

Closed 10-12-05 RST

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0984	Issue Date:	CBL: 045 A011001
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Location of Construction: 137 Spring St	Owner Name: Webber Enterprises Inc	Owner Address: 21 Old Fort Rd	Phone: 799-6965
Business Name:	Contractor Name: Loranger Door and Window	Contractor Address: 881 Forest Avenue Portland	Phone: 1296772223
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R2

Past Use: 7 apt units	Proposed Use: 7 condo unitsw/ upgraded doors	Permit Fee: \$1,659.00	Cost of Work: \$6,500.00	CEO District: 2
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legals units of per # 04-0693

Proposed Project Description:
install 6 fire doors in bldg, convert apts to condos

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5A 9/1/04
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: jodinea	Date Applied For: 07/15/2004	Zoning Approval
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<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <input checked="" type="checkbox"/> Denied</p> <p><i>ok with conditions</i> Date: <i>8/13/04</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>any exterior work requires</i> Date: _____ <i>A separate review and approval</i></p>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

9/21/04 All units okay except Unit 3 - fire door
and transom not in yet - All doors rated - basement
ceiling rated - okay w/ fire - go issue WFO

no electrical

no structure

2/6/04 OK to issue c/o for unit #3. FIRE DOOR (see above) AND
TRANSOM HAVE BEEN INSTALLED. Close permit for



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 137 Spring St

CBL 045 A011001

Issued to Webber Enterprises Inc Loranger Door and Window

Date of Issue 09/21/2004

This is to certify that the building, premises, or part thereof, at the above location, built ~~—~~ altered ~~—~~ changed as to **use** under Building Permit No. 04-0984, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for **occupancy** or **use**, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

unit 6

APPROVED OCCUPANCY

single family condominium dwelling
UseGroup: R2
Type: 5B
BOCA 1999

Limiting Conditions:

none

This certificate supersedes certificate issued

Approved:

9/21/04

(Date)

[Signature]

Inspector

[Signature] 9/21/04
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 137 Spring St

CBL 045 A011001

Issued to Webber Enterprises Inc /Loranger Door and Window

Date of Issue 12/06/2004

This is to certify that the building, premises, or part thereof, at the above location, built ~~—~~ altered ~~—~~ changed as to **use** under Building Permit No. 04-0984, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for **occupancy** or **use**, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

unit 3

APPROVED OCCUPANCY

single family condominium dwelling
UseGroup: R2
Type: 5B
BOCA 1999

Limiting Conditions:

none

This certificate supersedes certificate issued

Approved:

12/6/04

(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 137 Spring St

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PORTION OF BUILDING OR PREMISES
unit 4

APPROVED OCCUPANCY
single family condominium dwelling
UseGroup: R2
Type: 5B
BOCA 1999

Limiting Conditions:
none

This certificate supersedes
certificate issued

Approved:

[Signature]

(Date)

[Signature]

Inspector

[Signature]

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 137 Spring St

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Issued to Webber Enterprises Inc /Loranger Door and Window

Date of Issue 09/21/2004

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PORTION OF BUILDING OR PREMISES
unit 5

APPROVED OCCUPANCY
single family condominium dwelling
UseGroup: R2
Type: 5B
BOCA 1999

Limiting Conditions:
none

This certificate supersedes
certificate issued

Approved:

[Signature]

(Date)

Inspector

[Signature]

Inspector of Buildings

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Certificate of Occupancy

LOCATION 137 Spring St

CBL 045 A011001

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Date of Issue 09/21/2004

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PORTION OF BUILDING PREMISES
unit 2

APPROVED OCCUPANCY
single family condominium dwelling
Use Group: R2
Type: 5B
BOCA 1999

Limiting Conditions:
none

This certificate supersedes
certificate issued

Approved:

11/11/04 James Adams
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



Certificate of Occupancy

LOCATION 137 Spring St

CBL 045 A011001

Issued to Webber Enterprises Inc Loranger Door and Window

Date of Issue 09/21/2004

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PORTION OF BUILDING OR PREMISES
unit 1

APPROVED OCCUPANCY
single family condominium dwelling
Use Group: R2
Type: 5B
BOCA 1999

Limiting Conditions:
none

This certificate supersedes
certificate issued

Approved:

11/11/04 James Adams
(Date) Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from



CITY OF PORTLAND, MAINE

Department of Building Inspection

Certificate of Occupancy

LOCATION 137 Spring St

CBL 045 A011001

Issued to Webber Enterprises Inc /Loranger Door and Window

Date of Issue 09/21/2004

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PORTION OF BUILDING OR PREMISES

Unit 7

APPROVED OCCUPANCY

single family condominium dwelling

Use Group: R2

Type: 5B

BOCA 1999

Limiting Conditions:

none

This certificate supersedes certificate issued

Approved:

09/21/04 Judith Adams
(Date) Inspector

[Signature]
Inspector of Buildings

[Signature]

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

981 FOREST AVE.
 PORTLAND, ME 04103-6107
 (207) 778-2223
 (800) 427-8787

LORANGER

DOOR AND WINDOW CO., INC.

Celebrating Our
 27th Year in 2004!

CASH SALE
 DUE UPON DELIVERY/COMPLETION
 CASH-CHECK-MC/VISA-DISCOVER

WEBBER, SARAH 799-6965
 137 SPRING ST., PORTLAND, ME.
 MAIL: 21 OLD FORT RD., CAPE ELIZ
 C. 838-9686 04107

ESTIMATE
 INVOICE NO. 90101 INVOICE DATE 09/08/04
 TERM 30 07148126
 ACCOUNT NO.
 99

SALES PERSON: FCI
 INVOICE BY: INV. BY
 ORG. INVOICE NO.: 090101
 PURCHASE ORDER NO.:
 ESTIMATE: ESTIMATE - NOT FOR BILLING
 QTY. TERMS ORD.: QTY. TERMS SHIP/D.
 SHIP VIA:
 SELECTOR:
 PROMISE DATE:
 DELIVERY DATE:
 PAGE 1

QTY.	DESCRIPTION	UNIT	PRICE	AMOUNT
1	SPECIAL ORDER CUSTOM SIZED FIRE RATED GLASS 60 MIN. RATED STD. FIRELLITE UNPOLISHED (SLIGHT MATTENESS) W/ METAL FRAME RATED UNIT 5 ABOVE DOOR TRANSON	EA	980.00	980.00
1	REMOVE OLD TRANSON, INSTALL N NON-DISC FIRE RATED TRANSON	EA	275.00	275.00
1	INSTALLATION MATERIALS	EA	15.00	15.00

THIS IS NOT A RECEIPT
 THANK YOU FOR YOUR CONTINUED PATRONAGE

TERMS OF SALE: All claims for damages, shortages or errors in this shipment must be made immediately and noted hereon or we will not assume any responsibility for same. General order material is not returnable. Stock returned in good condition is subject to 20% handling charge. A service charge of 1.25% per month or 15% per year will be charged to accounts past due. The purchaser agrees to pay all costs of collection including reasonable attorney's fees. Prices subject to change without notice.

I RECEIVED THE ABOVE MATERIAL IN GOOD CONDITION

COMPLETE

MON-FRI: 7:30-5:00
 SAT: 8:00-12:00

SUB-TOTAL	1,270.00
SALES TAX	49.00
DEPOSIT	
TOTAL DUE	1,319.00

Post-It Fax Note 7671
 Date 9-8
 To: [Handwritten Name]
 From: [Handwritten Name]

Paid in # 188

FireLite

3/16" Std.
 UNPolished 60 min RATED
 CUSTOM Metal
 FRAME

FIRE-RATED GLASS CERAMIC

FireLite® is a 3/16" (5 mm) thick fire-rated glazing material. It is listed for use in **non-impact safety-rated locations** such as transoms and borrowed lites with fire rating requirements ranging from 20 to 90 minutes.

FEATURES

- ± Fire-rated for up to 90 minutes **with hose stream test**
- Glass ceramic
- ± Clear and wireless
- Fits in Designer Series Fireframes® by Forster from TGP, or standard fire-rated frames
- Large sizes available
- Withstands thermal shock
- ± May be lightly sandblasted or etched on one side without affecting fire rating
- Passes positive pressure test standards UL 10C, UBC 7-2 and UBC 7-4

Note: This product is not a barrier to radiant heat. This product does not meet test standards ASTM E 136 or UL 263. If your jurisdiction requires a "barrier to heat" product, please contact Technical Glass Products regarding "Kingspan Thermax".

LISTINGS

Listed and labeled by Underwriters Laboratories, Inc.® and Underwriters' Laboratories of Canada. Test report numbers for labeled fire-rated assemblies include: UL File No. R13377, WHI-495-0896 and WHI-495-PSV-0631. All above tests performed in accordance with UL 9, UL 10C, ASTM E2010, CSFM 43.7, NEPA 257, UBC 43.4, UBC 7-2, UBC 7 4 and CAN4 S-104.

Rating	Assembly	Max. Exposed Area (Sq. In./Sq. Ft.)	Max. Width Of Exposed Glazing (In.)	Max. Height Of Exposed Glazing (In.)	Step Height
20 to 60 min.	Other than doors				
	HMS or wood* Fireframes D.S.	3,325/23.85 3,325/23.85	95 95	95 95	5/8" 3/4"
90 min.	Other than doors				
	HMS* Fireframes D.S.	2,827/18.26 2,827/18.26	98-1/2 98-1/2	98-1/2 98-1/2	5/8" 3/4"

* HMS indicates hollow metal steel framing. Fireframes D.S. indicates Designer Series narrow profile framing available from TGP. For wood frames, check with manufacturer for maximum tested glass sizes.

Note: Individual lite sizes cannot exceed "Max. Exposed Area" shown above.

Surface Finish	Premium	Standard	Obscure
Max. Sheet Size	48" x 96"	48" x 96"	36" x 96"

Please note: FireLite is not an impact safety-rated product and should not be specified as such. However, TGP does offer FireLite Plus® and FireLite® NT which carry both fire and impact safety ratings. Please ask for more details.

This information is intended for general reference only. For current listing details, please call Technical Glass Products.

Fire-Rate



Hose Stream Tested



City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0984	Date Applied For: 07/15/2004	CBL: 045 AO11001
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Location of Construction: 137 Spring St	Owner Name: Webber Enterprises Inc	Owner Address: 21 Old Fort Rd	Phone: () 799-6965
Business Name:	Contractor Name: Loranger Door and Window	Contractor Address: 881 Forest Avenue Portland	Phone: (296) 772-2223
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 7 condo unitsw/ upgraded doors	Proposed Project Description: convert 7 apts/condos-install fire doors
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/13/2004
Note: **OktoIssue:**

- 1) 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.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) 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.
- 5) This property shall remain a seven (7) family dwelling condominium with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 09/01/2004
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 08/30/2004
Note: **OktoIssue:**

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8766

Permit No: 04-0984	Date Applied For: 07/15/2004	CBL: 045 A011001
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Location of Construction: 137 Spring St	Owner Name: Webber Enterprises Inc	Owner Address: 21 Old Fort Rd	Phone: () 799-6965
Business Name:	Contractor Name: Loranger Door and Window	Contractor Address: 881 Forest Avenue Portland	Phone: (296) 772-2223
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

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- 5) This property shall remain a seven (7) family dwelling condominium with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.

Dept: Building Status: Pending Reviewer: Approval Date:

Note: Ok to Issue:

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965
Swebber3@maine.rr.com

July 14, 2004

Building Inspection Division
Department of Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

To Whom It May Concern:

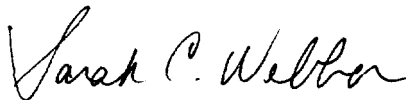
Enclosed is my application for a condo conversion permit for the building located at 137 Spring Street/120-122 Park Street. I have enclosed copies of my notification to the tenants as well as floor plans on which I have highlighted and explained work that I am in the process of completing.

I currently have an application pending in the Zoning Department for approval of a non-conforming dwelling unit which has existed for 20+ years. Therefore, I am applying for a permit to convert 7 apartments to 7 condominium units. Several of my tenants have expressed their intention to purchase their respective units and are eager to do so.

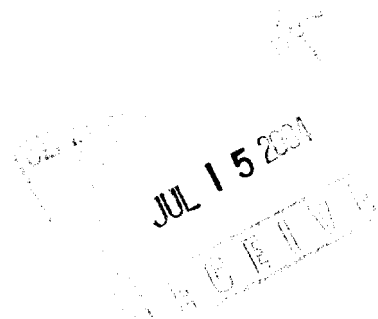
For the approval of the non-conforming unit, I recently met with Lt. McDougal and Jodine Adams and it was determined that I needed to close off 2 doorways (See Plans) to create dedicated egresses for Unit #6 and Unit #7. Lt. McDougal also indicated where I would need to install 1 hour fire-rated doors in the building to meet Fire Code. I have ordered the doors from Loranger (772-2223) and they will be installing the fire doors within the next 3 weeks. I will be closing off the doorways indicated on the plans by framing the inside of each doorway with 2 x 4 studs to which 5/8th's inch fire-rated sheetrock will be hung on each side.

Please let me know if you have any questions. I can be reached at 799-6965 or on my cell phone at 838-9686. Thank you.

Sincerely,



Sarah C. Webber, President
Webber Enterprises, Inc.



Condominium Conversion and 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.

Total Square Footage of Proposed Structure <u>existing: 7,980 s.f.</u>		Square Footage of Lot <u>3,525 s.f.</u>
Tax Assessor's Chart, Block & Lot Chart# <u>045</u> Block# <u>A</u> Lot# <u>11</u>	Owner: <u>Sarah Webber</u> <u>Webber Enterprises, Inc.</u>	Telephone: <u>799-6965</u> <u>838-9686</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Sarah Webber</u> <u>21 Old Fort Road</u> <u>Cape Elizabeth, ME</u> <u>04107</u> <u>799-6965 / 838-9686</u>	cost Of, Work: \$ <u>0,500</u> Fee: \$ <u>84.00</u> <u>7</u> units @ \$150.00 per unit \$ <u>1,050</u> + \$75.00 per unit CofO \$ <u>625</u> Total Fee: <u>1,659.00</u>
Current use: <u>Residential Apartments</u> number of units: <u>7</u>		
Proposed use: <u>Residential Condominiums</u> number of units: <u>7</u>		
Project description: <u>To convert 7 apartments to 7 condominium units. I am closing off 2 doorways so units 6 + 7 have dedicated egresses and will install 6 fire doors in various locations of bldg. per Lt. McDougal inspection.</u>		
Contractor's name, address & telephone: <u>Sarah Webber / Loranger Door + Window will be installing fire doors</u>		
Whom should we contact when the permit is ready: <u>Sarah Webber</u> (772-2223)		
Mailing address: <u>21 Old Fort Rd.</u> <u>Cape Elizabeth, ME 04107</u> Phone: <u>799-6965 or 838-9686</u>		

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.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Sarah C. Webber</u>	Date: <u>7/14/04</u>
--	----------------------

This is not a Permit, you may not commence ANY work until the Permit is issued.

Submit with Condominium Conversion Permit Application

Project Data:

Address: 137 Sorino Street / 120-122 V. rk Street

C-B-L: 045-A-11

Number of units in building: 7

Unit 1	Louise Philbrick	772-1983	9 years ✓	3-21-04	No
Unit 2	Domingo Rubio Timothy Sargent	828-4797	9 years	3-21-04	NO
Unit 3	Maria Corkery	828-0584	7 years	3-21-04	NO
Unit 4	Gregory Parker	329-3651	3 years !	3-21-04	No
Unit 5	Mark Barnette	879-1399	5 years'	3-21-04	No
Unit 6	Dale Rutenberg	879-5548	3 years	5-1-04	No
Unit 7	Michelle Harris Robert Stvar †	771-9982	6 years ✓	5-1-04	No
Unit 8					

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:

\$ 6,500 exterior walls, windows, doors, roof

\$ _____ insulation

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

\$ _____ other (specify)

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

1. Assessors reference, Chart, Block, Lot: 045 - A -

2. Number of Units before conversion: 7

3 Units with 1 bedroom 3 Units with 2 bedrooms

1 Units with 3 or more bedrooms

3. Monthly rent range (specify with or without utilities, being specific about the utilities)

\$ 650 — ~~\$~~ 820 plus heat, hot water, electric

4. Number of Units after conversion: 7

3 Units with 1 bedroom 3 Units with 2 bedrooms

1 Units with 3 or more bedrooms

5. Purchase Price range: 125,000 80,000

6. Length of time building owned by applicant: 3 years

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:

\$ 6,500 exterior walls, windows, doors roof

\$ _____ insulation

\$ _____ interior cosmetic (wall/floor refinishing, etc.)

\$ _____ other (please specify) _____

\$ 0.00 no improvements being made

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

March 21, 2004

Louise Philbrick
137 Spring Street #1
Portland, Maine 04101

Dear Louise,

This letter is a **notice of intent to convert** the apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 9 years. Therefore, you are hereby given 270 days notice to either vacate your unit or purchase your unit for the price and terms listed below.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.

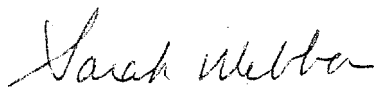
The terms for the purchase of your unit, Unit #1 (137 Spring Street #1) are as follow:

Sale price: \$150,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for **fix** up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you further.

Sincerely,



Sarah Webber

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

March 21, 2004

Timothy Sargent and Domingo Rubio
137 Spring Street #2
Portland, Maine 04101

Dear Tim and Mingo,

This letter is a **notice of intent to convert** the apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 9 years. Therefore, you are hereby given 270 days notice to either vacate your unit or purchase your unit for the price and terms listed below.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.

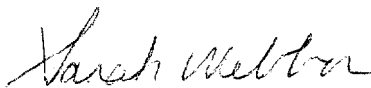
The terms for the purchase of your unit, Unit #2 (137 Spring Street #2) are as follow:

Sale price: \$150,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for fix up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you further.

Sincerely,



Sarah Webber

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

March 21, 2004

Maria Corkery
137 Spring Street #3
Portland, Maine 04101

Dear Maria,

This letter is a **notice of intent to convert the** apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 7 years. Therefore, you are hereby given 210 days notice to either vacate your unit or purchase your unit for the price and terms listed below.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.

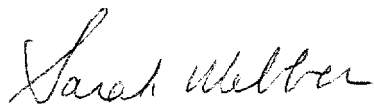
The terms for the purchase of your unit, Unit #3 (137 Spring Street #3) are as follow:

Sale price: \$180,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for fix up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you further.

Sincerely,



Sarah Webber

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

March 21, 2004

Greg Parker
120 Park Street #1
Portland, Maine 04101

Dear Greg,

This letter is a **notice of intent to convert** the apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 3 years. Therefore, you are hereby given 120 days notice to either vacate your unit or purchase your unit for the price and terms listed below. Since your lease expires after this date you may legally occupy your unit until the lease expiration date of August 31st, 2004.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.

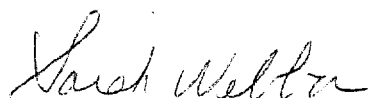
The terms for the purchase of your unit, Unit #4 (120 Park St. #1) are as follow:

Sale price: \$125,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for fix up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you further.

Sincerely,



Sarah Webber

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

March 21, 2004

Mark Barnette
120 Park Street #2
Portland, Maine 04101

Dear Mark,

This letter is a **notice of intent to convert** the apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 5 years. Therefore, you are hereby given 150 days notice to either vacate your unit or purchase your unit for the price and terms listed below.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.

The terms for the purchase of your unit, Unit #5 (120 Park St. #2) are as follow:

Sale price: \$155,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for fix up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you hrther.

Sincerely,



Sarah Webber

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

May 1, 2004

Dale Ruttenberg
122 Park Street #1
Portland, Maine 04101

Dear Dale,

This letter is a **notice of intent to convert** the apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 3 years. Therefore, you are hereby given 120 days notice to either vacate your unit or purchase your unit for the price and terms listed below. Since your lease expires after this date you may legally occupy your unit until the lease expiration date of August 31st, 2004.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.

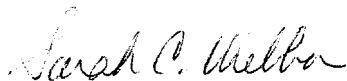
The terms for the purchase of your unit, Unit #6 (120 Park St. #1) are as follow:

Sale price: \$125,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for fix up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you further

Sincerely,



Sarah Webber

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

May 1, 2004

Michelle Harris and Robert Stuart
122 Park Street #2
Portland, Maine 04101

Dear Michelle and Rob,

This letter is a **notice of intent to convert** the apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 6 years. Therefore, you are hereby given 180 days notice to either vacate your unit or purchase your unit for the price and terms listed below.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.

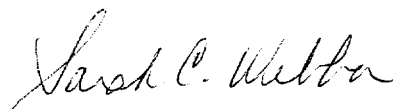
The terms for the purchase of your unit, Unit #7 (120 Park St. #2) are as follow:

Sale price: \$155,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for **fix** up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you further

Sincerely,



Sarah Webber

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965
Swebber3@maine.rr.com

July 14, 2004

Building Inspection Division
Department of Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

To Whom It May Concern:

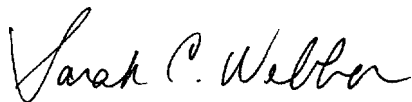
Enclosed is my application for a condo conversion permit for the building located at 137 Spring Street/120-122 Park Street. I have enclosed copies of my notification to the tenants as well as floor plans on which I have highlighted and explained work that I am in the process of completing.

I currently have an application pending in the Zoning Department for approval of a non-conforming dwelling unit which has existed for 20+ years. Therefore, I am applying for a permit to convert 7 apartments to 7 condominium units. Several of my tenants have expressed their intention to purchase their respective units and are eager to do so.

For the approval of the non-conforming unit, I recently met with Lt. McDougal and Jodine Adams and it was determined that I needed to close off 2 doorways (See Plans) to create dedicated egresses for Unit #6 and Unit #7. Lt. McDougal also indicated where I would need to install 1 hour fire-rated doors in the building to meet Fire Code. I have ordered the doors from Loranger (772-2223) and they will be installing the fire doors within the next 3 weeks. I will be closing off the doorways indicated on the plans by framing the inside of each doorway with 2 x 4 studs to which 5/8th s inch fire-rated sheetrock will be hung on each side.

Please let me know if you have any questions. I can be reached at 799-6965 or on my cell phone at 838-9686. Thank you.

Sincerely,



Sarah C. Webber, President
Webber Enterprises, Inc

RECEIVED
JUL 15 2004

Condominium Conversion and 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: <u>137 Spring Street / 120-122 Park Street</u>		
Total Square Footage of Proposed Structure <u>existing: 7,980 s.f.</u>	Square Footage of Lot <u>3,525 s.f.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>045</u> Block# <u>A</u> Lot# <u>11</u>	Owner: <u>Sarah Webber</u> <u>Webber Enterprises, Inc.</u>	Telephone: <u>799-6965</u> <u>838-9686</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Sarah Webber</u> <u>21 Old Fort Road</u> <u>Cape Elizabeth, ME 04107</u> <u>799-6965 / 838-9686</u>	cost Of Work: \$ _____ Fee: \$ <u>7</u> units @ \$150.00 per unit \$ <u>1,050</u> + \$75.00 per unit CofO \$ <u>525</u> Total Fee: <u>1659.00</u>
Current use: <u>Residential Apartments</u> number of units: <u>7</u>		
Proposed use: <u>Residential Condominiums</u> number of units: <u>7</u>		
Project description: <u>To convert 7 apartments to 7 condominium units. I am closing off 2 doorways so units 6 + 7 have dedicated egresses and will install 6 fire doors in various locations of bldg. per Lt. McDougal inspection.</u>		
Contractor's name, address & telephone: <u>Sarah Webber / Loranger Door + Window will be installing fire doors</u>		
Whom should we contact when the permit is ready: <u>Sarah Webber</u> (772-2223)		
Mailing address: <u>21 Old Fort Rd.</u> <u>Cape Elizabeth, ME 04107</u> Phone: <u>799-6965 or 838-9686</u>		

JUL 15 2004
RECEIVED

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.

Signature of applicant: <u>Sarah C. Webber</u>	Date: <u>7/14 04</u>
--	----------------------

This is not a Permit, you may not commence ANY work until the Permit is issued.

Submit with Condominium Conversion Permit Application

Project Data:

Address: 137 Sorino Street / 120-122 Park Street

C-B-L: 045-A-11

Number of units in building: 7

	Tenant name	Tenant tel. #	occup. length	Date of notice	eligible for \$?
Unit 1	Louise Philbrick	772-1983	9 years	3-21-04	No
Unit 2	Domingo Rubio Timothy Sargent	828-4797	9 years	3-21-04	No
Unit 3	Maria Corkery	828-0584	7 years	3-21-04	No
Unit 4	Gregory Parker	329-3651	3 years	3-21-04	No
Unit 5	Mark Barnette	879-1399	5 years	3-21-04	No
Unit 6	Dale Rutenberg	879-5548	3 years	5-1-04	No
Unit 7	Michelle Harris Robert Stuart	771-9982	6 years	5-1-04	No
Unit 8					

If more units, submit same information on all units

Length of time building owned by applicant 3 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:

\$ 6,500 exterior walls, windows, doors, roof

\$ _____ insulation

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

\$ _____ other (specify)

**CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART 111: PROJECT DATA**

1. Assessors reference, Chart, Block, Lot: 045-A-11

2. Number of Units before conversion: 7
3 Units with 1 bedroom 3 Units with 2 bedrooms
1 Units with 3 or more bedrooms

3. Monthly rent range (specify with or without utilities, being specific about the utilities)

\$650 — \$820 plus heat, hot water, electric

4. Number of Units after conversion: 7
3 Units with 1 bedroom 3 Units with 2 bedrooms
1 Units with 3 or more bedrooms

5. Purchase Price range: 125,000 — 0.000

6. Length of time building owned by applicant: 3 years

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:

\$ 6,500 exterior walls, windows, doors roof

\$ _____ insulation

\$ _____ interior cosmetic (wall/floor refinishing, etc.)

\$ _____ other (please specify) _____

\$ 0.00 no improvements being made

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

March 21, 2004

Louise Philbrick
137 Spring Street #1
Portland, Maine 04101

Dear Louise,

This letter is a **notice of intent to convert** the apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 9 years. Therefore, you are hereby given 270 days notice to either vacate your unit or purchase your unit for the price and terms listed below.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.

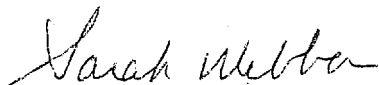
The terms for the purchase of your unit, Unit #1 (137 Spring Street #1) are as follow:

Sale price: \$150,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for **fix** up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you further.

Sincerely,



Sarah Webber

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

March 21, 2004

Timothy Sargent and Domingo Rubio
137 Spring Street #2
Portland, Maine 04101

Dear Tim and Mingo,

This letter is a **notice of intent to convert** the apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 9 years. Therefore, you are hereby given 270 days notice to either vacate your unit or purchase your unit for the price and terms listed below.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.

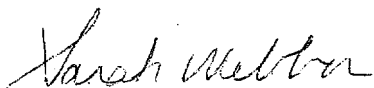
The terms for the purchase of your unit, Unit #2 (137 Spring Street #2) are as follow:

Sale price: \$150,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for fix up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you further.

Sincerely,



Sarah Webber

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

March 21, 2004

Maria Corkery
137 Spring Street #3
Portland, Maine 04101

Dear Maria,

This letter is a **notice of intent to convert** the apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 7 years. Therefore, you are hereby given 210 days notice to either vacate your unit or purchase your unit for the price and terms listed below.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.

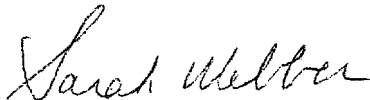
The terms for the purchase of your unit, Unit #3 (137 Spring Street #3) are as follows:

Sale price: \$180,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for fix up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you further.

Sincerely,



Sarah Webber

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

March 21, 2004

Greg Parker
120 Park Street #1
Portland, Maine 04101

Dear Greg,

This letter is a notice of intent to convert the apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 3 years. Therefore, you are hereby given 120 days notice to either vacate your unit or purchase your unit for the price and terms listed below. Since your lease expires after this date you may legally occupy your unit until the lease expiration date of August 31st, 2004.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.


The terms for the purchase of your unit, Unit #4 (120 Park St. #1) are as follow:

Sale price: \$125,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for **fix** up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you further.

Sincerely,



Sarah Webber

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

March 21, 2004

Mark Barnette
120 Park Street #2
Portland, Maine 04101

Dear Mark,

This letter is a **notice of intent to convert** the apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 5 years. Therefore, you are hereby given 150 days notice to either vacate your unit or purchase your unit for the price and terms listed below.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.

The terms for the purchase of your unit, Unit #5 (120 Park St. #2) are as follow:

Sale price: \$155,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for **fix** up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you further.

Sincerely,



Sarah Webber

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

May 1, 2004

Dale Ruttenberg
122 Park Street #1
Portland, Maine 04101

Dear Dale,

This letter is a **notice of intent to convert** the apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 3 years. Therefore, you are hereby given 120 days notice to either vacate your unit or purchase your unit for the price and terms listed below. Since your lease expires after this date you may legally occupy your unit until the lease expiration date of August 31st, 2004.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.

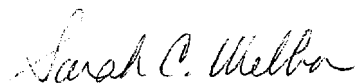
The terms for the purchase of your unit, Unit #6 (120 Park St. #1) are as follow:

Sale price: \$125,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for **fix** up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you further.

Sincerely,



Sarah Webber

Webber Enterprises, Inc.
21 Old Fort Road
Cape Elizabeth, Maine 04107
(207) 799-6965

May 1, 2004

Michelle Harris and Robert Stuart
122 Park Street #2
Portland, Maine 04101

Dear Michelle and Rob,

This letter is a **notice of intent to convert** the apartment units at 137 Spring Street/120-122 Park Street to condominiums units. According to my records you have occupied your unit for 6 years. Therefore, you are hereby given 180 days notice to either vacate your unit or purchase your unit for the price and terms listed below.

You have 60 days from the date of this notice to exercise your option to purchase your unit. If you do not buy your unit, Webber Enterprises, Inc. (developer) is required by law to assist you in finding a 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). If you feel that you are entitled to Relocation payments as determined in Section 14-569 of the condominium conversion ordinance enclosed herein, please provide the appropriate income information to the developer within 30 days from the date of this notice.

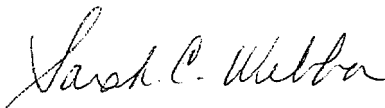
The terms for the purchase of your unit, Unit #7 (120 Park St. #2) are as follow:

Sale price: \$155,000

This price includes deeded storage space in the basement. To determine this price I looked at recent sales of condominiums in similar buildings with similar square footage. I then deducted amounts for fix up costs should you choose to upgrade your unit. The condominium plat and condominium documents will soon be available for your review.

I look forward to discussing this with you further

Sincerely,



Sarah.Webber