

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

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 to Condominiums
AT 22 CUMBERLAND AVE L 014 B004001

provided that the person or persons firm or corporation accepting 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 is procured before this building or part thereof is leased or closed-in. 24 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. Craig Carr 3-6-06
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 3/8/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

Unit # 3 Dale C.
Unit # 2 Brandon Dell'aglio
Unit # 1 Lauren Chaney

4/27/00 Plumbing OK. M

4-29-09 Reschedule Tues: 1PM/PFO MFM

10-6-09 No 2nd floor. MFM

10/15/09 Met Dale C. w/ Ben W & Steve C.

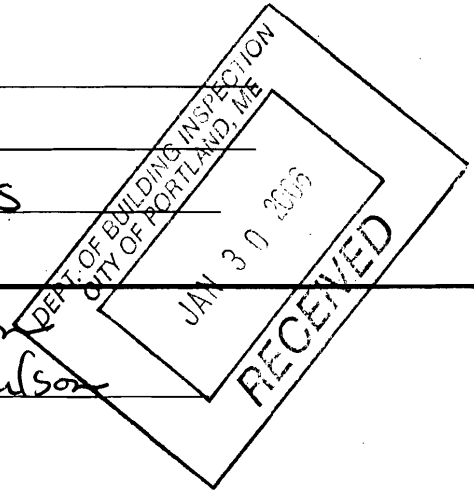
Fire Alarm OK - step at exterior (last) repaired.

OK for CO's GMB

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>61 Westwood Rd 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</u> <u>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 Rd Gray Me 04039</u>		
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: _____		



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:	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	

Proposed Use: Condo Conversion - Change of Use Condominium Conversion -3 Condominiums	Proposed Project Description: Change of Use Condominium Conversion -3 Condominiums
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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:

\$ 1,500 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.

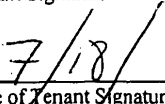
The developer grants to you for a sixty-day period following the giving of this notice an exclusive and irrevocable option to purchase the apartment in which you now reside for the price of \$ 250,000 . To exercise this option to purchase you must give the developer your written and signed acceptance, 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.

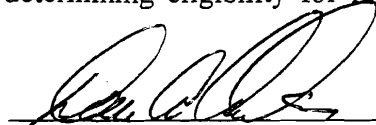


Tenant Signature



Date of Tenant Signature

, 2005



Dale A. Carlson, Owner and

Developer

61 Westwood Rd, Gray, ME 04039



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*Urban- Director of Planning and Development
Debra 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.

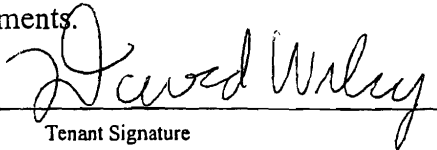
If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant 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.

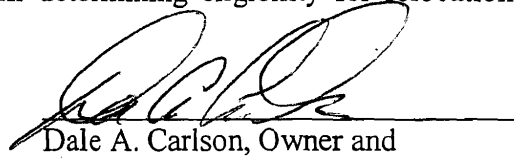
Attached to this notice are two items: a copy of the ordinance of the City of Portland which pertains to your rights and condominium conversion and a chart of income limitations provided by the City to assist you in determining eligibility for relocation payments.



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

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Jason Cohn
(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

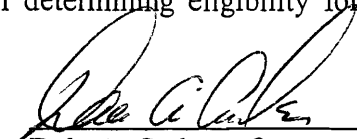
Road, Gray, Maine 04039. The developer will then give you a Purchase and Sale Agreement for signature. This option to purchase may not be assigned. If you do not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other 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


_____, 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 37,800

Jasen 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.

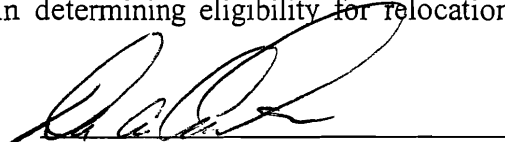
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Tenant Signature

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
T.F.B.W.
~~2,500~~

Thomas
Fawcett Blasewolf

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.

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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.

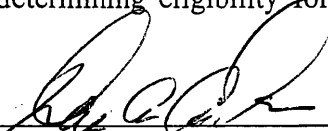
Attached to this notice are two items: a copy of the ordinance of the City of Portland which pertains to your rights and condominium conversion and a chart of income limitations provided by the City to assist you in determining eligibility for relocation payments.



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
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 Barry
(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.

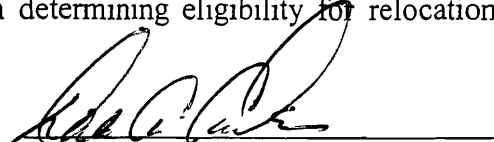
The developer grants to you for a sixty-day period following the giving of this notice an exclusive and irrevocable option to purchase the apartment in which you now reside for the price of \$ 490,000 . To exercise this option to purchase you must give the developer your written and signed acceptance, 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


_____, 2005
Date of Tenant Signature

PORTLAND MAINE

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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