

E.K.T. INC.
PO BOX 4271
PORTLAND, ME 04101

May 3, 2004

Christopher & Erica Thompson
105 North Street #1
Portland, Me. 04101

Re: Notice of intent to convert 105 North Street, Portland to condominiums

Dear Christopher & Erica:

We are sending this letter to you to inform you that we intend to convert the building at 105 North Street, Portland, Maine into three condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is **not** a notice to quit the unit. If it comes to that, a separate 30 day notice to quit will be provided to you.

One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit for \$ ~~385,000~~ 00, please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

As the Developer of this project, we are required by City of Portland ordinance to give you the following notice:

If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 289 Congress Street, Portland, ME 04101 (telephone (874-8703).

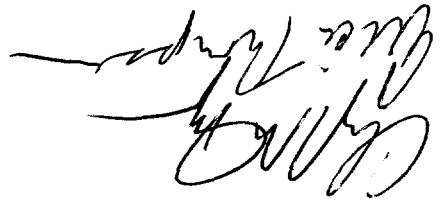
We are required to assist you with relocation payments unless your gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined

by the US Department of Housing and Urban Development. If you would like us to investigate whether you qualify for this assistance, or if you would like us to provide

assistance to you in the form of referrals to other reasonable accommodations, please let us know.

This notice shall be hand delivered or mailed by certified mail, return receipt requested; postage prepaid and shall be effective upon delivery.

Sincerely,
James K. Tothaker
Randall K. Tothaker
Landlord



James K. Tothaker
Randall K. Tothaker

Tim Carnes and Sandy Stevens
105 North Street, #3
Portland, ME 04101

Crandall Toothaker
CKT Associates
PO Box 4271
Portland, Maine 04101

June 3, 2004

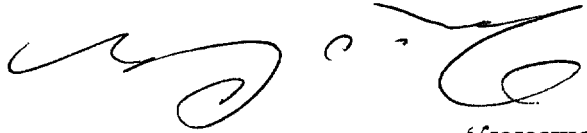
Dear Crandall,

This letter is to serve as official notice that we will be moving out of the apartment at 105 North Street apartment three on the day of June 29th, 2004. Enclosed is our last month's rent minus \$200 as previously arranged due to construction over the past several months. Payment for oil is also enclosed.

Thank you for all of your help. We loved living in this apartment and appreciate all you did to make it the beautiful home it was. Our address will be 51 Holman Lane, Norway, Maine 04268 as of July 1st.

Best of luck to you in the future and have a wonderful summer!

Sincerely,



Tim and Sandy

Submit with Condominium Conversion Permit Application

Project Data:

Address: 105 North St Portland, ME 04101

C-B-L: 15-E-1a

Number of units in building: 3

Tenant name Tenant tel. # occup. length Date of notice eligible for \$?

Unit #	Tenant name	Tenant tel. #	occup. length	Date of notice	eligible for \$?
Unit 1	Chris + Erica Thompson		2 yrs		NO
Unit 2	Vacant since	Sept '03	unknown	no notice moved / no conversion	
Unit 3	Tim + Sandra		1.75 yrs	Tenants bought / built conversion new house in Norway, ME	
Unit 4					
Unit 5					
Unit 6					
Unit 7					
Unit 8					

If more units, submit same information on all units

Length of time building owned by applicant Since

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:

\$ exterior walls, windows, doors, roof

\$ insulation

\$ interior cosmetics (walls/floors/hallways refinishing, etc.)

\$ other (specify)

Separate permits applied for already!

**CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART III: PROJECT DATA**

1. Assessors reference, Chart, Block, Lot: 15-E-12

2. Number of Units before conversion: 3

3. Monthly rent range (specify with or without utilities, being specific about the utilities)
Unit #1 - 1350 plus separate air heat, hot water, gas & electric
Unit #2 last rented Sept '03 \$1100.00 plus separate air heat, electric & gas
Unit #3 last rented July '04, 1300 plus

4. Number of Units after conversion: 3

<u>1</u>	Units with 3 or more bedrooms
<u>2</u>	Units with 2 bedrooms

5. Purchase Price range: \$ 250,000.00 - 350,000.00

6. Length of time building owned by applicant: _____

7. Improvements, renovations or modifications being made in association with this conversion will require the following permits (please circle all that apply):
Building Plumbing Heating Electrical

8. Type and cost of building improvements being made in association with this conversion that will not require permits:
 exterior walls, windows, doors, roof \$ _____
 insulation \$ _____
 interior cosmetic (wall/floor refinishing, etc.) \$ _____
 other (please specify) \$ _____
 no improvements being made \$ 0.00

Permits applied for prior to conversion