

**Scott A. Lindsay**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

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Phone 207-773-8422

Fax 207-773-8427

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**NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A  
CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. 1604-111  
(Portland Code Article VII)**

February 20, 2004

Adam French  
238 State Street, Apt. #1  
Portland, Maine 04102

**Re: 238 State Street, Apt. #1 Portland, Maine**

Dear Adam:

Pursuant to 33 M.R.S.A. 1604-111, this letter is given to notify you that our building at 238-240 State Street, Portland, Maine is being converted into condominiums. Pursuant to 1604-111 and Article VII of the Land Use Ordinance for the City of Portland, you, as the tenant, have the right for 60 days after delivery or mailing of this notice to you to purchase the condominium unit that is being created that will include your apartment, as is, for a purchase price of \$85,000.00. During the following 180 days, I cannot offer to dispose my interest in the unit at a price or terms more favorable than the price or terms offered to you.

If you do not buy the unit being created to include 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).

As required by law, I have enclosed for your review the Declaration of Condominium and the Bylaws of the Condominium Association.

Please, also, consider this a notice of termination of tenancy effective 120 days from receipt of this letter. If your existing lease agreement extends beyond 120 days from receipt of this letter, please consider this a notice that your tenancy will be terminated at the time stated in your existing lease.

If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Scott A. Lindsay

**NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE**

I/we hereby give Scott A. Lindsay notice that we received this Notice of Conversion on \_\_\_\_\_, 2004.

\_\_\_\_\_  
\_\_\_\_\_

I/we hereby state that we:

\_\_\_\_\_ accept

\_\_\_\_\_ decline

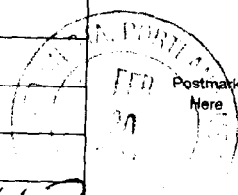
the offer to purchase the unit as contained in the above Notice.

Dated: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

7001 2510 0003 2550 5314

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
<b>Total Postage &amp; Fees</b>	\$ <b>4.42</b>	

Sent To Adam French  
 Street, Apt. No.,  
 or PO Box No. 238 State St Apt 1  
 City, State, ZIP Portland, ME 04102

PS Form 3800, January 2001 See Reverse for instructions

**SENDER: COMPLETE THIS SECTION**

- 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.

1. Article Addressed to:

Adam French  
238 State St, Apt. 1  
Portland, ME  
04102

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Ad 1 U  Addressee

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

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

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

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) **7001 2510 0003 2550 5314**



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 238 State Street

NUMBER OF UNITS: 6

TENANT NAME: Paul Meyer

TENANT'S UNIT #: 2

TENANT'S TEL. #: 772-4760

TENANT'S PRESENT ANNUAL INCOME: \_\_\_\_\_

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: Since 10/03

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Scott A. Lindsay  
92 Exchange St. P.O. Box 7626, Portland, ME 04112-7626

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Scott A. Lindsay**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

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Phone 207-773-8422  
Fax 207-773-8427

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**NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A  
CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. 1604-111  
(Portland Code Article VII)**

February 20, 2004

Paul Meyer and Rita Dunton  
238 State Street, Apt. #2  
Portland, Maine 04102

**Re: 238 State Street, Apt. #2 Portland, Maine**

Dear Paul & Rita:

Pursuant to 33 M.R.S.A. 1604-111, this letter is given to notify you that our building at 238-240 State Street, Portland, Maine is being converted into condominiums. Pursuant to 1604-111 and Article VII of the Land Use Ordinance for the City of Portland, you, as the tenant, have the right for 60 days after delivery or mailing of this notice to you to purchase the condominium unit that is being created that will include your apartment, as is, for a purchase price of \$105,000.00. During the following 180 days, I cannot offer to dispose my interest in the unit at a price or terms more favorable than the price or terms offered to you.

If you do not buy the unit being created to include 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).

As required by law, I have enclosed for your review the Declaration of Condominium and the Bylaws of the Condominium Association.

Please, also, consider this a notice of termination of tenancy effective 120 days from receipt of this letter. If your existing lease agreement extends beyond 120 days from receipt of this letter, please consider this a notice that your tenancy will be terminated at the time stated in your existing lease.

If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Scott A. Lindsay

**NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE**

I/we hereby give Scott A. Lindsay notice that we received this Notice of Conversion on \_\_\_\_\_, 2004.

\_\_\_\_\_  
\_\_\_\_\_

I/we hereby state that we:

\_\_\_\_\_ accept

\_\_\_\_\_ decline

the offer to purchase the unit as contained in the above Notice.

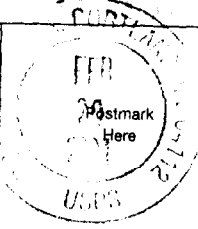
Dated: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

7001 2510 0003 2550 5307

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$4.42</b>



Sent To Paul Meyer & Rita Dunton  
 Street, Apt. No.,  
 or PO Box No. 238 State St. apt. 2  
 City, State, ZIP+4 Portland, ME 04102

PS Form 3811, August 2001 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- 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.

1. Article Addressed to:  
Paul Meyer and  
Rita Dunton  
238 State St. apt. 2  
Portland, ME 04102

2. Article Number  
 (Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
X Reggie Dunton  Addressee  
 B. Received by (Printed Name) C. Date of Delivery  
FEB 2 2004

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

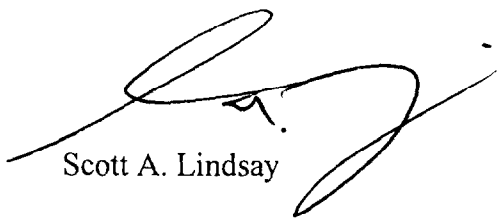
7001 2510 0003 2550 5307

As required by law, I have enclosed for your review the Declaration of Condominium and the Bylaws of the Condominium Association.

Please, also, consider this a notice of termination of tenancy effective 120 days from receipt of this letter. If your existing lease agreement extends beyond 120 days from receipt of this letter, please consider this a notice that your tenancy will be terminated at the time stated in your existing lease.

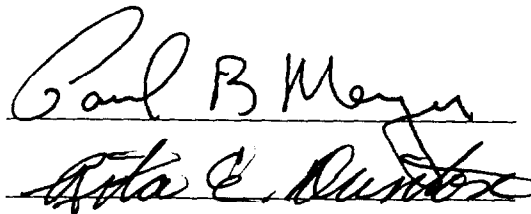
If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

  
Scott A. Lindsay

**NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE**

I/we hereby give Scott A. Lindsay notice that we received this Notice of Conversion on 2-23-04, 2004.



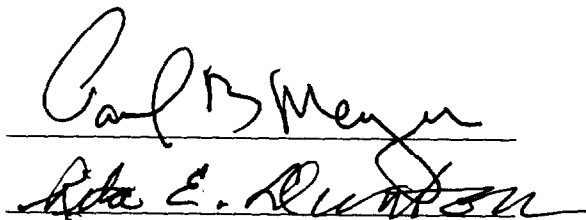
I/we hereby state that we:

accept

decline

the offer to purchase the unit as contained in the above Notice.

Dated: 2-23-04







CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 238 State Street

NUMBER OF UNITS: 6

TENANT NAME: Shawn Kelliher

TENANT'S UNIT #: 3

TENANT'S TEL. #: 874-9866

TENANT'S PRESENT ANNUAL INCOME: Unknown

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: Since 2-13-04

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Scott A. Lindsay  
92 Exchange St. P.O. Box 7626, Portland ME 04112-7626

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Scott A. Lindsay**

92 Exchange Street  
P. O. Box 7626  
Portland, Maine 04112-7626

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Phone 207-773-8422

Fax 207-773-8427

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**NOTICE OF CONVERSION OF RESIDENTIAL APARTMENT UNIT TO A  
CONDOMINIUM UNIT PURSUANT TO 33 M.R.S.A. 1604-111  
(Portland Code Article VII)**

February 20, 2004

Shawn Kelliher  
238 State Street, Apt. #3  
Portland, Maine 04102

**Re: 238 State Street, Apt. #3 Portland, Maine**

Dear Shawn:

Pursuant to 33 M.R.S.A. 1604-111, this letter is given to notify you that our building at 238-240 State Street, Portland, Maine is being converted into condominiums. Pursuant to 1604-111 and Article VII of the Land Use Ordinance for the City of Portland, you, as the tenant, have the right for 60 days after delivery or mailing of this notice to you to purchase the condominium unit that is being created that will include your apartment, as is, for a purchase price of \$100,000.00. During the following 180 days, I cannot offer to dispose my interest in the unit at a price or terms more favorable than the price or terms offered to you.

If you do not buy the unit being created to include 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).

As required by law, I have enclosed for your review the Declaration of Condominium and the Bylaws of the Condominium Association.

Please, also, consider this a notice of termination of tenancy effective 120 days from receipt of this letter. If your existing lease agreement extends beyond 120 days from receipt of this letter, please consider this a notice that your tenancy will be terminated at the time stated in your existing lease.

If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Scott A. Lindsay

**NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE**

I/we hereby give Scott A. Lindsay notice that we received this Notice of Conversion on \_\_\_\_\_, 2004.

\_\_\_\_\_  
\_\_\_\_\_

I/we hereby state that we:

\_\_\_\_\_ accept

\_\_\_\_\_ decline

the offer to purchase the unit as contained in the above Notice.

Dated: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

7001 2510 0003 2550 5291

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 4.42</b>



Sent To Shawn Kelleher  
 Street, Apt. No.,  
 or PO Box No. 238 State St., Apt. 3  
 City, State, ZIP+4 Portland ME 04102

PS Form 3800, January 2001 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- 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.

1. Article Addressed to:

Shawn Kelleher  
238 State St., Apt. 3  
Portland, ME 04102

2. Article Number

*(Transfer from service label)*

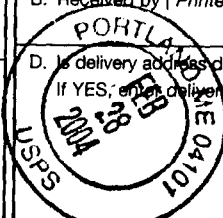
7001 2510 0003 2550 5291

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Shawn Kelleher  Agent  Addressee

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

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



3. Service Type

- Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

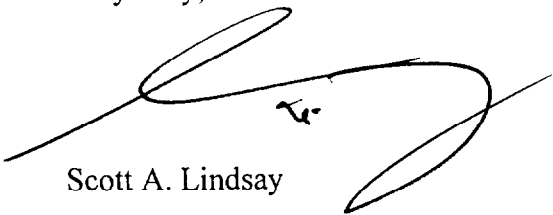
4. Restricted Delivery? (Extra Fee)  Yes

As required by law, I have enclosed for your review the Declaration of Condominium and the Bylaws of the Condominium Association.

Please, also, consider this a notice of termination of tenancy effective 120 days from receipt of this letter. If your existing lease agreement extends beyond 120 days from receipt of this letter, please consider this a notice that your tenancy will be terminated at the time stated in your existing lease.

If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,



Scott A. Lindsay

**NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE**

I/we hereby give Scott A. Lindsay notice that we received this Notice of Conversion on \_\_\_\_\_, 2004.

Shawn Kelliner  
Shawn Kelliner

we hereby state that we:

accept

decline

the offer to purchase the unit as contained in the above Notice.

Dated: 2-28-04

Shawn Kelliner  
Shawn Kelliner



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 238 State Street

NUMBER OF UNITS: 6

TENANT NAME: Alison & Peter LePage

TENANT'S UNIT #: 4

TENANT'S TEL. #: 775-2283

TENANT'S PRESENT ANNUAL INCOME: Unknown

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: Since 6-1-03

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Scott A. Lindsay  
92 Exchange St., P.O. Box 7626, Portland, ME 04112-7626

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_