

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

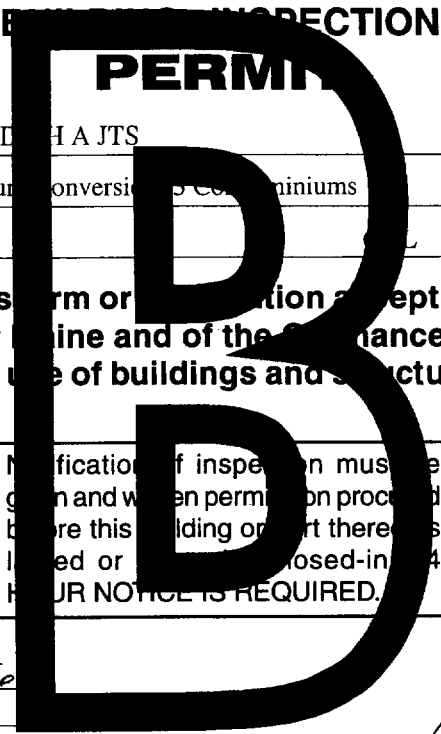
CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

PERMIT ISSUED

Permit Number: 060147
MAR 9 2006

CITY OF PORTLAND



This is to certify that CARLSON DALE A & JUDITH A JTS
 has permission to Change of Use Condominium Conversion of 5 Condominiums
 AT 22 CUMBERLAND AVE L 014 B004001

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 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 procedure before this building or part thereof is started or closed-in. 4 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. Greg Cass 3-6-06
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

[Signature] 3/8/06
 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: 06-0147	Issue Date: MAR 9 2006	EBL: 014 B004001
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Location of Construction: 22 CUMBEIUAND AVE	Owner Name: CARLSON DALE A & JUDITH A	Owner Address: 61 WESTWOOD RD	Phone:
Business Name:	Contractor Name:	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R6

Past Use: 3 Unit Residential	Proposed Use: Condo Conversion - Change of Use Condominium Conversion -3 Condominiums legal use: 3 dwelling units.	Permit Fee: \$675.00	Cost of Work: \$600.00	CEO District: 1
Proposed Project Description: Change of Use Condominium Conversion -3 Condominiums		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied NFPA 101 Chapter 31 Signature: Cerea C...	INSPECTION: Use Group R2. Type 55 3/8/06 Signature: [Signature]	
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: Idobson	Date Applied For: 01/30/2006	Zoning Approval
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	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
2.	<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
3.	<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 checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
	Date: 3/3/06	Date:	Date: [Signature]

CERTIFICATION

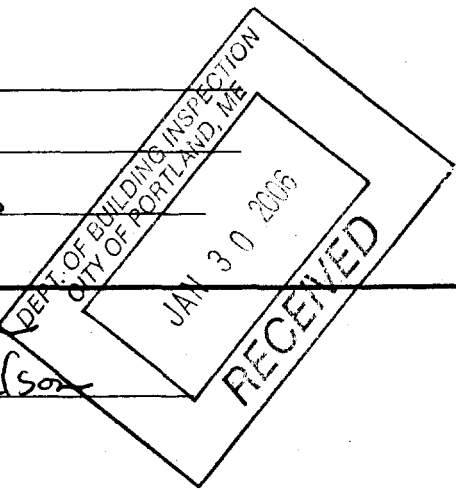
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

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>22 Cumberland Ave</u>		
Total Square Footage of Proposed Structure <u>5310 sqft</u>	Square Footage of Lot <u>3640</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>14</u> Block# <u>B</u> Lot# <u>4</u>	Owner: <u>Dale Carlson</u>	Telephone: <u>428-4272</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Gray me 04039</u>	cost Of Work: \$ _____ Fee: \$ _____
Current use: <u>apartments</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>CONDOMINIUMS 3 units</u>		
Project description: <u>CONDO conversion</u>		
Contractor's name, address & telephone: <u>Dale Carlson</u>		
Who should we contact when the permit is ready: <u>Dale Carlson</u>		
Mailing address: <u>61 Westwood 2</u> <u>Gray me 04039</u>		
<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: <u>[Signature]</u>	Date: <u>1/30/06</u>
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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**

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0147	Date Applied For: 01/30/2006	CBL: 014 B004001
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Location of Construction: 22 CUMBERLAND AVE	Owner Name: CARLSON DALE A & JUDITH A	Owner Address: 61 WESTWOOD RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Condo Conversion - Change of Use Condominium Conversion -3 Condominiums

Change of Use Condominium Conversion -3 Condominiums

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/03/2005**Note:** 3/1/06 recieved info on the vacant unit**Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 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 three (3) 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) 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 03/08/2006**Note:****Ok to Issue:**

- 1) This is a Change of ownership ONLY permit. It does NOT authorize any construction activities

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

- 1) Building shall comply with NFPA 101 Chapter 31 Existing apartment buildings.
A copy of the codes are available @ Inspections in City Hall or at Central fire station.

Submit with Condominium Conversion Permit Application

Project Data:

Address: 22 Cumberland Ave

C-B-L: 14 B 4

Number of Units in Building: 3

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Phil & Renee Fournier			7/18/05	Yes
Unit 2 Vacant		4 bedrooms		
Unit 3 Dave Wiley & Friends	780-1340		7/21/05	No
Unit 4 7 bedrooms				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant _____

Are any building improvements, renovations, or modifications being made associated with this conversion that requires a building, plumbing, electrical, or heating permit?

YES NO _____ (check one)

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

\$ 1500 Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ 10,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Phil & Renee Fournier
(Name of Tenant)
22 Cumberland Ave #1
(Address)

(Address)

This is to give notice to you of intent to convert the building at 22 Cumberland Avenue, Portland, Maine, including the apartment in which you reside, to a condominium.

The Code of Ordinances of the City of Portland (Secs. 14-568 and 14-569) require the developer of a condominium to give each tenant written notice of intent to convert at least one hundred twenty (120) days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the building for more than four (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

If you do not buy your apartment, Dale A. Carlson, the developer of this project, is required to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703).

Relocation Payments.

If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80%) percent 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 as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to you in the form of referrals to other reasonable accommodations and in determining your eligibility for relocation payments as provided herein.

Option to Purchase.

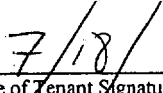
The developer grants to you for a sixty-day period following the giving of this notice an exclusive and irrevocable option to purchase the apartment in which you now reside for the price of \$ 250,000 . To exercise this option to purchase you must give the developer your written and signed acceptance, subject to your obtaining financing if required and a satisfactory inspection, together with a deposit of \$ 10,000 within the sixty-day period and mail it to the developer, Dale A. Carlson, 61 Westwood

Road, Gray, Maine 04039. The developer will then give you a Purchase and Sale Agreement for signature. This option to purchase may not be assigned. If you do not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to you, unless the more favorable price or terms are first offered exclusively and irrevocably to you for an additional sixty-day period.

Attached to this notice are two items: a copy of the ordinance of the City of Portland which pertains to your rights and condominium conversion and a chart of income limitations provided by the City to assist you in determining eligibility for relocation payments.

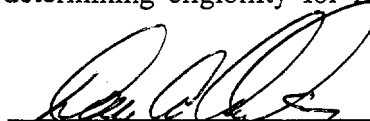


Tenant Signature



Date of Tenant Signature

,2005



Dale A. Carlson, Owner and
Developer

61 Weshwood Rd, Gray, ME 04039



PORTLAND MAINE

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*Urban- Director of Planning and Development
Deborah Schmuckal, Zoning Administrator*

Number of People in Household - Income Limits

Limits Effective March 2005

1 - \$36,050

2 - \$41,200

3 - \$46,350

4 - \$51,500

5 - \$55,650

6 - \$59,750

7 - \$63,900

8 - \$68,000

My annual income is \$44,700

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Dave Wiley
(Name of Tenant)
22 Cumberland Ave #3
(Address)

(Address)

This is to give notice to you of intent to convert the building at 22 Cumberland Avenue, Portland, Maine, including the apartment in which you reside, to a condominium.

The Code of Ordinances of the City of Portland (Secs. 14-568 and 14-569) require the developer of a condominium to give each tenant written notice of intent to convert at least one hundred twenty (120) days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the building for more than four (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

If you do not buy your apartment, Dale A. Carlson, the developer of this project, is required to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703).

Relocation Payments.

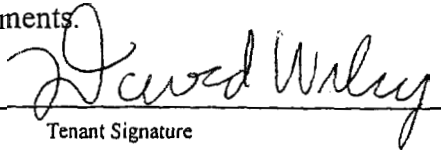
If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80%) percent 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 as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to you in the form of referrals to other reasonable accommodations and in determining your eligibility for relocation payments as provided herein.

Option to Purchase.

The developer grants to you for a sixty-day period following the giving of this notice an exclusive and irrevocable option to purchase the apartment in which you now reside for the price of \$ 490,000 . To exercise this option to purchase you must give the developer your written and signed acceptance, subject to your obtaining financing if required and a satisfactory inspection, together with a deposit of \$20,000 within the sixty-day period and mail it to the developer, Dale A. Carlson, 61 Westwood

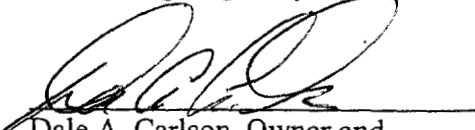
Road, Gray, Maine 04039. The developer will then give you a Purchase and Sale Agreement for signature. This option to purchase may not be assigned. If you do not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to you, unless the more favorable price or terms are first offered exclusively and irrevocably to you for an additional sixty-day period.

Attached to this notice are two items: a copy of the ordinance of the City of Portland which pertains to your rights and condominium conversion and a chart of income limitations provided by the City to assist you in determining eligibility for relocation payments.



Tenant Signature
7-21, 2005

Date of Tenant Signature



Dale A. Carlson, Owner and
Developer
61 Westwood Rd, Gray, ME 04039



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*Urban-Director of Planning and Development
George Schmuckal, Zoning Administrator*

Number of People in Household - Income Limits

Limits Effective March 2005

1 - \$36,050

2 - \$41,200

3 - \$46,350

4 - \$51,500

5 - \$55,650

6 - \$59,750

7 - \$63,900

8 - \$68,000

income 18,000

David Wiley
4

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Jason Coker
(Name of Tenant)
22 Cumberland Ave #3
(Address)

(Address)

This is to give notice to you of intent to convert the building at 22 Cumberland Avenue, Portland, Maine, including the apartment in which you reside, to a condominium.

The Code of Ordinances of the City of Portland (Secs. 14-568 and 14-569) require the developer of a condominium to give each tenant written notice of intent to convert at least one hundred twenty (120) days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the building for more than four (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

If you do not buy your apartment, Dale A. Carlson, the developer of this project, is required to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703).

Relocation Payments.

If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80%) percent 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 as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to you in the form of referrals to other reasonable accommodations and in determining your eligibility for relocation payments as provided herein.

Option to Purchase.


The developer grants to you for a sixty-day period following the giving of this notice an exclusive and irrevocable option to purchase the apartment in which you now reside for the price of \$ 490,000 . To exercise this option to purchase you must give the developer your written and signed acceptance, subject to your obtaining financing if required and a satisfactory inspection, together with a deposit of \$ 20,000 within the sixty-day period and mail it to the developer, Dale A. Carlson, 61 Westwood

Road, Gray, Maine 04039. The developer will then give you a Purchase and Sale Agreement for signature. This option to purchase may not be assigned. If you do not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to you, unless the more favorable price or terms are first offered exclusively **and** irrevocably to you for an additional sixty-day period.

Attached to this notice are two items: a copy of the ordinance of the City of Portland which pertains to your rights and condominium conversion and a chart of income limitations provided by the City to assist you in determining eligibility for relocation payments.

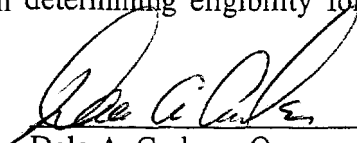


Tenant Signature



Date of Tenant Signature

, 2005



Dale A. Carlson, Owner and
Developer

61 Weshwood Rd, Gray, ME 04039



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*Lee Urban-Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

Number of People in Household - Income Limits

Limits Effective March 2005

1 - \$36,050

2 - \$41,200

3 - \$46,350

4 - \$51,500

5 - \$55,650

6 - \$59,750

7 - \$63,900

8 - \$68,000

My annual income is 37,800

Jason Cohn

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Tom Blackwolf
(Name of Tenant)
22 Cumberland Ave #3
(Address)

(Address)

This is to give notice to you of intent to convert the building at 22 Cumberland Avenue, Portland, Maine, including the apartment in which you reside, to a condominium.

The Code of Ordinances of the City of Portland (Secs. 14-568 and 14-569) require the developer of a condominium to give each tenant written notice of intent to convert at least one hundred twenty (120) days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the building for more than four (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

If you do not buy your apartment, Dale A. Carlson, the developer of this project, is required to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703).

Relocation Payments.

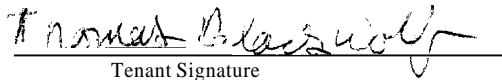
If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80%) percent 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 as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to you in the form of referrals to other reasonable accommodations and in determining your eligibility for relocation payments as provided herein.

Option to Purchase.

The developer grants to you for a sixty-day period following the giving of this notice an exclusive and irrevocable option to purchase the apartment in which you now reside for the price of \$ 490,000 . To exercise this option to purchase you must give the developer your written and signed acceptance, subject to your obtaining financing if required and a satisfactory inspection, together with a deposit of \$ 20,000 within the sixty-day period and mail it to the developer, Dale A. Carlson, 61 Westwood


Road, Gray, Maine 04039. The developer will then give you a Purchase and Sale Agreement for signature. This option to purchase may not be assigned. If you do not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to you, unless the more favorable price or terms are first offered exclusively and irrevocably to you for an additional sixty-day period.

Attached to this notice are two items: a copy of the ordinance of the City of Portland which pertains to your rights and condominium conversion and a chart of income limitations provided by the City to assist you in determining eligibility for relocation payments.



Tenant Signature

7/2/05, 2005
Date of Tenant Signature



Dale A. Carlson, Owner and
Developer
61 Westwood Rd, Gray, ME 04039



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Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Number of People in Household - Income Limits

Limits Effective March 2005

1	-	\$36,050
2	-	\$41,200
3	-	\$46,350
4	-	\$51,500
5	-	\$55,650
6	-	\$59,750
7	-	\$63,900
8	-	\$68,000

My annual income is :

10,800
~~2,500~~
T.F.B.W.
Thomas Faust Blaswalf

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Karl Spear
(Name of Tenant)
22 Cumberland Ave #3
(Address)

(Address)

This is to give notice to you of intent to convert the building at 22 Cumberland Avenue, Portland, Maine, including the apartment in which you reside, to a condominium.

The Code of Ordinances of the City of Portland (Secs. 14-568 and 14-569) require the developer of a condominium to give each tenant written notice of intent to convert at least one hundred twenty (120) days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the building for more than four (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

If you do not buy your apartment, Dale A. Carlson, the developer of this project, is required to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703).

Relocation Payments.

If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80%) percent 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 as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to you in the form of referrals to other reasonable accommodations and in determining your eligibility for relocation payments as provided herein.

Option to Purchase.

The developer grants to you for a sixty-day period following the giving of this notice an exclusive and irrevocable option to purchase the apartment in which you now reside for the price of \$ 490,000. To exercise this option to purchase you must give the developer your written and signed acceptance, subject to your obtaining financing if required and a satisfactory inspection, together with a deposit of \$ 20,000 within the sixty-day period and mail it to the developer, Dale A. Carlson, 61 Westwood

Road, Gray, Maine 04039. The developer will then give you a Purchase and Sale Agreement for signature. This option to purchase may not be assigned. If you do not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to you, unless the more favorable price or terms are first offered exclusively and irrevocably to you for an additional sixty-day period.

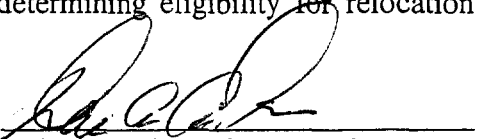
Attached to this notice are two items: a copy of the ordinance of the City of Portland which pertains to your rights and condominium conversion and a chart of income limitations provided by the City to assist you in determining eligibility for relocation payments.



Tenant Signature

7/21, 2005

Date of Tenant Signature



Dale A. Carlson, Owner and
Developer
61 Weshwood Rd, Gray, ME 04039



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*Urban-Director & Planning and Development
rge Schmuckal, Zoning Administrator*

Number of people in Household - Income Limits

Limits Effective March 2005

1 - \$36,050

2 - \$41,200

3 - \$46,350

4 - \$51,500

5 - \$55,650

6 - \$59,750

7 - \$63,900

8 - \$68,000

Karl Spears my annual income is about \$15,000

Karl Spears

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Chris Darry
(Name of Tenant)
22 Cumberland Ave
(Address)

(Address)

This is to give notice to you of intent to convert the building at 22 Cumberland Avenue, Portland, Maine, including the apartment in which you reside, to a condominium.

The Code of Ordinances of the City of Portland (Secs, 14-568 and 14-569) require the developer of a condominium to give each tenant written notice of intent to convert at least one hundred twenty (120) days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the building for more than four (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

If you do not buy your apartment, Dale A. Carlson, the developer of this project, is required to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703).

Relocation Payments.

If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80%) percent 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 as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to you in the form of referrals to other reasonable accommodations and in determining your eligibility for relocation payments as provided herein.

Option to Purchase.

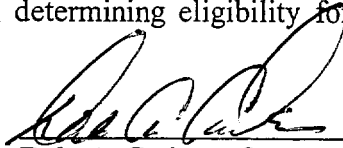
The developer grants to you for a sixty-day period following the giving of this notice an exclusive and irrevocable option to purchase the apartment in which you now reside for the price of \$ 490,000 . To exercise this option to purchase you must give the developer your written and signed acceptance, subject to your obtaining financing if required and a satisfactory inspection, together with a deposit of \$ 20,000 within the sixty-day period and mail it to the developer, Dale A. Carlson, 61 Westwood

Road, Gray, Maine 04039. The developer will then give you a Purchase and Sale Agreement for signature. This option to purchase may not be assigned. If you do not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to you, unless the more favorable price or terms are first offered exclusively and irrevocably to you for an additional sixty-day period.

Attached to this notice are two items: a copy of the ordinance of the City of Portland which pertains to your rights and condominium conversion and a chart of income limitations provided by the City to assist you in determining eligibility for relocation payments.



Tenant Signature



Dale A. Carlson, Owner and
Developer
61 Westwood Rd, Gray, ME 04039

July 15, 2005
date of Tenant Signature

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*Urban-Director of Planning and Development
Aarge Schmuckal, Zoning Administrator*

Number of People in Household - Income Limits

Limits Effective March 2005

1	-	\$36,050
2	-	\$41,200
3	-	\$46,350
4	-	\$51,500
5	-	\$55,650
6	-	\$59,750
7	-	\$63,900
8	-	\$68,000

My annual income is \$18,000

Christopher Perry

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Tim Porter
(Name of Tenant)
22 Cumberland St #3
(Address)

(Address)

This is to give notice to you of intent to convert the building at 22 Cumberland Avenue, Portland, Maine, including the apartment in which you reside, to a condominium.

The Code of Ordinances of the City of Portland (Secs. 14-568 and 14-569) require the developer of a condominium to give each tenant written notice of intent to convert at least one hundred twenty (120) days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the building for more than four (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

If you do not buy your apartment, Dale A. Carlson, the developer of this project, is required to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703).

Relocation Payments.

If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80%) percent 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 as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to you in the form of referrals to other reasonable accommodations and in determining your eligibility for relocation payments as provided herein.

Option to Purchase.

The developer grants to you for a sixty-day period following the giving of this notice an exclusive and irrevocable option to purchase the apartment in which you now reside for the price of \$ 490,000 . To exercise this option to purchase you must give the developer your written and signed acceptance, subject to your obtaining financing if required and a satisfactory inspection, together with a deposit of \$ 20,000 within the sixty-day period and mail it to the developer, Dale A. Carlson, 61 Westwood

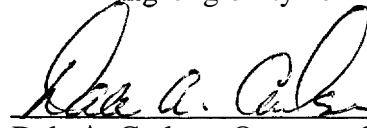
Road, Gray, Maine 04039. The developer will then give you a Purchase and Sale Agreement for signature. This option to purchase may not be assigned. If you do not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to you, unless the more favorable price or terms are first offered exclusively and irrevocably to you for an additional sixty-day period.

Attached to this notice are two items: a copy of the ordinance of the City of Portland which pertains to your rights and condominium conversion and a chart of income limitations provided by the City to assist you in determining eligibility for relocation payments.



Tenant Signature

7/16/05, 2005
Date of Tenant Signature



Dale A. Carlson, Owner and
Developer
61 Westwood Rd, Gray, ME 04039



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*an- Director of Planning and Development
Schmuckal, Zoning Administrator*

Number of People in Household - Income Limits

Limits Effective March 2005

1	-	\$36,050
2	-	\$41,200
3	-	\$46,350
4	-	\$51,500
5	-	\$55,650
6	-	\$59,750
7	-	\$63,900
8	-	\$68,000

My annual income is ²⁵ ~~20~~ K

Tom Porte

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Mical Ranquist
(Name of Tenant)
22 Cumberland St 3
(Address)

(Address)

This is to give notice to you of intent to convert the building at 22 Cumberland Avenue, Portland, Maine, including the apartment in which you reside, to a condominium.

The Code of Ordinances of the City of Portland (Secs. 14-568 and 14-569) require the developer of a condominium to give each tenant written notice of intent to convert at least one hundred twenty (120) days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the building for more than four (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

If you do not buy your apartment, Dale A. Carlson, the developer of this project, is required to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703).

Relocation Payments.

If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80%) percent 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 as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to you in the form of referrals to other reasonable accommodations and in determining your eligibility for relocation payments as provided herein.

Option to Purchase.

The developer grants to you for a sixty-day period following the giving of this notice an exclusive and irrevocable option to purchase the apartment in which you now reside for the price of \$ 497,000. To exercise this option to purchase you must give the developer your written and signed acceptance, subject to your obtaining financing if required and a satisfactory inspection, together with a deposit of \$ 20,000 within the sixty-day period and mail it to the developer, Dale A. Carlson, 61 Westwood

Road, Gray, Maine 04039. The developer will then give you a Purchase and Sale Agreement for signature. This option to purchase may not be assigned. If you do not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (180) days at a price or on terms more favorable than the price or terms previously offered to you, unless the more favorable price or terms are first offered exclusively and irrevocably to you for an additional sixty-day period.

Attached to this notice are two items: a copy of the ordinance of the City of Portland which pertains to your rights and condominium conversion and a chart of income limitations provided by the City to assist you in determining eligibility for relocation payments.

Micael Farnquist
Tenant Signature

July 16, 2005
Date of Tenant Signature

[Signature]

Gale A. Carlson, Owner and
Developer
61 Westwood Rd, Gray, ME 04039



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*Lee Urban-Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

Number of People in Household - Income Limits

Limits Effective March 2005

1	-	\$36,050
2	-	\$41,200
3	-	\$46,350
4	-	\$51,500
5	-	\$55,650
6	-	\$59,750
7	-	\$63,900
8	-	\$68,000

My annual income is \$15,200

Mr. A. Ferguson

Location of Construction: 22 Cumberland Ave		Owner Name: Carlson Dale A &		Permit 05-1416			
Business Name:		Contractor Name: Stephen Dale		Owner Address: 61 Westwood Rd			
Tenant/Buyer's Name		Phone:		Phone: 428-1272			
Current Use: Multi Family-Three Unit		Proposed Use: Multi Family-Three Unit		Contractor Address: P.O. Box 191 Fairfield			
Proposed Project Description: Interior renovations to apartment #2		Phone:		Phone: 207-649-1084			
Legal Use: <i>legal use 3du</i>		Permit Type: Alterations - Multi Family		Permit Type: CITY OF PORTLAND			
Permit Fee: \$192.00		Cost of Work: \$19,000.00		CEO District: 1			
FIRE DEPT:		<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION:			
<i>To NFPA 101</i>		<i>12/14/05</i>		Use Group, <i>R2</i> Type: <i>5B</i>			
Signature: <i>Greg Carr</i>		Signature: <i>Clu...</i>		Signature:			
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: gad		Date Applied For: 09/29/2005		Zoning Approval			
1. 2. Building permits do not include plumbing, septic or electrical work. 3. 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with cond</i> Date: <i>10/13/05</i>		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Date: _____		Historic Preservation <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 <input type="checkbox"/> Denied <i>AKM</i> 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

Marge -

In regards to vacancy at 22 Cumberland Ave., Apt. 2 :

The second floor was rented by the same guys who rent the 3rd floor.

A bunch of the guys needed to move, so they didn't need 2 floors of rooms anymore. The contact person for both the 2nd & 3rd floors is Dave Wiley.

Thank you -

Dale Carlson
60 Westwood Rd.
Gray Me 04039

