



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/05/17

Lynne E. Panico
51 Moody Street, Unit __
Portland ME 04101
Phone 233-1108

NOTICE OF INTENT TO CONVERT A RESIDENTIAL APARTMENT UNIT TO A
CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. §1604-111
(Portland Code of Ordinances, Chapter 14, Article VII)

~~[DATE]~~ 11.28.16

Emily Cushman and Peter Fallon
51 Moody Street Apartment 2
Portland, Maine 04101

Re: 51 Moody Street, Portland, Maine
Notice of Condominium Conversion

Dear Emily and Peter:

Pursuant to 33 M.R.S.A. §1604-111 and Portland Code of Ordinances, Chapter 14, Article VII, this letter is given to notify you that the apartments in my building at 49/51 Moody Street are being converted into condominium units. Pursuant to §1604-111 and Article VII of the Land Use Ordinance for the City of Portland, you, as the tenant, have the right for 60 days after delivery or mailing of this notice to you to purchase the condominium unit that is being created that will include your apartment, for a purchase price of \$340,000.00. During the following 180 days, I cannot offer to dispose my interest in the unit at a price or terms more favorable than the price or terms offered to you.

If you do not buy the unit being created to include your apartment, and if you meet the eligibility requirements for relocation payments, the developer of this project is required by law to assist you in finding another place to live and making relocation payments to you. 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).

The Maine Condominium Act does not permit a landlord to terminate an existing lease except on terms already provided for within the lease.

As required by law, I have enclosed for your review the Declaration of Condominium, Bylaws of the Condominium Association, Rules and Regulations and Proposed Budget.



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[TENANT]
November 22, 2016
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If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me at 233-1108.

Very truly,

Lynne E. Panico

G:\CLIENTS\PPanico, Lynne\Unit 2 tenant ltr re conversion 51 Moody 102616 - Panico 11-11-16.docx

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE

We, Emily Cushman and Peter Fallon hereby give Lynne E. Panico notice that we received this Notice of Conversion on _____, 20__.

Emily Cushman

Peter Fallon

We hereby state that we:

_____ accept

_____ decline

the offer to purchase the unit as contained in the above Notice.

Dated:

Emily Cushman

Peter Fallon



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Lynne E. Danico
51 Moody Street, Unit __
Portland ME 04101
Phone 233-1108 [LPI]

NOTICE OF INTENT TO CONVERT A RESIDENTIAL APARTMENT UNIT TO A
CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. §1604-111
(Portland Code of Ordinances, Chapter 14, Article VII)

[DATE] 11.28.16

Palmer McAuliff and Justin DePre
P.O. Box 1051
Portland, ME 04101

Re: 51 Moody Street, Portland, Maine
Notice of Condominium Conversion

Dear Palmer and Justin:

Pursuant to 33 M.R.S.A. §1604-111 and Portland Code of Ordinances, Chapter 14, Article VII, this letter is given to notify you that the apartments in my building at 49/51 Moody Street are being converted into condominium units. Pursuant to §1604-111 and Article VII of the Land Use Ordinance for the City of Portland, you, as the tenant, have the right for 60 days after delivery or mailing of this notice to you to purchase the condominium unit that is being created that will include your apartment, for a purchase price of \$340,000.00. During the following 180 days, I cannot offer to dispose my interest in the unit at a price or terms more favorable than the price or terms offered to you.

If you do not buy the unit being created to include your apartment, and if you meet the eligibility requirements for relocation payments, the developer of this project is required by law to assist you in finding another place to live and making relocation payments to you. 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).

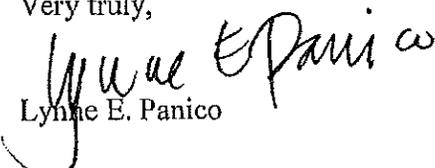
The Maine Condominium Act does not permit a landlord to terminate an existing lease except on terms already provided for within the lease.

As required by law, I have enclosed for your review the Declaration of Condominium, Bylaws of the Condominium Association, Rules and Regulations and Proposed Budget.



Palmer McAuliff and Justin DePre
November 23, 2016
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If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me at 233-1108.

Very truly,

Lynne E. Panico

G:\CLIENTS\PPanico, Lynne\Unit 3 tenant ltr re conversion 51 Moody 102616 - Panico 11-11-16.docx

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE

We, Palmer McAuliff and Justin DePre hereby give Lynne E. Panico notice that we received this Notice of Conversion on _____, 20__.

Palmer McAuliff

Justin DePre

We hereby state that we:

_____ accept

_____ decline

the offer to purchase the unit as contained in the above Notice.

Dated:

Palmer McAuliff

Justin DePre