	Code	Int/Ext	Floor	Unit No	Area	Repair Code																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Owner / Manager: Connolly Michael C &</td> </tr> <tr> <td style="width: 50%;">Parcel Id: 017- E-01500101</td> <td style="width: 50%;"># of Units:</td> </tr> <tr> <td colspan="2">Inspector: Steve Wentworth@874-8709</td> </tr> <tr> <td colspan="2">Status: Green 0-4 Violations</td> </tr> <tr> <td colspan="2">Date & Time Requested: Aug 22, 2000 at</td> </tr> <tr> <td colspan="2">Date of Inspection: Tuesday, August 22, 2000</td> </tr> <tr> <td colspan="2">Reinspect By: Friday, October 06, 2000</td> </tr> <tr> <td colspan="2">Reason For Inspection:</td> </tr> <tr> <td colspan="2">Notes: first notice of violation</td> </tr> </table>	Owner / Manager: Connolly Michael C &		Parcel Id: 017- E-01500101	# of Units:	Inspector: Steve Wentworth@874-8709		Status: Green 0-4 Violations		Date & Time Requested: Aug 22, 2000 at		Date of Inspection: Tuesday, August 22, 2000		Reinspect By: Friday, October 06, 2000		Reason For Inspection:		Notes: first notice of violation		1.	<input type="checkbox"/>	6-111.4	Interior	3	5	Kitchen	
	Owner / Manager: Connolly Michael C &																									
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Status: Green 0-4 Violations																										
Date & Time Requested: Aug 22, 2000 at																										
Date of Inspection: Tuesday, August 22, 2000																										
Reinspect By: Friday, October 06, 2000																										
Reason For Inspection:																										
Notes: first notice of violation																										
Violation: Maintenance of plumbing fixtures.																										
Notes: sink drain leaking																										
	2.	<input type="checkbox"/>	6-108.2	Interior	3	5	Kitchen																			
Violation: Interior floors, walls, ceilings and doors																										
Notes: broken ceiling tile																										
	3.	<input type="checkbox"/>	6-113.5	Interior	b	Basement																				
Violation: Maintenance of lighting fixtures																										
Notes: missing blank in elec. Panel																										

Inspection Services
Michael J. Nugent
Manager



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

CITY OF PORTLAND

October 13, 2000

Michael C Connolly &
8 Sherbrooke St
Portland ME 04101

RE: 36 Waterville St
CBL: 017E01500101

Dear Michael C Connolly &:

A re-inspection at the above noted property was made on Sep-19-2000.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated Aug-22-2000.

This notice is intended to document that you have corrected the specific violations as previously noted. It is not intended to indicate compliance with other City regulations, it also does not imply that the structure or premises is violation free.

Thank you for your cooperation. If you have any questions, feel free to contact this office
Steve Wentworth@874-8709.

Sincerely,

Steve Wentworth@874-8709
Code Enforcement Officer

godulf@thomas-civil.com

gta:2



JULY 16, 2002

MR. MICHAEL NUGENT
CITY OF PORTLAND
389 CONGRESS STREET
ROOM 315
PORTLAND, MAINE 04101

DEAR MR. NUGENT:

SPRINKLER NOTE:
BUILDING TO BE EQUIPPED WITH A 15R SPRINKLER SYSTEM
SUPPLY, RISERS, AND CONTROLS TO BE INSTALLED AS PART OF THIS
CONTRACT. ALL OTHER REQUIRED AREAS TO HAVE COVERAGE
AS PART OF THEIR RENOVATION OR WITHIN A PERIOD OF
NO GREATER THAN TWO (2) YEARS AFTER CERTIFICATE OF
OCCUPANCY IS ISSUED FOR THE FOURTH FLOOR RENOVATIONS.
DRAWINGS FOR THIS PHASE ARE TO BE PREPARED BY DEAN AND ALVIN, INC

PLEASE FEEL FREE TO CALL IF YOU HAVE ANY QUESTIONS OR WOULD LIKE ANY ADDITIONAL
INFORMATION.

SINCERELY,

STEPHEN M. THOMAS

Re: 36 Waterville St.

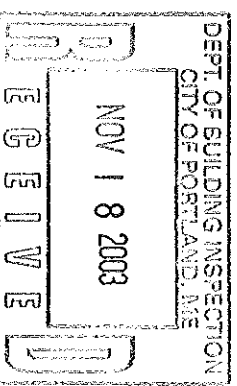
*Dear Mr. Nugent,
We agree to fulfill the above agreement.*

Michael J. Conroy
Owner

Robert J. Withers

11/17/03
Devo

11-17-03



DEPARTMENT DIRECTOR
Lee D. Ufban



DIVISION DIRECTORS
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman
Planning

John N. Lufkin
Economic Development

DEPARTMENT OF PLANNING AND DEVELOPMENT

September 11, 2002

Steve Thomas
44 Oak St.
Portland, ME 04101

RE: Waiver Request 36-38 Waterville St. (017 E015) Building Permit #020834

Dear Chris,

This office has reviewed your request dated 9/4/02, with regard to the fire separation distance for the proposed construction of dormers and living space on the existing 4th floor at the above location. The following are the facts:

- 1) The structure on the adjacent parcel is 15'10" from the subject structure.
- 2) The proposed structure is an R2 use group, Type 5B construction. All modifications will be Type 5A construction.
- 3) The owner agrees to install the NFPA type 13R system in the fourth floor immediately and retrofit the entire building within 24 months of the issuance of a certificate of occupancy.

The applicant proposes that the City measure the fire separation distance to a line that is one half the distance from the subject structure to the s the abutting property, much like the code requires for development of multiple buildings on the same lot. This distance is 8 feet 5 inches. The applicant proposes the sprinkler system to allow the vertical expansion of the attic with dormers consistent with Section 504.2.

Based on the above facts the City of Portland hereby grants the request based on the following conditions:

- 1)The openings on the north elevation must be limited to 10%. Because this is an NFPA 13R system, the code considers the openings unprotected and limited to 10%.
- 2)The Guards must be redesigned as the mesh has an ornamental pattern.
- 3)The owner agrees to install the NFPA type 13R system in the fourth floor immediately and retrofit the entire building within 24 months of the issuance of a certificate of occupancy.

Sincerely,

Mike Nugent
Manager of Inspection Services

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 031350

PERMIT ISSUED

This is to certify that Connolly Michael C &

has permission to Change of Use to 5 condom

AT 36 Waterville St

017 E015001

NOV 18 2003

CITY OF PORTLAND

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 shall not be started until the inspector has been notified or otherwise required. JUR NO

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. AKM

Health Dept. _____

Appeal Board _____

Other _____

Department Name

PENALTY FOR REMOVING THIS CARD

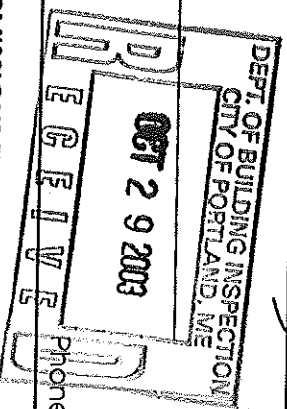
Michael C. Connolly
Director - Building & Inspection Services
11/18/03

03-1350

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>36-38 Waterville St.</u>		Square Footage of Lot: <u>5752</u>	
Total Square Footage of Proposed Structure			
Tax Assessor's Chart, Block & Lot Chart# <u>17</u> Block# <u>E</u> Lot# <u>15-16</u>	Owner: <u>Michael Conolly and Rebecca Hitchcock</u>	Telephone: <u>774-3392</u>	
Lessee/Buyer's Name (if Applicable)		Applicant name, address & telephone:	
Current use: <u>Apartment building</u> number of units: <u>5</u>		Cost Of Work: \$ _____	
Purpose use: <u>condominium</u> number of units: <u>5</u>		Fee: \$ <u>150.00</u> <u>5</u> units @ \$25.00 per unit \$ <u>125.00</u>	
Project description: <u>All would convert this five-unit apartment building into a five-unit condominium. All proposed work from 3rd floor to 4th floor (entire construction) will completed from old units 4+5 to new unit 5.</u>			
Contractor's name, address & telephone:		Who should we contact when the permit is ready: <u>10/23/03</u>	
Mailing address:		Phone: <u>1195.00</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 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 covered 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: [Signature] Date: 10/29/03

This is not a permit, you may not commence ANY work until the permit is issued



CITY OF PORTLAND

Condominium Conversion Tenant Forms *(See instructions for forms)*

BUILDING ADDRESS: _____

NUMBER OF UNITS: _____

TENANT NAME: _____

TENANT'S UNIT #: _____

TENANT'S TEL. #: _____

TENANT'S PRESENT ANNUAL INCOME: _____

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: _____

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: _____

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION – PLEASE DETAIL

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: _____ Assessor's chart: 17
Block: E
Lot: 15-16

Name of Owner: Michael Connolly and Rebecca F. Rock
Address: 36 Waverhill St #4 Portland, ME 04101
Telephone No.: 774-3392

Name of Project: Cois Eharraig Condominium Owners' Association
No of Units to be Converted: 5
No. of Units applying for: 5
No. of Units in structure: 5
Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds: 10/27/03

Approved by: _____ Date: _____

ZONING: _____ NO. of units approved (circle)

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

Comments: _____

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 All on 10/25/03
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes no Notice given
6. Have relocation referrals and assistance been provided to tenants on demand?
yes no Eligibility to be determined. Will be done upon request.

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: 17-E-15-16
2. Number of units before conversion: 5 3. Monthly rent (range) \$1000 incl. all utilities
 2 units with 1 bedroom; (specify with or without util.)
 3 units with 2 bedrooms; \$600 incl. all utilities
 _____ units with 3 or more bedrooms; _____
4. Number of units after conversion: 5 5. Purchase Price (range)
 2 units with 1 bedroom; \$115,000 - 180,000
 3 units with 2 bedrooms; \$220,000 - 350,000
 _____ units with 3 or more bedrooms; _____
6. Length of time building owned by applicant? 8 years
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:
 \$ _____ exterior walls, windows, doors, roof
 \$ _____ insulation
 \$ 2000 interior cosmetic (wall/floor/refinishing, etc.)
 \$ _____ other (specify) _____
 _____ none

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-	2 yrs.	22	7	owner occupied						
b) Age of head of household-	c.23	c.42	c.56	54						
c) Number of children-	0	0	0	0						
d) Number of persons ages 60 or over-	0	0	0	0						
e) Will tenant purchase unit?	unk	unk	unk	owner occupied - Yes						
f) If not, was (or will) relocation payment (be) made?	unk	unk	unk	N/A						
g) If moving, check destination below:	unk	unk	unk	N/A						
i) Same Neighborhood-										
ii) Elsewhere in Portland-										
iii) Out of Portland-										
iv) Unknown-										

36-38 WAF2 vld: ST
 5 legal units

Appt #	tenant	notice form to tenant	notice ok?
1	Pyron Smith & 332-8098 Andrew Sherman	Date 10/23/03	ok
2	Eric McLeod 773-5950	Date 10/23/03	ok
3	Karyl Sykes 774-4323	Date 10/23/03	
4	} Gurner occupied } Michael Connelly } i. Rebecca Hitchcock	n/a	n/a
5		n/a	n/a



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 36-38 Waterville St.

NUMBER OF UNITS: 5

TENANT NAME: Alan Smith and Andrew Sherman

TENANT'S UNIT #: 1

TENANT'S TEL. #: 332-8080 450-3032

TENANT'S PRESENT ANNUAL INCOME: None

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 2

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Michael Connolly and Rebecca Hitchcock
36 Waterville St. #4 774-3392

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL
Electric walls ceilings Floors

Date: October 23, 2003

From: Michael Connolly and Rebecca Hitchcock, Owners, 36-38 Waterville Street,
Portland, Maine

To: Ryan Smith & Andrew Sherman, Tenants, 36 Waterville Street, Apt. 1

Re: Notice of Intent to Convert 36-38 Waterville Street, Portland, Maine to a
Condominium

NOTICE OF INTENT TO CONVERT: As you know, we intend to convert 36-38 Waterville Street into 5 condominium units. By law, based on the length of your tenancy, we are required to give you at least 120 days advance notice of intent to convert before we can require you to vacate. Therefore, we hereby give you notice of our intent to convert your apartment to a condominium unit. We further notify you that we may not require you to vacate on account of the proposed condominium conversion until at least March 1, 2004. However, please note as detailed below, that we are actually not asking you to move out of your unit until June 30, 2004.

OPTION TO PURCHASE: We are 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 or to contract to purchase your unit (which is Unit 1 of Cois Fharrage Condominium), which runs from the date upon which you receive this notice until December 31, 2003. The purchase price for the unit is Two Hundred Twenty Thousand Dollars (\$220,000) in its current condition, or, if you prefer, Two Hundred Fifty Thousand Dollars (\$250,000) in a renovated condition. The renovated condition will include certain improvements to the kitchen and bathroom, refinished floors, and painted walls, with more detailed specifications to be provided upon request. In either current or renovated condition, a sprinkler system will be included. 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.

If you do opt to purchase, additional standard, commercially reasonable terms will be detailed in a purchase and sale agreement. Those provisions will include a requirement to pay two-months assessments into a working capital fund at closing and a requirement to accept a Limited Warranty Agreement reducing the warranty period to two years. You must notify us in writing by December 31, 2003 and sign a purchase and sale agreement by that date if you do wish to exercise your option to purchase. If you have not so notified us and signed a purchase and sale agreement by December 31, 2003, your option to purchase lapses. While it is not required, if you do know how you plan to proceed prior to that date, we would appreciate it if you would let us know so we can make arrangements accordingly.

NOTICE OF TERMINATION: If you do not opt to buy the condominium unit, you may remain in possession of your apartment until June 30, 2004. The terms of your tenancy, including your rent, will not be altered during this period. If you are not buying the Unit, we hereby request that you move out of Apartment 1, 36 Waterville Street.

Portland, Maine and deliver possession thereof to us on or before June 30, 2004. 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, we 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 30, 2004, please discuss your proposed plans with us.

RELOCATION ASSISTANCE: If you do not buy your apartment, we are 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 us, 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.

We understand that this will cause some disruption in your life, so we have attempted to keep you informed of our plans as far in advance as possible. Please contact us if you have any questions.

Michael C. Connolly Date

Rebecca S. Hitchcock Date

Received by Tenant:

Signature Date



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 36-38 Waterville St.

NUMBER OF UNITS: 5

TENANT NAME: Eric McLeod

TENANT'S UNIT #: 2

TENANT'S TEL. #: 773-5850

TENANT'S PRESENT ANNUAL INCOME: 40K

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 22

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Michael Connolly and Rebecca McLeod
36 Waterville St # 4 774-3392

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

Electric walls/ceilings Floors

Date: October 23, 2003

From: Michael Connolly and Rebecca Hitchcock, Owners, 36-38 Waterville Street,
Portland, Maine

To: Eric McLeod, Tenant, 36 Waterville Street, Apt. 2

Re: Notice of Intent to Convert 36-38 Waterville Street, Portland, Maine to a
Condominium

NOTICE OF INTENT TO CONVERT: As you know, we intend to convert 36-38 Waterville Street into 5 condominium units. By law, based on the length of your tenancy, we are required to give you at least 360 days advance notice of intent to convert before we can require you to vacate. Therefore, we hereby give you notice of our intent to convert your apartment to a condominium unit. We further notify you that we may not require you to vacate on account of the proposed condominium conversion until October 31, 2004.

OPTION TO PURCHASE: We are 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 or to contract to purchase your unit (which is Unit 2 of Cois Fharraige Condominium), which runs from the date upon which you receive this notice until December 31, 2003. The purchase price for the unit is One Hundred Seventy Thousand Dollars (\$170,000) in its current condition, or, if you prefer, One Hundred Eighty Thousand Dollars (\$180,000) in a renovated condition. The renovated condition will include certain improvements to the kitchen and bathroom, refinished floors, and painted walls, with more detailed specifications to be provided upon request. In either current or renovated condition, a sprinkler system will be included. 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.

If you do opt to purchase, additional standard, commercially reasonable terms will be detailed in a purchase and sale agreement. Those provisions will include a requirement to pay two-months assessments into a working capital fund at closing and a requirement to accept a Limited Warranty Agreement reducing the warranty period to two years. You must notify us in writing by December 31, 2003 and sign a purchase and sale agreement by that date if you do wish to exercise your option to purchase. If you have not so notified us and signed a purchase and sale agreement by December 31, 2003, your option to purchase lapses. While it is not required, if you do know how you plan to proceed prior to that date, we would appreciate it if you would let us know so we can make arrangements accordingly.

NOTICE OF TERMINATION: If you do not opt to buy the condominium unit, you may remain in possession of your apartment until October 31, 2004. The terms of your tenancy, including your rent, will not be altered during this period. If you are not buying the Unit, we hereby request that you move out of Apartment 2, 36 Waterville Street, Portland, Maine and deliver possession thereof to us on or before October 31,

2004. 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, we 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 October 31, 2004, please discuss your proposed plans with us.

RELOCATION ASSISTANCE: If you do not buy your apartment, we are 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 us, 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.

We understand that this will cause some disruption in your life, so we have attempted to keep you informed of our plans as far in advance as possible. Please contact us if you have any questions.

Michael C. Connolly Date

Rebecca S. Hirschcock Date

Received by Tenant:

Signature Date



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BIDDING ADDRESS: 36-38 Berterville St.

NUMBER OF UNITS: 5

TENANT NAME: Harry Sytken

TENANT'S UNIT #: 3

TENANT'S TEL. #: 774-4323

TENANT'S PRESENT ANNUAL INCOME: None

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 7

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Michael Connolly and Rebecca Mitchell

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

Electric / walls / Ceilings / Floors

Date: October 23, 2003

From: Michael Connolly and Rebecca Hitchcock, Owners, 36-38 Waterville Street,
Portland, Maine

To: Karyl Sylken, Tenant, 36 Waterville Street, Apt. 3

Re: Notice of Intent to Convert 36-38 Waterville Street, Portland, Maine to a
Condominium

NOTICE OF INTENT TO CONVERT: As you know, we intend to convert 36-38 Waterville Street into 5 condominium units. By law, based on the length of your tenancy, we are required to give you at least 240 days advance notice of intent to convert before we can require you to vacate. Therefore, we hereby give you notice of our intent to convert your apartment to a condominium unit. We further notify you that we may not require you to vacate on account of the proposed condominium conversion until June 30, 2004.

OPTION TO PURCHASE: We are 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 or to contract to purchase your unit (which is Unit 3 of Cois Fharrage Condominium), which runs from the date upon which you receive this notice until December 31, 2003. The purchase price for the unit is One Hundred Fifteen Thousand Dollars (\$115,000) in its current condition, or, if you prefer, One Hundred Twenty Thousand Dollars (\$120,000) in a renovated condition. The renovated condition will include certain improvements to the kitchen and bathroom, refinished floors, and painted walls, with more detailed specifications to be provided upon request. In either current or renovated condition, a sprinkler system will be included. 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.

If you do opt to purchase, additional standard, commercially reasonable terms will be detailed in a purchase and sale agreement. Those provisions will include a requirement to pay two-months assessments into a working capital fund at closing and a requirement to accept a Limited Warranty Agreement reducing the warranty period to two years. You must notify us in writing by December 31, 2003 and sign a purchase and sale agreement by that date if you do wish to exercise your option to purchase. If you have not so notified us and signed a purchase and sale agreement by December 31, 2003, your option to purchase lapses. While it is not required, if you do know how you plan to proceed prior to that date, we would appreciate it if you would let us know so we can make arrangements accordingly.

NOTICE OF TERMINATION: If you do not opt to buy the condominium unit, you may remain in possession of your apartment until June 30, 2004. The terms of your tenancy, including your rent, will not be altered during this period. If you are not buying the Unit, we hereby request that you move out of Apartment 3, 36 Waterville Street, Portland, Maine and deliver possession thereof to us on or before June 30, 2004. 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, we 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 30, 2004, please discuss your proposed plans with us.

RELOCATION ASSISTANCE: If you do not buy your apartment, we are 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 us, 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, which will be paid before you vacate, 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.

We understand that this will cause some disruption in your life, so we have attempted to keep you informed of our plans as far in advance as possible. Please contact us if you have any questions.

Michael C. Connolly Date

Rebecca S. Hitchcock Date

Received by Tenant:

Signature Date

PLUMBING APPLICATION

PROPERTY ADDRESS

Town or Plantation: Portland
 Street: 36 WATERVILLE ST.
 Subdivision Lot #: _____
PROPERTY OWNERS NAME: _____
 Last: CONNOLLY FIRST: Michael
 Applicant Name: S.P. Plumbing & Heat Inc
 Mailing Address of Owner/Applicant (if Different): 50 Portland Ave

111 2008-8377 0600
 PORTLAND PERMIT ISSUED \$ _____ TOWN COPY # _____
 Local Plumbing Inspector Signature: [Signature] L.P.I. # 06510
 Date: 11/16/15

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Owner/Applicant Statement 09/15/16

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is/are reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: [Signature]

Date: 11/16/15

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for:

1. NEW PLUMBING
 2. RELOCATED PLUMBING

Type of Structure To Be Served:

1. SINGLE FAMILY DWELLING
 2. MODULAR OR MOBILE HOME
 3. MULTIPLE FAMILY DWELLING
 4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

1. MASTER PLUMBER
 2. OIL BURNERMAN
 3. MFG'D. HOUSING DEALER/MECHANIC
 4. PUBLIC UTILITY EMPLOYEE
 5. PROPERTY OWNER

LICENSE # 2709

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
OR HOOK-UP: to an existing subsurface wastewater disposal system. HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Hosebibb / Silcock		Bathtub (and Shower)
		Floor Drain	2	Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain	2	Wash Basin
		Indirect Waste	2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor	1	Garbage Disposal
		Bidet		Laundry Tub
		Other: <u>airpost</u>		Water Heater
	Fixtures (Subtotal) Column 2	10	Fixtures (Subtotal) Column 1	
	Fixtures (Subtotal) Column 2	11	Fixtures (Subtotal) Column 2	
	Total Fixtures	11	Total Fixtures	
	Fixture Fee	6	Fixture Fee	
	Transfer Fee		Transfer Fee	
	Hook-Up & Relocation Fee		Hook-Up & Relocation Fee	
	Permit Fee		Permit Fee	
	(Total)	12	(Total)	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 10-21-03
 Permit # 2003-4984
 CBL# 17 E 013

LOCATION: 36 Wadsworth St METER MAKE & # _____
 CMP ACCOUNT # 4th Floor OWNER Michael Connolly
 TENANT _____ PHONE # _____

							TOTAL EACH FEE
OUTLETS	40	Receptacles	32	Switches	4	Smoke Detector	20
FIXTURES	30	Incandescent		Fluorescent		Strips	.20
SERVICES	✓	Overhead		Underground		TTL AMPS <800	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
METERS	5	(number of)					25.00
MOTORS		(number of)					1.00
RESID/COM		Electric units				Exterior	2.00
HEATING		oil/gas units		Interior		Wall Ovens	5.00
APPLIANCES	1	Ranges		Cook Tops		Fans	2.00
		Insta-Hot		Water heaters		Dishwasher	2.00
	1	Dryers		Disposals	1	Washing Machine	2.00
		Compactors		Spa	1		2.00
MISC. (number of)		Others (denote)				Pools	3.00
		Air Cond/win				Thermostat	5.00
		Air Cond/cent		EMS			10.00
		HVAC					5.00
		Signs					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
		Circus/Carnv					25.00
		Alterations					5.00
		Fire Repairs					15.00
		E Lights					1.00
		E Generators					20.00
PANELS		Service		Remote			4.00
TRANSFORMER		0-25 Kva	1				5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
		MINIMUM FEE/COMMERCIAL	45.00			TOTAL AMOUNT DUE	35.00
						MINIMUM FEE	35.00

DEPT. OF BUILDING INSPECTOR
 CITY OF PORTLAND, ME
 OCT 21 2003
 MAINTENANCE DIVISION

CONTRACTORS NAME Hennons Electric MASTER LIC. # 16842
 ADDRESS 899 Broadway LIMITED LIC. # _____
 TELEPHONE 767 2471

SIGNATURE OF CONTRACTOR Jerry Hennon
 White Copy - Office • Yellow Copy - Applicant

BUILDING PERMIT INSPECTION PROCEDURES

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 initializing 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.

JB Pre-construction Meeting: Must be scheduled ~~with~~ your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at ~~874-8632~~ must also be contacted at this time, before any site work begins on any project other than single-family additions or alterations.

ALT Footing/Building Location Inspection: Prior to pouring concrete

F Re-Bar Schedule Inspection: Prior to pouring concrete

W Foundation Inspection: Prior to placing ANY backfill

V Framing/Rough Plumbing/Electrical: McCollins Prior to any insulating or drywalling

V 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

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

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

Signature of applicant/designee

Date

Signature of Inspections Official

Date

CBL: 037 6005 Building Permit #: 031292

1/19/03

11/19/03