PretiFlaherty

CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/31/17

Boston, MA

Washington, DC

April 20, 2017

VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Anne E. Roosevelt
75 Gray Street
Unit 1
Portland, ME 04102

Dear Anne:

I am writing on behalf of Francis Cloutier in order to provide you with notice of your rights, under both Maine law and the ordinances of the City of Portland as a tenant in a building that is being converted into a condominium project. Mr. Cloutier hereby informs you that the condominium, known as Blue Skye Condominiums (the "Condominium"), will be created by the conversion of the building in which you are a tenant. On behalf of Mr. Cloutier, I have enclosed a copy of the Public Offering Statement for the Condominium.

The law also requires that you are informed of the following:

> If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703).

Furthermore, Mr. Cloutier hereby offers you the opportunity to purchase the condominium that you currently lease. This offer must legally be open to you for up to 60 days. You currently occupy what will become Unit G-1, and Mr. Cloutier offers this Unit G-1 to you "as is" at a purchase price of $500,000. This offer is an exclusive and irrevocable option to buy your rental unit and it is not assignable. If you do not accept the offer within 60 days, Mr. Cloutier, for 180 days afterwards, may not offer or convey the unit you currently lease to another person on terms more favorable than yours, unless he has first made the same offer to you and left it open for 60 more days.

In addition, if you did not exercise your option and purchase the unit that you currently lease, then before you vacate the premises Mr. Cloutier would have to make a cash payment to you if you qualify for the payment. This payment would be equivalent to the amount of rent you

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paid (or would have) for the preceding 2 months. In order to be eligible for such a payment, however, your income must be equal to or less than 80% of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time of this notice. Please also remember, as discussed above, that [Mr. Cloutier] must assist you in determining your eligibility for relocation payments and, furthermore, upon your request, he must furnish you with referrals to other accommodations.

Finally, you have a right to a copy of Mr. Cloutier's conversion permit for the Condominium. Please be aware that none of the rights discussed in this letter are waivable under any circumstances. I hope that I have made your rights sufficiently clear to you, however, if you have questions please do not hesitate to contact me.

Very truly yours,

Bonnie L Martinovich

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VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Charles Vrits
75 Gray Street
Unit 3
Portland, ME 04102

Dear Charles:

I am writing on behalf of Francis Cloutier in order to provide you with notice of your rights, under both Maine law and the ordinances of the City of Portland as a tenant in a building that is being converted into a condominium project. Mr. Cloutier hereby informs you that the condominium, known as Blue Skye Condominiums (the "Condominium"), will be created by the conversion of the building in which you are a tenant. On behalf of Mr. Cloutier, I have enclosed a copy of the Public Offering Statement for the Condominium.

The law also requires that you are informed of the following:

> If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703).

Furthermore, Mr. Cloutier hereby offers you the opportunity to purchase the condominium that you currently lease. This offer must legally be open to you for up to 60 days. You currently occupy what will become Unit G-3, and Mr. Cloutier offers this Unit G-3 to you "as is" at a purchase price of $520,000. This offer is an exclusive and irrevocable option to buy your rental unit and it is not assignable. If you do not accept the offer within 60 days, Mr. Cloutier, for 180 days afterwards, may not offer or convey the unit you currently lease to another person on terms more favorable than yours, unless he has first made the same offer to you and left it open for 60 more days.

In addition, if you did not exercise your option and purchase the unit that you currently lease, then before you vacate the premises Mr. Cloutier would have to make a cash payment to you if you qualify for the payment. This payment would be equivalent to the amount of rent you

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Finally, you have a right to a copy of Mr. Cloutier's conversion permit for the Condominium. Please be aware that none of the rights discussed in this letter are waivable under any circumstances. I hope that I have made your rights sufficiently clear to you, however, if you have questions please do not hesitate to contact me.

Very truly yours,