

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, if Any, Attached

PERMIT ISSUED
Permit Number: 061125
AUG 23 2006

This is to certify that VAIL HOLDINGS LLC / Vail Bill

has permission to Change of use to 6 Condominium units

AT 118 WINTER ST

045 E002001

CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Classification of inspection must be given and when permission procedure for this building or part thereof is required or service closed-in. YOUR 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. _____

Health Dept. _____

Appeal Board _____

Other _____

DepartmentName

[Signature]
8/23/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1125	Issue Date: PERMIT ISSUED AUG 23 2006	File No: 045 E002001
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Location of Construction: 118 WINTER ST	Owner Name: VAIL HOLDINGS LLC
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Owner Address: 19 PINE ST	Phone: 207-874-2320
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Business Name:	Contractor Name: Vail. Bill
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Contractor Address: 19 Pine Street Portland	Phone: 207-874-2320
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Lessee/Buyer's Name	Phone:
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Permit Type: Change of Use - Condo Conversion	Zone: B1/RL
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Past Use: 6 Residential units	Proposed Use: 6 Condominium Units - Change of use to 6 Condominium units
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Permit Fee: \$1,350.00	Cost of Work: \$4,500.00	CEO District: 2
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Proposed Project Description:
Change of use to 6 Condominium units

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO NFPA 101	INSPECTION: Use Group: R2 Type: JB 8/23/06 Signature: [Signature]
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legal use: 6 dwelling units

Signature: Greg Cass
Signature: [Signature]
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 07/31/2006
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Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OR w/condition Date: 8/17/06 [Signature]	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Any exterior work requires a separate review and approval for Historic Preservation. 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

Permit No: 06-1125	Date Applied For: 07/31/2006	CBL: 045 E002001
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Location of Construction: 118 WINTER ST	Owner Name: VAIL HOLDINGS LLC	Owner Address: 19 PINE ST	Phone:
Business Name:	Contractor Name: Vail, Bill	Contractor Address: 19 Pine Street Portland	Phone (207) 450-2320
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 6 Condominium Units - Change of use to 6 Condominium units	Proposed Project Description: Change of use to 6 Condominium units
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Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 08/23/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Contruction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 08/22/2006
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) structure shall comply with NFPA 101			

Comments:
 8/1/2006-mes: I gave back to Lannie - there are actually three different locations that need three different permits and attachments.
 8/4/2006-amachado: Applicant made three separate applications for three different permits.
 8/8/2006-amachado: Spoke to Bill Vail. He informed me that the tenants who left did so when their lease expired of their own free will. He will bring in the copies of the actual notices to convert given to the remaining tenants.

Location of Construction: 118 WINTER ST	Owner Name: VAIL HOLDINGS LLC	Owner Address: 19 PINE ST	Phone:
Business Name:	Contractor Name: Vail, Bill	Contractor Address: 19 Pine Street Portland	Phone (207) 450-2320
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

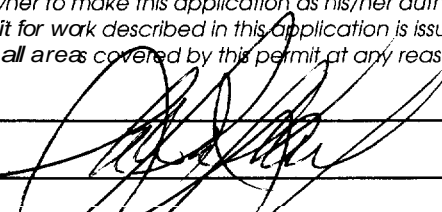
All Purpose Building Permit Application

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: <u>118 WINTER ST</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>45</u> Block# <u>E</u> Lot# <u>2</u>	Owner: <u>VAIL HOLDINGS LLC</u>	Telephone: <u>2076502320</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>VAIL PROPERTIES LLC</u> <u>19 PINE ST</u> <u>PTLD ME 04102</u>	cost Of Work: \$ _____ Fee: \$ _____ C of O Fee \$ _____ Total Fees: \$ _____
Current use: <u>APARTMENTS</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>CONDO'S</u>		
Project description: _____		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>BILL VAIL</u>		
Mailing address: <u>19 PINE ST</u> <u>PTLD, ME 04102</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: <u>207 650 2320</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: 	Date: <u>7/30/06</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the

Submit with Condominium Conversion Permit Application

Project Data:

Address: 118 WINTER ST.

C-B-L: 45-E-2

6

Unit 1				
Unit 2				
Unit 3				
Unit 4				
Unit 5				
Unit				

If more units, submit same information on all units

Length of time building owned by applicant 4

Are any building improvements, renovations, or modifications being made associated with this conversion that **requires a building, plumbing, electrical, or heating permit?**

YES _____ NO (check one)

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

~~\$ _____ Exterior walls, windows, doors, roof~~

~~\$ _____ Insulation~~

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

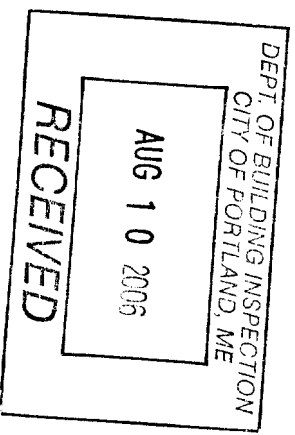
~~\$ _____ Other (specify)~~

Condo Conversion Rolls

	Tenant	Telephone	Occ.Length	Notice date	\$Eligibility	
118 Winter	or Apt. 1	Roger Smith	939-0338	1 yr	6/30/2006	no
	or Apt. 2	Jeff Lipton	712-0240	5mos	6/30/2006	unk.
	Apt. 3	Vacant	939-1228			
	or Apt. 4	Vacant				
	Apt. 5	Jay Basinger/Flora Cilley	802-272-6100		or 0/2006	no
	or Apt. 6	Kate Stoodley/Noah Chittum	653-4989		EM 0/2006	no
12L Winter	Apt. 1	Adam Pellerin	508-212-3202	1yr	6/3 /2006	no
	Apt. 2	Vacant	699-7131			
	Apt. 3	Brad Brookings	773-3882	2yrs	6/3 /2006	unk.
	Apt. 4	Bob Tillman	756-8782	1yr	E/3 /2006	unk.
	Apt. 5	Vacant				
126 Winter	Apt. 1	Jacob Civiello/Melinda Mraz	899-1128	1yr	7/30/2006	no
	Apt. 2	Vacant	409-6136/615-2198			
	Apt. 3	Sarah Hoch/Rob Skilling	939-5292	1yr	E/30/2006	no
	Apt. 30	Vacant	899-9908	1yr		
34 Pine	Apt. 1	David Currier/Elizabeth Chambers	773-6729	1yr	6/30/2006	no
	Apt. 2	Vacant	615-2796			
	Apt. 3	Albion Hill	318-7174	1yr	6/30/2006	no
	Apt. 4	Vanessa Morgan	527-2314			
	Apt. 5	Vacant	409-4473			
	Vacant	203-577-88 #2				

Receipt Rec'd (Buying Unit)
 Receipt Rec'd
 Vacated 6/29/06 by John Clavette/Ben Marshall - left message w John 8/17/06
 Vacated since October 2005 former tenant Thelma Darling
 Receipt Rec'd left message w Floa that to see if she received on 8/17/06
 Receipt Rec'd (moving in Sept.) 8/17/06 while I had her just as
 spoke to her. Now is her head was respected.
 left rec'd. He knows about conversion. They are working on
 across country.
 Receipt Rec'd
 Vacated 5/31/06 by Diana Caldwell
 Receipt Rec'd
 Receipt Rec'd
 Vacated 6/8/06 by Michael Gallo see enclosed letter

Receipt Rec'd (Buying unit)
 Vacated 5/31/06 by Walter Beasley /Lauren Navian (built a house)
 Receipt Rec'd
 Vacated 6/29/06 by Cory Derewchak
 Receipt Rec'd (moving 9/30/06)
 Vacated by Bryn Keating on 4/30/06 no forwarding address
 Receipt Rec'd
 (letter enclosed)
 Vacated by Tanya Kelly on 6/29/06 (owes 3 months rent)
 Vacated by Kris Emicke on 5/31/06 no forwarding address



Vail Properties, LLC
PO Box 4702
Portland, ME 04112
(207) 650-2320

August 9, 2006

City of Portland
Zoning Office
Attention: Anne Machado

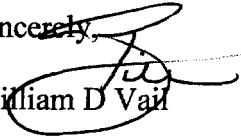
Re: Your request for more information regarding former tenants at **118** Winter St.,
124-126 Winter St. and **34** Pine St.

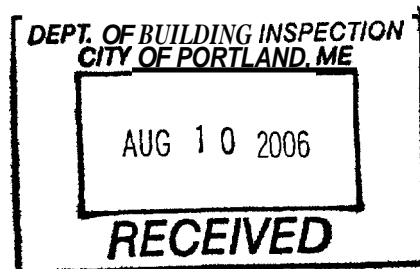
Anne: I have enclosed an updated version of the "Rolls" I gave to you previously. I had Sarah go through it and correct my mistakes---I'm fairly certain she got them all.

I have also included a note received from Vanessa Morgan which explains her situation. All of the vacancies listed were originated on the part of tenant by giving 30 days notice of their intent to move. The only exceptions to that were; Michael Gallo (letter enclosed) and Tanya Kelly who was continually delinquent in her rent and finally got so far behind that she left rather than being evicted. She still owes 3 months of rent.

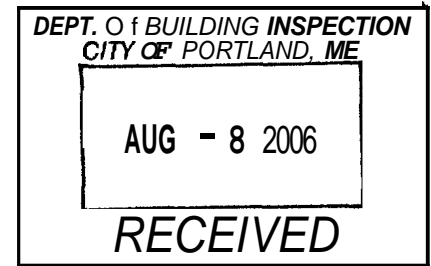
Hopefully this will provide you with all the information you need. Should you need anything else please don't hesitate to call me.

Sincerely,


William D Vail



William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102



June 29, 2006

VIA CERTIFIED MAIL

Kate Stoodley
118 Winter Street #6
Portland, ME 04102

RE: **118,124-126 Winter Street and 34 Pine Street, Portland, Maine**
Notification of Condominium Conversion

Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at **118, 124-126 Winter Street and 34 Pine Street, Portland, Maine** from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance **Article VII - "Condominium Conversion"**. The following information specifies the guidelines for the protection of tenants" as described in Sec. **14-568** and Sec. **14-569**:

Notice of Intent. The developer shall give to each existing tenant written notice of intent to convert land at least 120 days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for **more** than four consecutive years, the notice shall be increased **by** 30 additional days for each additional year, or fraction thereof, to a maximum of 240 additional days. The notice shall set forth the rights under these sections and contain the following statement: "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: 775-5451)."

No tenant may be required by a developer to vacate without having been given notice as required herein, except for reasons specified in the applicable **law** of forcible entry and detainer, and in accordance with the procedures thereof. **Terms of tenancy**, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within 120 days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

Option to Purchase. For a sixty-day period following the giving of notice as required by this ordinance, the developer shall grant to the tenant an exclusive and irrevocable option to purchase their unit. This option may not be assigned. If the tenant does not purchase or contract to purchase their unit during the sixty day option period, the developer may not convey or offer to convey the unit to any other person during the following **180** days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional 60 day period.

Relocation Payments. If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by tenant for the immediately preceding two months; provided that this requirement shall not apply to any tenant whose gross income exceeds **80%** of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Dept. of Housing and Urban Development at the time the notice is given as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenants eligibility for relocation payments as provided herein.

Currently, eighty percent (80%) of the Median Income of the Portland SMSA guideline, adjusted for family size is as follows:

1 Person	2 Person	3 Person
\$38,200	\$43,650	\$49,100

You will be contacted when the units in your building are offered for sale to the public, and you will be informed of the asking price for your particular unit. We will be listing the units for sale with a real estate broker, Ed Gardner of Bay Realty, and if you are interested in discussing financing arrangements or any other purchase details with him, we will arrange for a meeting with him.

If your unit becomes under contract to be purchased, we will give you a minimum 30 days notice to vacate from the first day of the month. If you decide not to purchase your unit, we will expect a **30-** day notice (from the first day of the month) before your vacating.

We realize you will have many questions and concerns about this process. Please feel free to **talk** with me about them and we will do whatever we can to answer them.

If you do not plan to accept your option to purchase **your** unit as described herein, please sign the attached addendum.

Very truly yours,



William D. Vail

ADDENDUM
to
**Notification of Intent to Convert Rental Units to Condominiums at
118,124-126 Winter Street and 34 Pine Street, Portland, Maine**

I/we have been notified of the proposed purchase price for the unit identified below, and I/we hereby Kate Stoodley Accept/ Decline the option to purchase the unit as contained on the attached notice dated June 29, 2006.

Unit # 118 Winter St. #6 Signed: Kate Stoodley Dated: 7/19/06
Kate Stoodley

Please return to:
William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

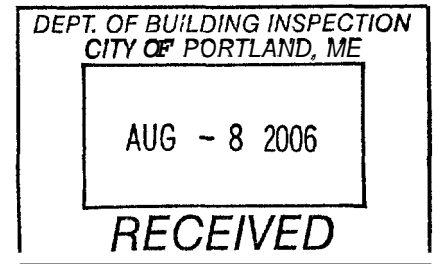
Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
	4	

Postmark
Here

<i>Sent To</i>	Kate Stoodley
<i>Street, Apt. No., or PO Box No.</i>	118 Winter Street #6
<i>City, State, ZIP+4</i>	Portland ME 04102

PS Form 3800, June 2002 See Reverse for Instructions

William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102



June 29, 2006

VIA CERTIFIED MAIL

Roger Smith
118 Winter Street #1
Portland, ME 04102

RE: 118,124-126 Winter Street and 34 Pine Street, Portland, Maine
Notification of Condominium Conversion

Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at 118, 124- 126 Winter Street and 34 Pine Street, Portland, Maine from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. 14-568 and Sec. 14-569:

Notice of Intent. The developer shall give to each existing tenant written notice of intent to convert land at least 120 days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four consecutive years, the notice shall be increased by 30 additional days for each additional year, or fraction thereof, to a maximum of 240 additional days. The notice shall set forth the rights under these sections and contain the following statement: "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: 775-5451)."

No tenant may be required by a developer to vacate without having been given notice as required herein, except for reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within 120 days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

Option to Purchase. For a sixty-day period following the giving of notice as required by this ordinance, the developer shall grant to the tenant an exclusive and irrevocable option to purchase their unit. This option may not be assigned. If the tenant does not purchase or contract to purchase their unit during the sixty day option period, the developer may not convey or offer to convey the unit to any other person during the following 180 days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional 60 day period.

Relocation Payments. If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by tenant for the immediately preceding two months; provided that this requirement shall not apply to any tenant whose gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Dept. of Housing and Urban Development at the time the notice is given as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals to other reasonable accommodations and in determining the tenants eligibility for relocation payments as provided herein.

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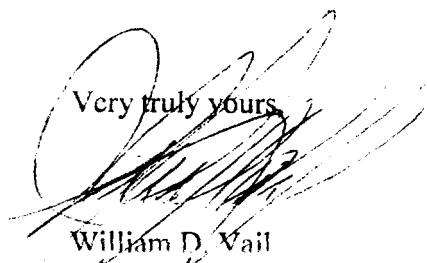
1 Person	2 Person	3 Person
\$38,200	\$43,650	\$49,100

You will be contacted when the units in your building are offered for sale to the public, and you will be informed of the asking price for your particular unit. We will be listing the units for sale with a real estate broker, Ed Gardner of Bay Realty, and if you are interested in discussing financing arrangements or any other purchase details with him, we will arrange for a meeting with him.

If your unit becomes under contract to be purchased, we will give you a minimum 30 days notice to vacate from the first day of the month. If you decide not to purchase your unit, we will expect a 30-day notice (from the first day of the month) before your vacating.

We realize you will have many questions and concerns about this process. Please feel free to talk with me about them and we will do whatever we can to answer them.

If you do not plan to accept your option to purchase your unit as described herein, please sign the attached addendum.

Very truly yours,

William D. Vail

ADDENDUM
to
**Notification of Intent to Convert Rental Units to Condominiums at
118, 124-126 Winter Street and 34 Pine Street, Portland, Maine**

I/we have been notified of the proposed purchase price for the unit identified below, and I/we hereby _____ Accept/_____ Decline the option to purchase the unit as contained on the attached notice dated June 29, 2006.

Unit # 118 Winter St. #1 Signed: _____ Dated: _____
Roger Smith

Please return to:
William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Postage</td> <td style="width: 50%;">\$</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Total Postage & Fees</td> <td>\$ 4.64</td> </tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		Total Postage & Fees	\$ 4.64	Postmark Here
Postage	\$										
Certified Fee											
Return Receipt Fee (Endorsement Required)											
Restricted Delivery Fee (Endorsement Required)											
Total Postage & Fees	\$ 4.64										

Sent To: Roger Smith

Street, Apt. No.,
or PO Box No. 118 Winter St, #1

City, State, ZIP+4 Portland ME 04102

PS Form 3800, June 2002 See Reverse for Instructions

Domestic Return Receipt

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

Rogers Limited
118 Winter St, #1
Portland ME 04102

A. Signature Agent Addressee
X [Signature]

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Article Number (Transfer from service label) 7003 3110 0002 6063 7964

Form 3811, February 2004 Domestic Return Receipt 108899-02-M-1840

RE: **118, 124-126 Winter Street and 34 Pine Street, Portland, Maine
Notification of Condominium Conversion**

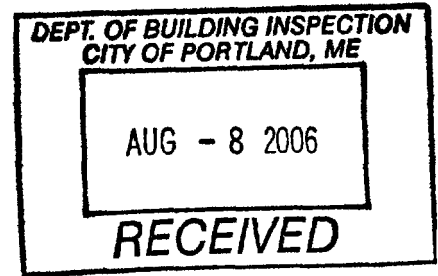
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No tenant may be required by a developer to vacate without having been given notice as required herein, except for reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within 120 days after a tenant is required by a developer to vacate, the developer records a declaration of condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102



June 29, 2006

VIA CERTIFIED MAIL

Jeff Lipton
118 Winter Street #2
Portland, ME 04102

RE: 118,124-126 Winter Street and 34 Pine Street, Portland, Maine
Notification of Condominium Conversion

Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at 118, 124-126 Winter Street and 34 Pine Street, Portland, Maine from rental units to condominium units. In order to do this we are required to **follow** the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. **14-568** and Sec. **14-569**:

Notice of Intent. The developer shall mail each existing tenant written notice of intent to convert at least 120 days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four consecutive years, the notice shall be increased by 30 additional days for each additional year, or fraction thereof, to a maximum of **240** additional days. The notice shall set forth the rights under these sections and contain the following statement: "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: 775-5451)."

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Option to Purchase. For a sixty-day period following the giving of notice as required by this ordinance, the developer shall grant to the tenant an exclusive and irrevocable option to purchase their unit. This option may not be assigned. If the tenant does not purchase or contract to purchase their unit during the sixty day option period, the developer may not convey or offer to convey the unit to any other person during the following 180 days at a price or on terms more favorable than the price or terms previously offered to the tenant, unless the more favorable price or terms are first offered exclusively and irrevocably to the tenant for an additional 60 day period.

Relocation Payments. If the tenant does not purchase the unit, the developer shall, before the tenant is required by the developer to vacate, make a cash payment to the tenant in an amount equal to the amount of rent paid by tenant for the immediately preceding two months; provided that this requirement shall not apply to any tenant whose gross income exceeds 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Dept. of Housing and Urban Development at the time the notice is given as required in Section 14-568(a). Additionally, the developer shall, upon demand, provide assistance to the tenant in the form of referrals **to** other reasonable accommodations and in determining the tenants eligibility for relocation payments as provided herein.

Currently, eighty percent (80%) of the Median Income of the Portland SMSA guideline, adjusted for family size, is as follows:

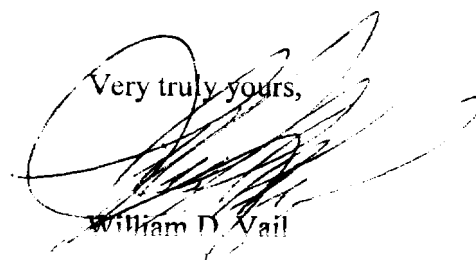
1 Person	2 Person	3 Person
\$38,200	\$43,650	\$49,100

You will be contacted when the units in your building are offered for sale to the public, and **you** will be informed of the asking price for your particular unit. We will be listing the units for sale with a real estate broker, Ed Gardner of Bay Realty, and if you are interested in discussing financing arrangements or any other purchase details with him, we will arrange for a meeting with him.

If your unit becomes under contract to be purchased, we will give you a minimum 30 days notice to vacate from the first day of the month. If you decide not to purchase your unit, we will expect a 30-day notice (from the first day of the month) before your vacating.

We realize you will have many questions and concerns about this process. Please feel free to talk with me about them and we will do whatever we can to answer them.

If you do not plan to accept your option to purchase your unit as described herein, please sign the attached addendum.

Very truly yours,

William D. Vail

ADDENDUM
to
**Notification of Intent to Convert Rental Units to Condominiums at
118,124-126 Winter Street and 34 Pine Street, Portland, Maine**

I/we have been notified of the proposed purchase price for the unit identified below, and I/we hereby _____ Accept/_____ Decline the option to purchase the unit as contained on the attached notice dated June 29, 2006.

Unit # 118 Winter St. #2 Signed: _____ Dated: _____
Jeff Lipton

Please return to:
William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102

7003 3110 0 02 606 7841

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT <i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com ®	
OFFICIAL USE	
Postage	\$ _____
Certified Fee	_____
Return Receipt Fee (Endorsement Required)	_____
Restricted Delivery Fee (Endorsement Required)	_____
Total Postage & Fees	\$ 4.64

Postmark
Here

Sent To	
Jeff Lipton	
Street, Apt. No. or P.O. Box No.	
118 Winter Street # 2	
City, State, ZIP+4	
Portland ME 04102	

PS Form 3800, June 2002 See Reverse for Instructions

<p>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>Print your name and address on the reverse so that we can return the card to you.</p> <p>Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Jeff Lipton 114 Winter Street #2 Portland ME 04102</p>		<p>B. Received by (Printed Name) Jeff Lipton</p>	<p>C. Date of Delivery 7/17/06</p>
		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
		<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>2. Article Number (Transfer from service label)</p>		<p>7003 3110 0002 6063 7841 06</p>	

PS Form 3811, February 2004

Domestic Return Receipt

102500-08-M-1540

RE: **118, 124-126 Winter Street and 34 Pine Street, Portland, Maine**
Notification of Condominium Conversion

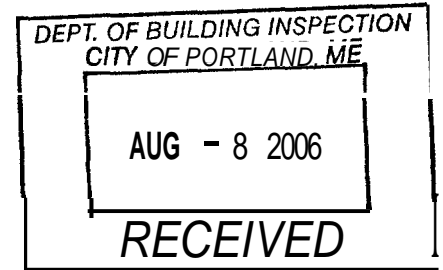
Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at 118, 124-126 Winter Street and 34 Pine Street, Portland, Maine from rental units to condominium units. In order to do this we are required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. 14-568 and Sec. 14-569:

Notice of Intent. The developer shall give each existing tenant written notice of intent to convert the building 120 days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four consecutive years, the notice shall be increased by 30 additional days for each additional year, or fraction thereof, to a maximum of 240 additional days. The notice shall set forth the rights under these sections and contain the following statement: "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: 775-5451)."

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William D. Vail
Vaii Properties, LLC
c/o 19 Pine Street
Portland, ME 04102



June 29, 2006

VIA CERTIFIED MAIL

Jay Basinger
118 Winter Street #5
Portland, ME 04102

RE: **118,124-126** Winter Street and **34** Pine Street, Portland, Maine
Notification of Condominium Conversion

Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at 118, 124-126 Winter Street and **34** Pine Street, Portland, Maine from rental units to condominium units. In doing this we are required **to** follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. **14-568** and Sec. **14-569**:

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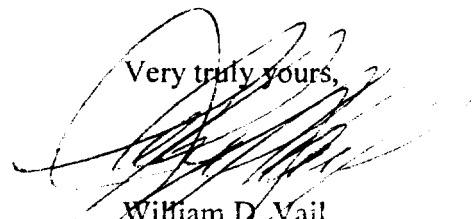
1 Person	2 Person	3 Person
\$38,200	\$43,650	\$49,100

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We realize you will have many questions and concerns about this process. Please feel free to talk with me about them and we will do whatever we can to answer them.

If you do not plan to accept your option to purchase your unit as described herein, please sign the attached addendum.

Very truly yours,

William D. Vail

ADDENDUM
to
**Notification of Intent to Convert Rental Units to Condominiums at
118,124-126 Winter Street and 34 Pine Street, Portland, Maine**

I/we have been notified of the proposed purchase price for the unit identified below, and I/we hereby _____ Accept/_____ Decline the option to purchase the unit as contained on the attached notice dated June 29,2006.

Unit # 118 Winter St. #5 Signed: _____ Dated: _____
Jay Basinger

Please return to:
William D. Vail
Vail Properties, LLC
c/o 19 Pine Street
Portland, ME 04102

U.S. Postal Service™											
CERTIFIED MAIL™ RECEIPT											
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>											
For delivery information visit our website at www.usps.com ®											
OFFICIAL USE											
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Postage</td> <td style="width: 50%;">\$</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Total Postage & Fees</td> <td>\$ 4.64</td> </tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		Total Postage & Fees	\$ 4.64	Postmark Here
Postage	\$										
Certified Fee											
Return Receipt Fee (Endorsement Required)											
Restricted Delivery Fee (Endorsement Required)											
Total Postage & Fees	\$ 4.64										
Sent To <i>Jay Basinger</i> Street, Apt. No. or PO Box No. <i>118 Winter Street # 5</i> City, State, ZIP+4 <i>Portland ME 04102</i>											
PS Form 3800, June 2002 See Reverse for Instructions											

<p>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>	
<p>1. Article Addressed to:</p> <p style="font-size: 1.2em; margin-left: 20px;">Jay Dodinger</p> <p style="margin-left: 20px;">118 Winter Street #5</p> <p style="margin-left: 20px;">Portland ME 04102</p>	
<p>A. Signature</p> <p>X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>B. Received by (Printed Name) C. Date of Delivery</p> <p><i>[Signature]</i> 7/17/06</p>	
<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes</p> <p>If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail 1006</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>2. Article Number (Transfer from service label) <u>7003 3110 0002 6063 7957</u></p>	

PS Form 3811, February 2004 Domestic Return Receipt 102505-02-M-1540

RE: **118, 124-126 Winter Street and 34 Pine Street, Portland, Maine**
Notification of Condominium Conversion

Dear Tenant:

This letter will serve as notification to you of our intent to convert our property at 118, 124-126 Winter Street and 34 Pine Street, Portland, Maine from rental units to condominium units. In doing this we are required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of tenants" as described in Sec. 14-568 and Sec. 14-569:

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This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	045 E002001
Location	118 WINTER ST
Land Use	FIVE TO TEN FAMILY
Owner Address	VAIL HOLDINGS LLC 19 PINE ST PORTLAND ME 04102
Book/Page	19067/213
Legal	45-E-2 WINTER ST 118-120 3660 SF

Current Assessed Valuation

Land	Building	Total
\$134,600	\$263,000	\$397,600

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1910	6	0	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.084	0		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Sire	Use
1	B1/B1	1757	SUPPORT AREA
1	01/01	1157	APARTMENT
1	02/03	1157	APARTMENT

Height	Walls	Heating	A/C
7		NONE	NONE
9	FRAME	HW/STEAM	NONE
9	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

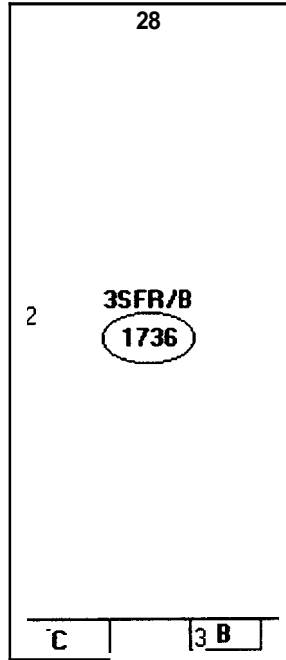
Building Other Features

Line	Structure Type	Identical Units
2	PORCH - COVERED	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------





Descriptor/Area

A: 3SFR/B
1736 sqft

B: 3SFRBAY/B
21 sqft

C: OFP
40 sqft