

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 051479
NOV 9 2005
CITY OF PORTLAND

This is to certify that WEST END DEVELOPMENT LLC
has permission to Change of use to 10 unit Condominium

AT 167 DANFORTH ST 044 I001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is altered or closed-in. 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 Cass 11-7-05
Health Dept.
Appeal Board
Other Department Name

Signature: [Handwritten Signature] 11/8/05
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

|                       |                           |               |                     |
|-----------------------|---------------------------|---------------|---------------------|
| Permit No:<br>05-1479 | Issue Date:<br>NOV 9 2005 | PERMIT ISSUED | CBL:<br>044 1001001 |
|-----------------------|---------------------------|---------------|---------------------|

|  |  |  |             |
|--|--|--|-------------|
| Location of Construction:<br>167 DANFORTH ST | Owner Name:<br>WEST END DEVELOPMENT LL | Owner Address:<br>6 OLD COLONY LN                | Phone:      |
| Business Name:                               | Contractor Name:                       | Contractor Address:<br>CITY OF PORTLAND          | Phone:      |
| Lessee/Buyer's Name                          | Phone:                                 | Permit Type:<br>Change of Use - Condo Conversion | Zone:<br>R6 |

|   |   |   |   |                    |
|---|---|---|---|--------------------|
| Past Use:<br>10 unit residential                                      | Proposed Use:<br>10 Unit Condominium / Change of use to 10 unit Condominium | Permit Fee:<br>\$2,250.00   | Cost of Work:<br>\$2,250.00   | CEO District:<br>2 |
| Proposed Project Description:<br>Change of use to 10 unit Condominium |   | FIRE DEPT:<br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>TO NFPA 101  | INSPECTION:<br>Use Group: R2 Type: 3B<br>11/8/05<br>Signature: <i>[Signature]</i> |                    |
|   |   | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied<br>Signature: _____ Date: _____ |   |                    |

|                             |                                 |                        |  |
|-----------------------------|---------------------------------|------------------------|--|
| Permit Taken By:<br>Idobson | Date Applied For:<br>10/06/2005 | <b>Zoning Approval</b> |  |
|-----------------------------|---------------------------------|------------------------|--|

|   |  |   |  |
|---|--|---|--|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p> | <p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br><br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br><i>ok w/ conditions</i><br>Date: 11/07/05 <i>ABU</i> | <p><b>Zoning Appeal</b></p> <input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><br>Date: _____ | <p><b>Historic Preservation</b><br/><i>yes</i></p> <input type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br><br>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 |

**City of Portland, Maine - Building or Use Permit**

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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>05-1479 | <b>Date Applied For:</b><br>10/06/2005 | <b>CBL:</b><br>044 I001001 |
|------------------------------|--|----------------------------|

|   |  |   |               |
|---|--|---|---------------|
| <b>Location of Construction:</b><br>167 DANFORTH ST | <b>Owner Name:</b><br>WEST END DEVELOPMENT LLC | <b>Owner Address:</b><br>6 OLD COLONY LN                | <b>Phone:</b> |
| <b>Business Name:</b>                               | <b>Contractor Name:</b>                        | <b>Contractor Address:</b>                              | <b>Phone:</b> |
| <b>Lessee/Buyer's Name</b>                          | <b>Phone:</b>                                  | <b>Permit Type:</b><br>Change of Use - Condo Conversion |               |

|  |                                      |
|--|--------------------------------------|
| 10 Unit Condominium / Change of use to 10 unit Condominium | Change of use to 10 unit Condominium |
|--|--------------------------------------|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/07/2005

**Note:** 10/27/05 left message w/Bonnie Martinolich. Need to try to get more info on the tenant who left unit on 10/01/05.      **Ok to Issue:**

- 1) 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.
- 2) Separate permits are required for any future renovations.
- 3) 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.**
- 4) This property shall remain as ten family dwelling units. Any change of use shall require a separate permit application for review and approval.
- 5) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 11/08/2005

**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:** 11/07/2005

**Note:**      **Ok to Issue:**

- 1) All units to comply with NPFA 101 Inspection required.

**Comments:**

10/6/2005-Idobson: This permit is still on my desk holding for a check

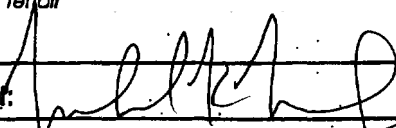
# All Purpose Building Permit Application

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: 167 - 169 Oanforth Street   |  |   |
| Total Square Footage of Proposed Structure<br>7,204   | Square Footage of Lot<br>6,078   |   |
| Tax Assessor's Chart, Block & Lot, Chart# 44 Block# 1 Lot# 1-2  | Owner:<br>West End Development   | Telephone:<br>207-730-2424              |
| Lessee/Buyer's Name (If Applicable)   | Applicant name, address & telephone:<br>PO Box 145<br>Portland; ME 04102<br>207-730-2474 | cost Of Work: \$<br><br>Fee: \$1,900.00 |
| Current use: Rental Units (10)  |  |   |
| If the location is currently vacant, what was prior use: _____  |  |   |
| Approximately how long has it been vacant: _____  |  |   |
| Proposed use: Condominium Units (10)  |  |   |
| Project description:  |  |   |
| Contractor's name, address & telephone:   |  |   |
| Who should we contact when the permit is ready: <u>Bonnie L. Martinolich, Esq.</u>  |  |   |
| Mailing address: <u>Preti, Flaherty, LLP, One City Center, PO Box 9546, Portland, ME 04112-9546</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: 207-791-3000 |  |   |

**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.**

*ter, cl*

|   |               |
|---|---------------|
| Signature of applicant:  | Date: 10/4/05 |
|---|---------------|

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ric District you may be subjec

October 4, 2005

Marge Schmuckal, Zoning Administrator  
City of Portland  
389 Congress Street  
Portland, ME 04101

**RE: Condominium Conversion Application**

Dear Ms. Schmuckal:

Enclosed please find an Application for Condominium Conversion for **167-169** Danforth Street, Portland. Included herein is a check to cover the required fees, as well as copies of the notices sent out to the buildings' current tenants.

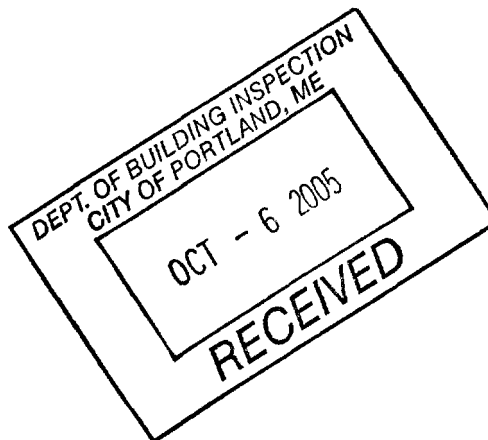
Should you have any questions please feel free to contact me.

Sincerely,



Bonnie L. Martinolich

BLM:dmc  
encl.  
31988



1059704.1

## Submit with Condominium Conversion Permit Application

**Project Data:**

**Address:** 167-169 Danforth Street

\_\_\_\_\_

\_\_\_\_\_

|                         |                          |          |       |         |         |
|-------------------------|--------------------------|----------|-------|---------|---------|
| ✓ #167<br><b>Unit 1</b> | Ms. Suzanne Keene        | Unlisted | 2 yrs | 10/3/05 | Pending |
| ✓ #167<br><b>Unit 2</b> | Ms. Donna Huttemann      | 828-1072 | 6 yrs | 10/3/05 | Pending |
| ✓ #167<br><b>Unit 3</b> | Ms. Vonda Lessard        | 774-1336 | 7 yrs | 10/3/05 | Pending |
| ✓ #167<br><b>Unit 4</b> | Mr. Bruce Gardiner       | 772-1072 | 3 yrs | 10/3/05 | Pending |
| ✓ #167<br><b>Unit 5</b> | Ms. Mary Kathleen Hudson | Unlisted | 1 yr  | 10/3/05 | Pending |
| <b>Unit 6</b>           | *SEE ADDENDUM FOR        |          |       |         |         |
| <b>Unit 7</b>           | ADDITIONAL INFORMATION   |          |       |         |         |
| <b>Unit 8</b>           | ON #169 DANFORTH ST.     |          |       |         |         |

**If more units, submit same information on all units**

Length of time building owned by applicant 45 days

**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)

(in the coming months)

**Type and cost of building improvements associated with, this conversion that do not require permits:**

\$ 40,000 Exterior walls, windows, doors, roof

\$ \_\_\_\_\_ Insulation

\$ 50,000 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ \_\_\_\_\_ Other (specify)

**ADDENDUM TO "PROJECT DATA" SECTION OF  
CONDOMINIUM PERMIT APPLICATION**

|   | Name           | Tel#  | Occup Length                                   | Date of Notice  | Eligible for \$      |         |
|---|----------------|---|--|---|----------------------|---------|
| ✓ | #169<br>Unit 1 | Emily Bloom                                     | 653-0916                                       | 4 yrs   | October 3,2005       | Pending |
| ✓ | #169<br>Unit 2 | Susan Van Maanen                                | 632-5053                                       | 5 yrs   | October 3,2005       | Pending |
| ✓ | #169<br>Unit 3 | Erica K. Frank                                  | Unlisted                                       | 5 yrs   | October 3,2005       | Pending |
|   | #169<br>Unit 4 | Vacant as of<br>10/1/05<br><i>Brian Giguere</i> | Reasons<br>unknown<br><i>cell<br/>786-4024</i> | Tenant gave<br>notice of<br>intent to<br>vacate to prior<br>owner | <i>outgrowspace.</i> | Pending |
|   | #169<br>Unit 5 | Nancy Lokocz                                    | 522-9957                                       | 1 yr  | October 3,2005       | Pending |

**Brian** Giguere  
169 Danforth St #4  
Portland, ME 04102  
Home # 879-1606  
Cell # 756-4024  
Work# 541-5151

Dear Mr. Knoth,

**This** letter is a follow up to our conversation on August 24, 2005, where I explained my wishes to vacate the above mentioned apartment on September 31, 2005. Since I am a tenant at will I am required to give you 30 days notice that includes 1 full rental period. I have very much enjoyed living in your building, but unfortunately I have outgrown the space. I would be more than happy to accommodate your need to show the apartment to prospective tenants and will maintain the appearance accordingly. I am confident you will not have any issue filling the space, since the building and apartment are very appealing. Please forward my security deposit in the amount of \$675.00 using the enclosed, pre-paid, envelope.

Sincerely,

Brian Giguere 8-24-05

**Brian** Giguere: August 24, 2005

Witnessed By:

Rebecca Nickerson 8/24/05

Rebecca Nickerson: August 24, 2005



WEST END DEVELOPMENT, LLC  
P.O. Box 145  
Portland, Maine 04112

October 3, 2005

**VIA CERTIFIED MAIL**

Ms. Suzanne Keene  
167 Danforth Street, Unit 1  
Portland, Maine 04101

**RE: Notice of Condominium Conversion**

Dear Ms. Keene:

I am writing to provide you with notice of your rights under both Maine law and the ordinances of the City of Portland as an occupant of an apartment that will be converted into a condominium unit. A developer of a condominium conversion in the City of Portland is first obligated to inform you that the condominium, to be known as 167-169 Danforth Condominium Association (the "Condominium"), will be created by the conversion of a rental property.

West End Development, LLC ("West End") must also formally offer you the opportunity to purchase the condominium that you are occupying. The price to purchase your unit in an "asis" condition is \$145,000. This offer must be open to you for up to 60 days. This offer is exclusive to you and the other occupants of your unit as of October 7, 2005 and is an irrevocable option to buy that is not assignable. If you do not accept the offer within 60 days, West End, for 180 days afterwards, may not offer or convey the condominium unit you occupy to another person on terms more favorable than yours, unless it has first made the same offer to you and left it open for 60 more days. In addition, West End cannot alter the terms of your lease for 120 days. The law also requires that West End tell you the following:

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, Maine 04101 (telephone: 874-8703).

In addition, if for some reason you were to reject the unit and not purchase it, West End could have an obligation to make a cash payment to you if you meet the eligibility requirements for such payment. This payment would be equivalent to the

amount of rent you paid (or would have) for the 2 months preceding you leaving your unit. In order to be eligible for such a payment your income must be less than **80%** of the median income of the Portland SMSA as determined by the U.S. Department of Housing and Urban Development. Please also remember, as discussed above, that West End must assist you in determining your eligibility for relocation payments and, furthermore, upon your request, he must furnish you with referrals to other accommodations. You have a right to a copy of West End's conversion permit for the Condominium once obtained.

According to the City of Portland's regulations governing condominium conversions, we are required to provide you with at least 120 days' notice to vacate your unit. For tenants who have occupied their units for more than four years, a longer notice period is required. Since, according to records we were provided when we purchased the property, you have occupied your unit for 2 years, you are entitled to a total of 120 days notice. However, this letter is NOT intended to trigger the notice period. At some point in the next several months, we will be providing you with a separate letter giving you notice to vacate. You will then have 120 days from the date you receive that letter to vacate the unit. To reiterate, we are not asking in this letter that you vacate your unit.

I hope that the foregoing adequately sets forth your rights under the law. If you have any questions, please feel free to direct them to the address above, or to Drinan Property Management.

Very truly yours,

West End Development

WEST END DEVELOPMENT, LLC  
P.O. Box 145  
Portland, Maine 04112

October 3, 2005

**VIA CERTIFIED MAIL**

Ms. Donna Huttemann  
167 Danforth Street, Unit 2  
Portland, Maine 04101

**RE: Notice of Condominium Conversion**

Dear Ms. Huttemann:

I am writing to provide you with notice of your rights under both Maine law and the ordinances of the City of Portland as an occupant of an apartment that will be converted into a condominium unit. A developer of a condominium conversion in the City of Portland is first obligated to inform you that the condominium, to be known as 167-169 Danforth Condominium Association (the "Condominium"), will be created by the conversion of a rental property.

West End Development, LLC ("West End") must also formally offer you the opportunity to purchase the condominium that you are occupying. The price to purchase your unit in an "as is" condition is \$135,000. This offer must be open to you for up to 60 days. This offer is exclusive to you and the other occupants of your unit as of October 7, 2005 and is an irrevocable option to buy that is not assignable. If you do not accept the offer within 60 days, West End, for 180 days afterwards, may not offer or convey the condominium unit you occupy to another person on terms more favorable than yours, unless it has first made the same offer to you and left it open for 60 more days. In addition, West End cannot alter the terms of your lease for 120 days. The law also requires that West End tell you the following:

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, Maine 04101 (telephone: 874-8703).

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According to the City of Portland's regulations governing condominium conversions, we are required to provide you with at least 120 days' notice to vacate your unit. For tenants who have occupied their units for more than four years, a longer notice period is required. Since, according to records we were provided when we purchased the property, you have occupied your unit for **6** years, you are entitled to a total of 180 days notice. However, this letter is NOT intended to trigger the notice period. At some point in the next several months, we will be providing you with a separate letter giving you notice to vacate. You will then have 180 days from the date you receive that letter to vacate the unit. To reiterate, we are not asking in this letter that you vacate your unit.

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Very truly yours,

West End Development

WEST END DEVELOPMENT, LLC  
P.O. Box 145  
Portland, Maine 04112

October 3, 2005

**VIA CERTIFIED MAIL**

Ms. Vonda A. Lessard  
167 Danforth Street, Unit 3  
Portland, Maine 04101

**RE: Notice of Condominium Conversion**

Dear Ms. Lessard:

I am writing to provide you with notice of your rights under both Maine law and the ordinances of the City of Portland as an occupant of an apartment that will be converted into a condominium unit. A developer of a condominium conversion in the City of Portland is first obligated to inform you that the condominium, to be known as 167-169 Danforth Condominium Association (the "Condominium"), will be created by the conversion of a rental property.

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According to the City of Portland's regulations governing condominium conversions, we are required to provide you with at least 120 days' notice to vacate your unit. For tenants who have occupied their units for more than four years, a longer notice period is required. Since, according to records we were provided when we purchased the property, you have occupied your unit for 7 years, you are entitled to a total of 210 days notice. However, this letter is NOT intended to trigger the notice period. At some point in the next several months, we will be providing you with a separate letter giving you notice to vacate. You will then have 210 days from the date you receive that letter to vacate the unit. To reiterate, we are not asking in this letter that you vacate your unit.

I hope that the foregoing adequately sets forth your rights under the law. If you have any questions, please feel free to direct them to the address above, or to Drinan Property Management.

Very truly yours,

West End Development

WEST END DEVELOPMENT, LLC  
P.O. Box 145  
Portland, Maine 04112

October 3, 2005

**VIA CERTIFIED MAIL**

Mr. Bruce Gardiner  
167 Danforth Street, Unit 4  
Portland, Maine 04101

**RE: Notice of Condominium Conversion**

Dear Mr. Gardiner:

I am writing to provide you with notice of your rights under both Maine law and the ordinances of the City of Portland as an occupant of an apartment that will be converted into a condominium unit. A developer of a condominium conversion in the City of Portland is first obligated to inform you that the condominium, to be known as 167-169 Danforth Condominium Association (the "Condominium"), will be created by the conversion of a rental property.

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According to the City of Portland's regulations governing condominium conversions, we are required to provide you with at least 120 days' notice to vacate your unit. For tenants who have occupied their units for more than four years, a longer notice period is required. Since, according to records we were provided when we purchased the property, you have occupied your unit for 3 years, you are entitled to a total of 120 days notice. However, this letter is NOT intended to trigger the notice period. At some point in the next several months, we will be providing you with a separate letter giving you notice to vacate. You will then have 120 days from the date you receive that letter to vacate the unit. To reiterate, we are not asking in this letter that you vacate your unit.

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Very truly yours,

West End Development



WEST END DEVELOPMENT, LLC  
P.O. Box 145  
Portland, Maine 04112

October 3, 2005

**VIA CERTIFIED MAIL**

Ms. Mary Kathleen Hudson  
167 Danforth Street, Unit 5  
Portland, Maine 04101

**RE: Notice of Condominium Conversion**

Dear Ms. Hudson:

I am writing to provide you with notice of your rights under both Maine law and the ordinances of the City of Portland as an occupant of an apartment that will be converted into a condominium unit. A developer of a condominium conversion in the City of Portland is first obligated to inform you that the condominium, to be known as 167-169 Danforth Condominium Association (the "Condominium"), will be created by the conversion of a rental property.

West End Development, LLC ("West End") must also formally offer you the opportunity to purchase the condominium that you are occupying. The price to purchase your unit in an "as is" condition is \$138,000. This offer must be open to you for up to 60 days. This offer is exclusive to you and the other occupants of your unit as of October 7, 2005 and is an irrevocable option to buy that is not assignable. If you do not accept the offer within 60 days, West End, for 180 days afterwards, may not offer or convey the condominium unit you occupy to another person on terms more favorable than yours, unless it has first made the same offer to you and left it open for 60 more days. In addition, West End cannot alter the terms of your lease for 120 days. The law also requires that West End tell you the following:

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, Maine 04101 (telephone: 874-8703).

In addition, if for some reason you were to reject the unit and not purchase it, West End could have an obligation to make a cash payment to you if you meet the eligibility requirements for such payment. This payment would be equivalent to the

amount of rent you paid (or would have) for the 2 months preceding you leaving your unit. In order to be eligible for such a payment your income must be less than 80% of the median income of the Portland SMSA as determined by the U.S. Department of Housing and Urban Development. Please also remember, as discussed above, that West End must assist you in determining your eligibility for relocation payments and, furthermore, upon your request, he must furnish you with referrals to other accommodations. You have a right to a copy of West End's conversion permit for the Condominium once obtained.

According to the City of Portland's regulations governing condominium conversions, we are required to provide you with at least 120 days' notice to vacate your unit. For tenants who have occupied their units for more than four years, a longer notice period is required. Since, according to records we were provided when we purchased the property, you have occupied your unit for 1 years, you are entitled to a total of 120 days notice. However, this letter is NOT intended to trigger the notice period. At some point in the next several months, we will be providing you with a separate letter giving you notice to vacate. You will then have 120 days from the date you receive that letter to vacate the unit. To reiterate, we are not asking in this letter that you vacate your unit.

I hope that the foregoing adequately sets forth your rights under the law. If you have any questions, please feel free to direct them to the address above, or to Drinan Property Management.

Very truly yours,

West End Development

WEST END DEVELOPMENT, LLC  
P.O. Box 145  
Portland, Maine 04112

October 3, 2005

**VIA CERTIFIED MAIL**

Ms. Emily M. Bloom  
169 Danforth Street, Unit 1  
Portland, Maine 04101

**RE: Notice of Condominium Conversion**

Dear Ms. Bloom:

I am writing to provide you with notice of your rights under both Maine law and the ordinances of the City of Portland as an occupant of an apartment that will be converted into a condominium unit. A developer of a condominium conversion in the City of Portland is first obligated to inform you that the condominium, to be known as 167-169 Danforth Condominium Association (the "Condominium"), will be created by the conversion of a rental property.

West End Development, LLC ("West End") must also formally offer you the opportunity to purchase the condominium that you are occupying. The price to purchase your unit in an "as is" condition is \$143,000. This offer must be open to you for up to 60 days. This offer is exclusive to you and the other occupants of your unit as of October 7, 2005 and is an irrevocable option to buy that is not assignable. If you do not accept the offer within 60 days, West End, for 180 days afterwards, may not offer or convey the condominium unit you occupy to another person on terms more favorable than yours, unless it has first made the same offer to you and left it open for 60 more days. In addition, West End cannot alter the terms of your lease for 120 days. The law also requires that West End tell you the following:

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, Maine 04101 (telephone: 874-8703).

In addition, if for some reason you were to reject the unit and not purchase it, West End could have an obligation to make a cash payment to you if you meet the eligibility requirements for such payment. This payment would be equivalent to the

amount of rent you paid (or would have) for the 2 months preceding you leaving your unit. In order to be eligible for such a payment your income must be less than 80% of the median income of the Portland SMSA as determined by the U.S. Department of Housing and Urban Development. Please also remember, as discussed above, that West End must assist you in determining your eligibility for relocation payments and, furthermore, upon your request, he must furnish you with referrals to other accommodations. You have a right to a copy of West End's conversion permit for the Condominium once obtained.

According to the City of Portland's regulations governing condominium conversions, we are required to provide you with at least 120 days' notice to vacate your unit. For tenants who have occupied their units for more than four years, a longer notice period is required. Since, according to records we were provided when we purchased the property, you have occupied your unit for 4 years, you are entitled to a total of 120 days notice. However, this letter is NOT intended to trigger the notice period. At some point in the next several months, we will be providing you with a separate letter giving you notice to vacate. You will then have 120 days from the date you receive that letter to vacate the unit. To reiterate, we are not asking in this letter that you vacate your unit.

I hope that the foregoing adequately sets forth your rights under the law. If you have any questions, please feel free to direct them to the address above, or to Drinan Property Management.

Very truly yours,

West End Development

WEST END DEVELOPMENT, LLC  
P.O. Box 145  
Portland, Maine 04112

October 3, 2005

**VIA CERTIFIED MAIL**

Susan M. Van Maanen  
169 Danforth Street, Unit 2  
Portland, Maine 04101

**RE: Notice of Condominium Conversion**

Dear Ms. Van Maanen:

I am writing to provide you with notice of your rights under both Maine law and the ordinances of the City of Portland as an occupant of an apartment that will be converted into a condominium unit. A developer of a condominium conversion in the City of Portland is first obligated to inform you that the condominium, to be known as 167-169 Danforth Condominium Association (the "Condominium"), will be created by the conversion of a rental property.

West End Development, LLC ("West End") must also formally offer you the opportunity to purchase the condominium that you are occupying. The price to purchase your unit in an "as is" condition is \$133,000. This offer must be open to you for up to 60 days. This offer is exclusive to you and the other occupants of your unit as of October 7, 2005 and is an irrevocable option to buy that is not assignable. If you do not accept the offer within 60 days, West End, for 180 days afterwards, may not offer or convey the condominium unit you occupy to another person on terms more favorable than yours, unless it has first made the same offer to you and left it open for 60 more days. In addition, West End cannot alter the terms of your lease for 120 days. The law also requires that West End tell you the following:

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, Maine 04101 (telephone: 874-8703).

In addition, if for some reason you were to reject the unit and not purchase it, West End could have an obligation to make a cash payment to you if you meet the eligibility requirements for such payment. This payment would be equivalent to the

amount of rent you paid (or would have) for the 2 months preceding you leaving your unit. In order to be eligible for such a payment your income must be less than 80% of the median income of the Portland SMSA as determined by the U.S. Department of Housing and Urban Development. Please also remember, as discussed above, that West End must assist you in determining your eligibility for relocation payments and, furthermore, upon your request, he must furnish you with referrals to other accommodations. You have a right to a copy of West End's conversion permit for the Condominium once obtained.

According to the City of Portland's regulations governing condominium conversions, we are required to provide you with at least 120 days' notice to vacate your unit. For tenants who have occupied their units for more than four years, a longer notice period is required. Since, according to records we were provided when we purchased the property, you have occupied your unit for 5 years, you are entitled to a total of 150 days notice. However, this letter is NOT intended to trigger the notice period. At some point in the next several months, we will be providing you with a separate letter giving you notice to vacate. You will then have 150 days from the date you receive that letter to vacate the unit. To reiterate, we are not asking in this letter that you vacate your unit.

I hope that the foregoing adequately sets forth your rights under the law. If you have any questions, please feel free to direct them to the address above, or to Drinan Property Management.

Very truly yours,

West End Development

WEST END DEVELOPMENT, LLC  
P.O. Box 145  
Portland, Maine 04112

October 3, 2005

**VIA CERTIFIED MAIL**

Ms. Erica K. Frank  
169 Danforth Street, Unit 3  
Portland, Maine 04101

**RE: Notice of Condominium Conversion**

Dear Ms. Frank:

I am writing to provide you with notice of your rights under both Maine law and the ordinances of the City of Portland as an occupant of an apartment that will be converted into a condominium unit. A developer of a condominium conversion in the City of Portland is first obligated to inform you that the condominium, to be known as 167-169 Danforth Condominium Association (the "Condominium"), will be created by the conversion of a rental property.

West End Development, LLC ("West End") must also formally offer you the opportunity to purchase the condominium that you are occupying. The price to purchase your unit is \$140,000. The unit is being offered in an "as-is" condition, except that the living room ceiling in your unit will be leveled at West End's expense. This offer must be open to you for up to 60 days. This offer is exclusive to you and the other occupants of your unit as of October 7, 2005 and is an irrevocable option to buy that is not assignable. If you do not accept the offer within 60 days, West End, for 180 days afterwards, may not offer or convey the condominium unit you occupy to another person on terms more favorable than yours, unless it has first made the same offer to you and left it open for 60 more days. In addition, West End cannot alter the terms of your lease for 120 days. The law also requires that West End tell you the following:

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, Maine 04101 (telephone: 874-8703).

In addition, if for some reason you were to reject the unit and not purchase it, West End could have an obligation to make a cash payment to you if you meet the

eligibility requirements for such payment. This payment would be equivalent to the amount of rent you paid (or would have) for the 2 months preceding you leaving your unit. In order to be eligible for such a payment your income must be less than 80% of the median income of the Portland **SMSA** as determined by the U.S. Department of Housing and Urban Development. Please also remember, as discussed above, that West End must assist you in determining your eligibility for relocation payments and, furthermore, upon your request, he must furnish you with referrals to other accommodations. You have a right to a copy of West End's conversion permit for the Condominium once obtained.

According to the City of Portland's regulations governing condominium conversions, we are required to provide you with at least 120 days' notice to vacate your unit. For tenants who have occupied their units for more than four years, a longer notice period is required. Since, according to records we were provided when we purchased the property, you have occupied your unit for 5 years, you are entitled to a total of 150 days notice. However, this letter is NOT intended to trigger the notice period. At some point in the next several months, we will be providing you with a separate letter giving you notice to vacate. You will then have 150 days from the date you receive that letter to vacate the unit. To reiterate, we are not asking in this letter that you vacate your unit.

I hope that the foregoing adequately sets forth your rights under the law. If you have any questions, please feel free to direct them to the address above, or to Drinan Property Management.

Very truly yours,

West End Development



WEST END DEVELOPMENT, LLC  
P.O. Box 145  
Portland, Maine 04112

October 3, 2005

**VIA CERTIFIED MAIL**

Ms. Nancy Lokocz  
169 Danforth Street, Unit 5  
Portland, Maine 04101

**RE: Notice of Condominium Conversion**

Dear Ms. Lokocz:

I am writing to provide you with notice of your rights under both Maine law and the ordinances of the City of Portland as an occupant of an apartment that will be converted into a condominium unit. A developer of a condominium conversion in the City of Portland is first obligated to inform you that the condominium, to be known as 167-169 Danforth Condominium Association (the "Condominium"), will be created by the conversion of a rental property.

West End Development, LLC ("West End") must also formally offer you the opportunity to purchase the condominium that you are occupying. The price to purchase your unit is \$148,000. The unit is being offered in an "as-is" condition, except that the living room floor in your unit will be leveled at West End's expense. This offer must be open to you for up to 60 days. This offer is exclusive to you and the other occupants of your unit as of October 7, 2005 and is an irrevocable option to buy that is not assignable. If you do not accept the offer within 60 days, West End, for 180 days afterwards, may not offer or convey the condominium unit you occupy to another person on terms more favorable than yours, unless it has first made the same offer to you and left it open for 60 more days. In addition, West End cannot alter the terms of your lease for 120 days. The law also requires that West End tell you the following:

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Very truly yours,

West End Development



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ..... 0109
B.O.C.A. TYPE OF CONSTRUCTION .....

FEB 23 1978

ZONING LOCATION ..... PORTLAND, MAINE, Feb. 22, 1978

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 167 Danforth St. Fire District #1 [ ], #2 [ ]
1. Owner's name and address Russell Boubier - Highland Ave. So. Portland Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Nelson Butler - 144 Sawyer St. So. Portland Telephone 799-6221
4. Architect Specifications Plans No. of sheets
Proposed use of building family dwelling No. families
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 14,000 Fee \$ 66.00

FIELD INSPECTOR--Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 To make repairs after to roof and three of 10 apartments in dwelling
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other repairs after fire

Stamp of Special Conditions

x 100 used as Hip on 20' span
A X S - A 12 O.C. 6' 12" PITCH COLLAR TISS EVERY OTHER RAFT

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [ ] 2 [ ] 3 [X] 4 [ ]

Other: .....

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind Dressed or full site? Corner posts Silk
Size Girder Columns under girders S170 Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span Over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION--PLAN EXAMINER
ZONING
BUILDING CODE O. L. E. S. 2/25/78
Fire Dept.
Health Dept.
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant N. C. Butler Phone # same
Type Name of above Nelson Butler 1 [ ] 2 [ ] 3 [X] 4 [ ]
Other