

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Tim Porter
(Name of Tenant)
22 Cumberland #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.

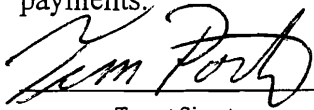
If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant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

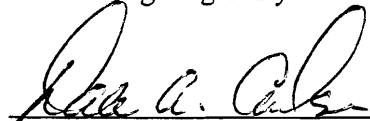
Road, Gray, Maine 04039. The developer will then give you a Purchase and Sale Agreement for signature. This option to purchase may not be assigned. If you do not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other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



PORTLAND MAINE

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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 ~~30~~ K

Tom Porte

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Micah Ranpast
(Name of Tenant)
22 Cumberland St 3
(Address)

(Address)

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Micail Farnquist
Tenant Signature
July 16, 2005
Date of Tenant Signature

Dale A. Carlson
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

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8	-	\$68,000

My annual income is \$15,200

Mark Fenquist

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1416	Issue Date: PERMIT ISSUED	CBL: 014 B004001
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Location of Construction: 22 Cumberland Ave	Owner Name: Carlson Dale A &	Owner Address: 61 Westwood Rd	Phone: 428-1272
Business Name:	Contractor Name: Stephen Dale	Contractor Address: P.O. Box 191 Fairfield	Phone: 2076491084
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Current Use: Multi Family-Three Unit	Proposed Use: Multi Family-Three Unit	Permit Fee: \$192.00	Cost of Work: \$19,000.00	CEO District: 1
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Proposed Project Description: Interior renovations to apartment #2	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>To NFPA 101</i>	INSPECTION: Use Group, <i>R2</i> Type: <i>5B</i> <i>12/14/05</i> <i>12/17/05</i>
	Signature <i>Greg Carr</i>	Signature <i>Chris [unclear]</i>

EASTMAN 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		
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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 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 condit</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 Date:
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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 _____

ELECTRICAL PERMIT

City of Portland, Me.

MONDAY - 9/17



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

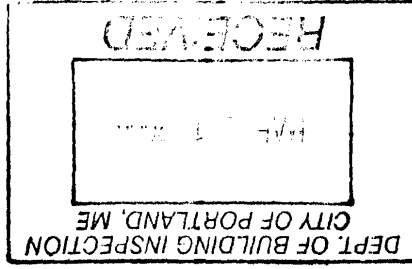
Date 2/16/08
 Permit # 2008-4091
 CBL# 14 B 4

LOCATION: 22 Cumberland St. METER MAKE & # _____
 CMP ACCOUNT # work order - 3-390-210 OWNER Dale Carlson
 TENANT _____ PHONE # 650-8654

						TOTAL EACH FEE		
OUTLETS		Receptacles		Switches		Smoke Detector	.20	
FIXTURES		Incandescent		Fluorescent		Strips	.20	
SERVICES	1	Overhead		Underground	100	TTL AMPS <800	15.00	
		Overhead		Underground		>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
							25.00	
METERS	2	(number of)					1.00	
MOTORS		(number of)					2.00	
RESID/COM		Electric units					1.00	
HEATING		oil/gas units		Interior		Exterior	5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00	
		Insta-Hot		Water heaters		Fans	2.00	
		Dryers		Disposals		Dishwasher	2.00	
		Compactors		Spa		Washing Machine	2.00	
		Others (denote)					2.00	
	MISC. (number of)		Air Cond/win					3.00
			Air Cond/cent				Pools	10.00
			HVAC		EMS		Thermostat	5.00
		Signs					10.00	
		Alarms/res					5.00	
		Alarms/com					15.00	
		Heavy Duty(CRKT)					2.00	
		Circus/Carnv					25.00	
		Alterations					5.00	
		Fire Repairs					15.00	
		E Lights					1.00	
		E Generators					20.00	
PANELS		Service		Remote		Main	4.00	
TRANSFORMER		0-25 Kva					5.00	
		25-200 Kva					8.00	
		Over 200 Kva					10.00	
						TOTAL AMOUNT DUE		
						MINIMUM FEE/COMMERCIAL 55.00	MINIMUM FEE 45.00	

CONTRACTORS NAME Landon R. Hixon MASTER LIC. # MS46089595
 ADDRESS 58 Carding Machine Rd. Richmond, Maine 04356 LIMITED LIC. # _____
 TELEPHONE (207) 871-2696

SIGNATURE OF CONTRACTOR Landon R. Hixon
 White Copy - Office • Yellow Copy - Applicant



Dale Carlson
60 Westward Rd.
May ME 04039

Thank you -

Manager -
In regards to vacancy at 22 Cumberland
Ave., Apt. 2 :
The second floor was rented by the
same group 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 Willey.