

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 060146
2-4-2006
CITY OF PORTLAND

This is to certify that ARLSON DALE A & JUDITH A JTS
has permission to Change of Use Condominium conversion of 4 Condominiums
AT 16 CUMBERLAND AVE 014 B005001

provided that the person or persons who perform or supervise the work 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 procured before this building or part thereof is leased or closed-in. FOUR HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Greg CLASS 2-21-06

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 2/24/06
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

Location of Construction: 16 CUMBERLAND AVE		Owner Name: CARLSON DALE A & JUDITH A		Owner Address: 61 WESTWOOD RD		Issue Date: PERMIT 06-0146		B0 05001	
Business Name:		Contractor Name:		Contractor Address:		Phone:		FEB 2 2006 CITY OF PORTLAND	
Lessee/Buyer's Name		Phone:		Permit Type: Change of Use - Condo Conversion		Zone: R-6		Permit Fee: Cost of Work: CEO District:	
Past Use: 4 unit residential		Proposed Use: Condominium/ Change of Use Condominium Conversion -4 Condominiums		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO DIPA 301 Chapter 31		INSPECTION: Use Group R-2 Type SB IBC 2003		Signature: <i>Greg Cross</i>	
Project Description: legal use: four (4) residential D.U. Change of Use Condominium Conversion -4 Condominiums		Signature:		Signature:		Signature:		Signature:	
Permit Taken By: Idobson		Date Applied For: 01/30/2006		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)					
				Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature _____ Date _____					

Zoning Approval		
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"/> Date: <i>cg 2/15/06</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 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:

CERTIFICATION

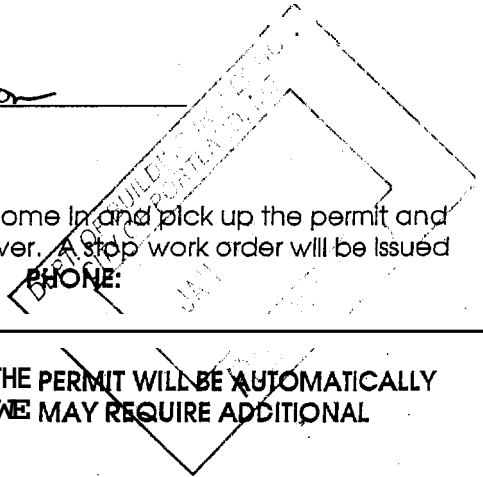
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition,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

1					
Total Square Footage of Proposed Structure 4296 5376 SQ FT	Square Footage of Lot 3640 4200				
Tax Assessor's Chart, Block & Lot Chart# 4 Block# B Lot# 5	Owner: Dale Carlson 61	Telephone: 428-4272			
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Dale Carlson 61 Westwood Gray Me 04039	cost Of Work: \$ _____ Fee: \$ _____			
Current use: <u>apartments</u>					
If the location is currently vacant, what was prior use: <u>apartments</u>		<table style="margin-left: auto; margin-right: auto;"> <tr><td style="text-align: right;">600 Condo</td></tr> <tr><td style="text-align: right;">300 Condo</td></tr> <tr><td style="text-align: right;">900 / 100</td></tr> </table>	600 Condo	300 Condo	900 / 100
600 Condo					
300 Condo					
900 / 100					
Approximately how long has it been vacant: _____					
Proposed use: <u>condominiums</u>					
Project description: <u>Condo Conversion</u> 4 units					
Contractor's name, address & telephone: Dale Carlson					
Who should we contact when the permit is ready: Dale Carlson					
Mailing address: 61 Westwood Rd Gray Me 04039					
<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.</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.

have been authorized by the owner to make this application as his/her jurisdiction. In addition, if a permit for work described in this application shall have the authority to enter all areas covered by this permit at any

Signature of applicant:	Date: <u>1/30</u>
-------------------------	-------------------

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: 06-0146	Date Applied For: 0113012006	CBL: 014 B005001
------------------------------	--	----------------------------

Location of Construction: 16 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	

Condominium/ Change of Use Condominium Conversion -4 Condominiums	Change of Use Condominium Conversion -4 Condominiums
---	--

Dept: Zoning **Status:** Appi oved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/15/2006

Note: 219106 Called owner as to why unit #4 is vacant and no notices
2/14/06 spoke with Dale Carlson - he will drop off a memo giving the names of the tenants - they bought a house
2/15/06 received the memo **Ok to Issue:**

- 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 p e m t 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.
- This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- This property shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval.
- This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional lutchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 0212412206

Note: **Ok to Issue:**

- Contruction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 0112112006

Note: **Ok to Issue:**

- Building shall comply with NFPA 101 Chapter 31.
A copy is available apon request.
- Any building construction will require a seperate permit.

Merge,

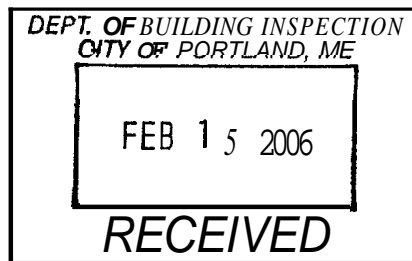
The tenants at 16 Cumberland
ave prior to being vacant
were

Bruce Webber and
Lynn McDonald

I believe they left about
June 1st 2005 after purchasing
their own home.

Dale Carlson

Dale Carlson



Submit with Condominium Conversion Permit Application

Project Data

Address: 16-18 Cumberland Ave

C-B-L: 14 B 5

Number of Units in Building: d

*Carmen Bowen
Robert Belliveau
Craig B...*

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Mark Sherman	450-5820	7 years	7/25/05	Yes
DAVID Lowell - #2 Andrew see Nicholas Notes	—	—	8/11/05	No yes
Unit 2 Vacant	—	—	—	—
Unit 3 Vacant Tim Willatt #3 Fred Family	—	—	7/22/05	No
Unit 4 Vacant (before Notices)	—	—	—	—
Unit 5 why → bought their own house -	—	—	—	7/6/05
Unit 6	—	—	—	—
Unit 7	—	—	—	—
Unit 8	—	—	—	—

If more units, submit same information on all units

Length of time building owned by applicant 11 years

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:

\$ 2,000 Exterior walls, windows, doors, roof

\$ _____ Insulation

\$ 20,500 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ _____ Other (specify)

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Mark Sherman
(Name of Tenant)
18 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 \$ 160,000 . 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

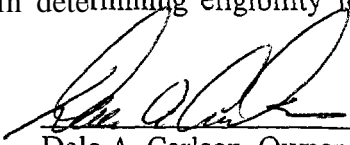
Road, Gray, Maine 04039. The developer will then give you a Purchase and Sale Agreement for signature. This option to purchase may not be assigned. If you do not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other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

7-25, 2005
Date of Tenant Signature



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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*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 income annually is 12,000

Signed: Mack Sher

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Andrew Nicholas
(Name of Tenant)
18 Cumberland St #2
(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.

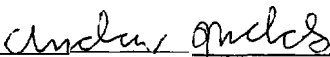
If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant 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 \$ 240,000 . 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

08/15_____, 2005
Date of Tenant Signature



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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

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

Andrew Nicholas

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 ≈ 9,800

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: David Lowell
(Name of Tenant)
18 Cumberland Ave #2
(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.

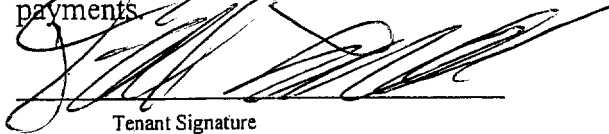
If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant 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 \$ 240,000 . 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.

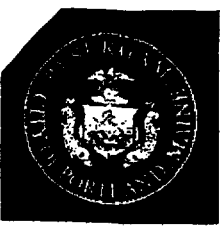


Tenant Signature

8/11/05, 2005

Date of Tenant Signature

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

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

David Lowell

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

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Cameron Bowen
(Name of Tenant)
18 Cumberland #2
(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 \$ 240,000 . 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

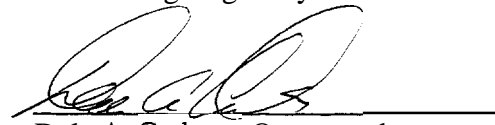
Road, Gray, Maine 04039. The developer will then give you a Purchase and Sale Agreement for signature. This option to purchase may not be assigned. If you do not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other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

08/01/05, 2005
date of Tenant Signature



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



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Urban-Director of Planning and Development
Iarge 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 \$32,800

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Tim Willette
(Name of Tenant)
18 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 \$ 246,000 . 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 \$ 15,000 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

July 22, 2005
Date of Tenant Signature



Dale A. Carlson, Owner and
Developer

61 Westwood Rd, Gray, ME 04039



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Urban- Director of Planning and Development
Larage 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: \$22,000

Tim Willet

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Fred Farrell
(Name of Tenant)
18 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 \$ 240,000 . 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 \$ 15,000 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

7-22-05, 2005

Date of Tenant Signature

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*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

My annual income is \$30,000

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Robert Bolivar
(Name of Tenant)

18 Cumberland
(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.

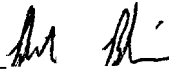
If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant 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 \$ 240,000 . 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 \$ 15,000 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.

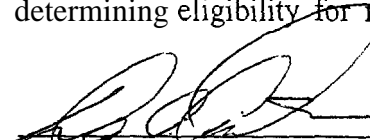


Tenant Signature

7/23/05

Date of Tenant Signature

, 2005



Dale A. Carlson, Owner and
Developer

61 Westwood Rd, Gray, ME 04039

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life

*Director of Planning and Development
Michael, 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 22000

M. M. ...

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM

To: Craig Braubury
(Name of Tenant)
18 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.

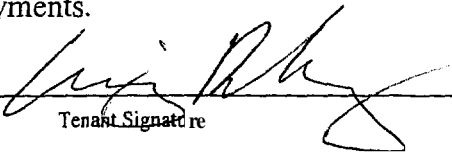
If you do not purchase the unit, the developer shall, before you are required by the developer to vacate, make a cash payment to you in an amount equal to the amount of rent paid by you as a tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant 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 \$ 246,000. 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 \$ 15,000 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.

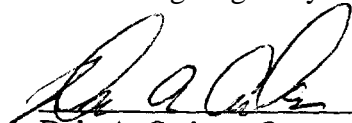
Attached to this notice are two items: a copy of the ordinance of the City of Portland which pertains to your rights and condominium conversion and a chart of income limitations provided by the City to assist you in determining eligibility for relocation payments.



Tenant Signature

 ,2005

Date of Tenant Signature



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

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Jan- 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 48,000

Jan Schmuckal signed