

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED
 Permit Number: 050631
 JUN 24 2005
 CITY OF PORTLAND

This is to certify that Cook David O & /Owner

has permission to change of use to 6 unit cond

AT 149 Congress St

013 L018001

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 when permission is procured before this building or part thereof is altered or closed-in. FOUR HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Capt. Greg Cross Co-20

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0631	Issue Date: JUN 7 4 2005	CEL: 013 L018001
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Location of Construction: 149 Congress St	Owner Name: Cook David O &	Owner Address: 92 St Lawrence St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R-6

Past Use: 6 unit apartment	Proposed Use: 6 unit apartment change of use to 6 unit condo	Permit Fee: \$1,350.00	Cost of Work: \$1,350.00	CEO District: 1
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Proposed Project Description: change of use to 6 unit condo <i>local use: six (6) residential dwelling units</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>6/22/05</i> Signature: <i>[Signature]</i>
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

NO CONSTRUCTION

Permit Taken By: Idobson	Date Applied For: 05/25/2005	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>6/17/05</i>	Date: _____	Date: <i>[Signature]</i>

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for **work** described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit389 Congress Street, 04101 **Tel:** (207) 874-8703, **Fax:** (207) 874-8716

Permit No: 05-0631	Date Applied For: 05/25/2005	CBL: 013 LO18001
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Location of Construction: 149 Congress St	Owner Name: Cook David O &	Owner Address: 92 St Lawrence St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

6 unit apartment change of use to 6 unit condo

change of use to 6 unit condo

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/17/2005**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) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 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 property shall remain a six (6) residential family condominium dwelling with the issuance of this permit and the subsequent issuance of certificates of occupancy. Any change of use shall require a separate permit application for review and approval.
- 5) 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:** 06/22/2005**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.

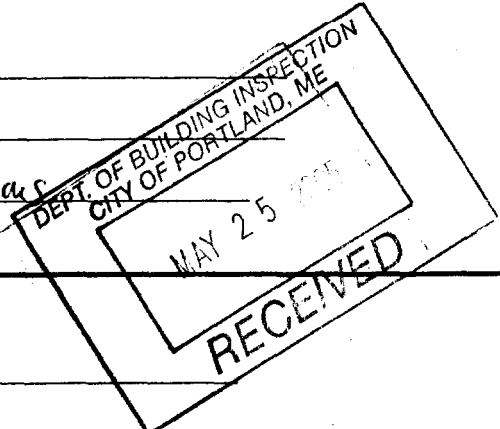
Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 06/20/2005**Note:****Ok to Issue:**

- 1) All building construction to comply 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.

Total Square Footage of Proposed Structure <i>no change</i>			Square Footage of Lot <i>no change</i>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <i>013 L018 001</i>		Owner: <i>DAVID O. COOK</i> <i>JOSEPH H. MORGAN</i>		Telephone: <i>(207) 874</i> <i>0419</i>	
Lessee/Buyer's Name (if Applicable) <i>N/A</i>		Applicant name, address & telephone: <i>SAME AS OWNERS</i>		Cost Of Work: \$ <i>N/A</i> Fee: \$	
Current use: <i>6-unit residential rentals</i>					
If the location is currently vacant, what was prior use: <i>N/A</i>					
Approximately how long has it been vacant: <i>N/A</i>					
Proposed use: <i>Conversion to 6 condominiums</i>					
Project description:					
Contractor's name, address & telephone:					
Who should we contact when the permit is ready:					
Mailing address:					
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up, PHONE</p>					



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

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

Signature of applicant: <i>David Cook / J. Morgan</i>	Date: <i>5/11/05</i>
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This IS NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Thursday, May 19, 2005

Ms. Marge Schmukal
Zoning Administrator
City of Portland

Dear Ms. Schmukal:

Attached is our application for permission to convert our **6-unit** building at **149-151** Congress Street into condominiums. As required, we have enclosed our check **#1491** in the amount of **\$1350** for the requisite fees. We have also enclosed copies of our tenant notices, along with an acknowledgement sheet for each unit showing that the tenants have been notified.

Please note that all units are to be converted, but we will be retaining Apt **6** indefinitely and have informed the current tenants of that unit that they can remain there through the current lease and for at least another lease cycle.

Please let us know if you need additional documentation.

Thank you,

The image shows two handwritten signatures in black ink. The signature on the left is 'David Cook' and the signature on the right is 'Joseph Morgan'. Both are written in a cursive, flowing style.

David Cook and Joseph Morgan, owners

Mailing address: 92 St. Lawrence St., Portland, ME **04101**

Phone: **874-0419**

David cellphone: **318-8644**

FAX: **774-5030**

Submit with Condominium Conversion Permit Application

Project Data:

Address: 151 Congress St, Portland, ME 04101

C-B-L: 013 L018001

Number of Units in Building: 6

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 <i>Devan Wojcik</i> ✓	871-0326	Since 9/1/04	5/11	
Unit 2 <i>Leigh Toney + Robert Ricca</i> ✓	874-2774	Since 9/1/04 Apt 1 Since 11/1/01	5/11	
Unit 3 <i>Aime Becker + Carol Hildebeitel</i> ✓	828-3976	Since 11/1/99	5/11	
Unit 4 <i>Sean Carroll</i> ✓	318-7349	Since 9/1/04	5/12	
Unit 5 <i>Tess + Tom Armstrong</i> ✓	874-4761	Since 9/1/03	5/11	
Unit 6 <i>Hilary Ivous + Carleton Davulis</i> ✓	871-0381	Since 9/1/04	5/11	
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 4+ years (since 1/01)

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) *except as city may require*

Type and cost of building improvements associated with this conversion that do not require permits:

- \$ _____ Exterior walls, windows, doors, roof
- \$ _____ Insulation
- \$ _____ Interior cosmetics (walls/floors/hallways/refinishing, etc.)
- \$ _____ Other (specify)

**DAVID O COOK & JOSEPH H MORGAN
92 ST. LAWRENCE STREET
PORTLAND, ME 04101**

May 11, 2005

Devan Wojcik
Unit # 1
151 Congress Street
Portland, ME 04101

Re: Notice of intent to convert 151 Congress Street, Portland to condominiums

Dear Devan:

We are sending this letter to you to inform you that we intend to convert the building at 151 Congress Street, Portland, Maine into six 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 for \$162,000. If you are interested in buying the unit, your price will be **\$153,900** which reflects our estimated savings resulting from not having to list the unit with a broker. 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.

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. Once you are sure of your decision, please let us know in writing as soon **as** possible, but, in any case, before the end of the 60 day period. 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 **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,

David Cook and Joseph Morgan

Wojcik, Unit 1
May 11, 2005
Page 3

**Acknowledgement of receipt of Letter from Landlord Detailing Intent to Convert 151
Congress Street Portland, Maine into Condominiums.**

Devan Wojcik

5/19/05
Date signed

'Devan Wojcik
Printed name of Tenant

**DAVID O COOK & JOSEPH H MORGAN
92 ST. LAWRENCE STREET
PORTLAND, ME 04101**

May 11, 2005

Leigh Toney & Robert Ricca
Unit # 2
151 Congress Street
Portland, ME 04101

Re: Notice of intent to convert 151 Congress Street, Portland to condominiums

Dear Leigh and Bert:

We are sending this letter to you to inform you that we intend to convert the building at 151 Congress Street, Portland, Maine into six 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 \$145,000. If you are interested in buying the unit, your price will be **\$137,750** which reflects our estimated savings resulting from not having to list the unit with a broker. 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.

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. Once you are sure of your decision, please let us know in writing as soon as possible, but, in any case, before the end of the 60 day period. 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, **289** 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 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,

David Cook and Joseph Morgan

Toney & Ricca, Unit 2
May 11, 2005
Page 3

Acknowledgement of receipt of Letter from Landlord Detailing Intent to Convert 151 Congress Street Portland, Maine into Condominiums.

Signed for Tenant:

Signature of Tenant

5/11/05
Date signed

Leigh Toney Robert Ricca
Printed name of Tenant

**DAVID O COOK & JOSEPH H MORGAN
92 ST. LAWRENCE STREET
PORTLAND, ME 04101**

May 11, 2005

Aime Becker & Carol Hildebeitel ✓
Unit # 3
151 Congress Street
Portland, ME 04101

Re: Notice of intent to convert 151 Congress Street, Portland to condominiums

Dear Aime and Carol;

We are sending this letter to you to inform you that we intend to convert the building at 151 Congress Street, Portland, Maine into six 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 in renovated condition for \$162,000. If you are interested in buying the unit in **as is** condition, your price will be **\$144,400**, which reflects the estimated savings of the renovation costs and broker fees. 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.

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. Once you are sure of your decision, please let us know in writing **as** soon as possible, but, in any case, before the end of the 60 day period. 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, **289** Congress Street,
Portland, ME 041**01** (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 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.

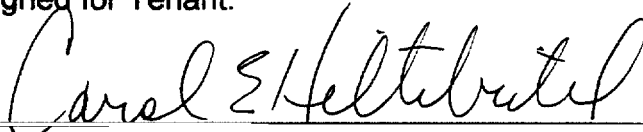
Sincerely,

David Cook and Joseph Morgan

Becker & Hildebeitel
May 11, 2005
Page 3

Acknowledgement of receipt of Letter from Landlord Detailing Intent to Convert 151 Congress Street Portland, Maine into Condominiums.

Signed for Tenant:



Signature of Tenant


Date signed


Printed name of Tenant

**DAVID O COOK & JOSEPH H MORGAN
92 ST. LAWRENCE STREET
PORTLAND, ME 04101**

May 11,2005

Sean Carroll
Unit # 4
151 Congress Street
Portland, ME 04101

Re: Notice of intent to convert 151 Congress Street, Portland to condominiums

Dear Sean:

We are sending this letter to you to inform you that we intend to convert the building at 151 Congress Street, Portland, Maine into six 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 \$162,000. If you are interested in buying the unit, your price will be **\$153,900** which reflects our estimated savings resulting from not having to list the unit with a broker. 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.

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. Once you are sure of your decision, please let us know in writing **as** soon as possible, but, in any case, before the end of the **60** day period. 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, **289** 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 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,

David Cook and Joseph Morgan

**DAVID O COOK & JOSEPH H MORGAN
92 ST. LAWRENCE STREET
PORTLAND, ME 04101**

May 11, 2005

Tess & Tom Armstrong
Unit # 5
151 Congress Street
Portland, ME 04101

Re: Notice of intent to convert 151 Congress Street, Portland to condominiums

Dear Tess and Tom:

We are sending this letter to you to inform you that we intend to convert the building at 151 Congress Street, Portland, Maine into six 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 \$165,000. If you are interested in buying the unit, your price will be **\$156,750** which reflects our estimated savings resulting from not having to list the unit with a broker. 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.

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. Once you are sure of your decision, please let us know in writing as soon **as** possible, but, in any case, before the end of the **60** day period. 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 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,

David Cook and Joseph Morgan

Armstrong, Unit 5

May 11, 2005

Page 3

Acknowledgement of receipt of letter from Landlord Detailing Intent to Convert 151 Congress Street Portland, Maine into Condominiums.

Signed for Tenant:

Therese B. Armstrong
Signature of Tenant

05.11.05
Date signed

Therese B. ARMSTRONG
Printed name of Tenant

**DAVID O COOK & JOSEPH H MORGAN
92 ST. LAWRENCE STREET
PORTLAND, ME 04101**

May 11, 2005

Hilary Irons & Carleton Davulis
Unit # 6
151 Congress Street
Portland, ME 04101

Re: Notice of intent to convert 151 Congress Street, Portland to condominiums

Dear Hilary and Carl:

We are sending this letter to you to inform you that we intend to convert the building at 151 Congress Street, Portland, Maine into six 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.

While we do intend to sell the other units in the building, we do not plan to sell Unit **6**; we will be keeping it ourselves and continuing to rent it out indefinitely. In particular, we are extending to you the right to renew your lease for another year when it comes due 9/1/05. **So** the condo conversion should have little impact on **you**.

We are hoping you will wish to stay on at 151 Congress, but, in case you do not, 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 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.

Irons & Davulis

May 19, 2005

Page 2

Sincerely,

David Cook and Joseph Morgan

Irons & Davulis

May 14, 2005

Page 3

Acknowledgement of receipt of Letter from Landlord Detailing Intent to Convert 151 Congress Street Portland, Maine into Condominiums. We understand that Landlord will not be selling our unit and that we will be able to continue to rent it for the remainder of our lease and for at least another lease cycle after that.

Signed for Tenant:

Carlton Davulis
Signature of Tenant Hilary H. Irons

May 16, 2005
Date signed

Carlton Davulis
Printed name of Tenant Hilary H. Irons

may 16 2005