

**K+L Properties  
Liz Monaghan  
4 Sea Star Lane  
Cape Elizabeth, Me. 04107  
207-831-1121**

June 1, 2016

Micheal DeRosa  
Unit # 1  
154-156 York Street  
Portland, ME 04101

Re: Notice of intent to convert 154-156 York Street, Portland to condominiums

Dear Lisa:

We are sending this letter to you to inform you that we intend to convert the building at 154-156 York Street, Portland, Maine into 4 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.

\$250,000

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 ~~\$280,000~~, 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 120 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, 389 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

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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,

  
Liz Monaghan  
K+L Properties

\*At this point I am just setting  
the building up for Condo Approval.  
It will take some time for all  
this to take place.  
You will not have to be concerned  
about leaving until at least  
120 days.

Call me for any questions.

**K+L Properties  
Liz Monaghan  
4 Sea Star Lane  
Cape Elizabeth, Me. 04107  
207-831-1121**

June 1, 2016

Rodika *Voinovan*  
Unit # 3  
154-156 York Street  
Portland, ME 04101

Re: Notice of intent to convert 154-156 York Street, Portland to condominiums

Dear Rodika:

We are sending this letter to you to inform you that we intend to convert the building at 154-156 York Street, Portland, Maine into 4 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 180 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 \$260,000, 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 120 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.

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Sincerely,

  
Liz Monaghan  
K+L Properties

\*At this point I am just setting  
the building up for Condo Approval.  
It will take some time for all  
this to take place.

You will not have to be concerned  
about leaving until at least  
120 days.

Call me for any questions.  
I hope you had a great trip home!

**K+L Properties  
Liz Monaghan  
4 Sea Star Lane  
Cape Elizabeth, Me. 04107  
207-831-1121**

May 1, 2016

Lisa Croce  
Unit # 4  
154-156 York Street  
Portland, ME 04101

Re: Notice of intent to convert 154-156 York Street, Portland to condominiums

Dear Lisa:

We are sending this letter to you to inform you that we intend to convert the building at 154-156 York Street, Portland, Maine into 4 condominium units. We are required to give you a minimum 180 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 180 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 \$280000, 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 120 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.

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Sincerely,



Liz Monaghan  
K+L Properties

Lisc -  
As you know I have promised  
to keep you as a tenant for  
as long as you wish.  
I know you are excited about  
home ownership. Let's see what comes.  
All the best.

**K+L Properties  
Liz Monaghan  
4 Sea Star Lane  
Cape Elizabeth, Me. 04107  
207-831-1121**

May 1, 2016

Kristina Mannai  
Unit # 2  
154-156 York Street  
Portland, ME 04101

Re: Notice of intent to convert 154-156 York Street, Portland to condominiums

Dear Rodika:

We are sending this letter to you to inform you that we intend to convert the building at 154-156 York Street, Portland, Maine into 4 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 180 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 \$~~250~~000, 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 120 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.

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Sincerely,

  
Liz Monaghan  
K+L Properties

✶ Kristina gave notice April 1, 2016  
that she was leaving and would  
be out of the apartment ~~may 1~~  
May 30th.