

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0713	Issue Date:	CBL: 048 A004001
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Location of Construction: 142 PARK AVE	Owner Name: COZA PROPERTIES LLC	Owner Address: PO BOX 8644	Phone:
Business Name:	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	Zone: R6

Past Use: Residential 12 unit	Proposed Use: Residential 12 unit Change of use, Convert 12 apts to 12 condos	Permit Fee: \$2,700.00	Cost of Work: \$2,700.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC 2003</i>
Signature: <i>Greg Cass</i>	Signature: <i>[Signature]</i>

Proposed Project Description: Change of Use, Convert 12 apts to 12 condos
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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: dmartin	Date Applied For: 06/15/5007	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <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"/> <i>OK w/ conditions</i> Date: <i>6/19/07</i> <i>ABM</i>	Zoning Appeal <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:	Historic Preservation <input checked="" 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 <i>ABM</i> Date:
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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

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

(12) If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

(12) CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Donna Martin Admin
Signature of Applicant/Designee

7-16-07
Date

Donna Martin Admin
Signature of Inspections Official

7-16-07
Date

CBL: 48 A 004

Building Permit #: 670713

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0713	Date Applied For: 06/15/2007	CBL: 048 A004001
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Location of Construction: 142 PARK AVE	Owner Name: COZA PROPERTIES LLC	Owner Address: PO BOX 8644	Phone:
Business Name:	Contractor Name: n/ a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Ownership - Condo Conversion	

Proposed Use: Residential 12 unit Change of use, Convert 12 apts to 12 condos	Proposed Project Description: Change of Use, Convert 12 apts to 12 condos
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/19/2007

Note: **Ok to Issue:**

- 1) With the issuance of this permit and the certificate of occupancy, this property shall be twelve (12) residential condominiums. Any change of use shall require a separate permit application for review and approval.
- 2) 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.
- 3) PLEASE NOTE: Under the City's Condominium Conversion regulations, if a tenant makes a decision not to purchase their unit and also decides not to remain in the building after their notification, that tenant has the right to move without penalty. If that protected tenant is under the 80% low/moderated income limit guidelines, there is still a requirement on the owner/developer to pay that tenant relocation payments as stated in the ordinance prior to vacating the unit. That tenant has not lost any rights under this ordinance by making a choice to move and vacate their unit after notification.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 07/09/2007

Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 06/20/2007

Note: **Ok to Issue:**

- 1) The structure shall comply with NFPA 101 "EXISTING APARTMENTS"
- 2) The Fire Alarm system shall comply with the requirements of NFPA 101
A copy of the requirements is attached. A system test report is required.

Existing Conditions

(Reference: NFPA 101 Life Safety Code - Adopted State of Maine 1994)

Single Family and Duplex Buildings: *NFPA-101 24.3.4 exempts 1 & 2 (can have battery)*

One (1) smoke detector per unit, in the vicinity of the bedrooms, hardwired. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.

Apartment Buildings of Eleven (11) Units or Less:

Three (3) stories or less -

One (1) single station smoke detector per unit, in the vicinity of the bedrooms, hardwired. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.

Four (4) stories or more -

One (1) single station smoke detector per unit, hardwired, and one (1) smoke detector in the common areas on all levels, hardwired and interconnected. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.

Apartment Buildings of Twelve (12) Units or More:

One (1) single station smoke detector per unit, in the vicinity of the bedrooms, hardwired. Each unit's detectors must be interconnected within the unit but independent from other dwelling units within the structure.

Complete fire alarm system covering all common areas of the building, including the basement.

Lodging or Rooming Houses

One (1) single station detector in each sleeping room, hardwired and one hardwired detector on each level of the building including the basement in the common areas.

Where there are multiple sleeping rooms (suites) within a unit, hardwired smoke detectors are required in each sleeping room and in the vicinity of each sleeping room as well as one hardwired detector on each level of the building including the basement in the common areas. Each unit's detectors must be interconnected within the unit but independent from other lodging or rooming units within the structure.

A complete alarm system may be required depending on the number of units in the building and stories above grade. Please contact Lt. McDougall at 874-8400 ext. 8405 for this information.

NOTES:

1. New buildings with three (3) or more dwelling units are also required to install a complete sprinkler system as well as smoke detectors.
2. A complete or full alarm system is one that consists of audio visual units, smoke detectors manual pull stations, and a fire alarm control panel.
3. Individual units that are multiple story must have approved smoke detectors on each occupiable level (in the vicinity of the sleeping rooms if located on that level) including the basement, as well as in the sleeping rooms, all interconnected.

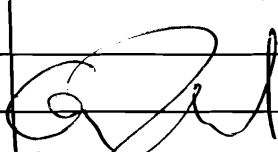
All Purpose Building Permit Application

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>142 Park Ave.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>48</u> Block# <u>A</u> Lot# <u>4</u>	Owner: <u>Karen Zamel / Coza Properties</u>	Telephone: <u>(207) 409-2848</u>
Lessee/Buyer's Name (If Applicable) <u>X</u>	Applicant name, address & telephone: <u>Karen Zamel</u> <u>PO Box 8644</u> <u>Portland ME 04102</u>	Cost Of Work: \$7,000 <u>(900)</u> Fee: \$ <u>2,700</u> <u>(900)</u> C of O Fee \$ _____ Total Fees: \$ _____
Current use: <u>apartment</u>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> DEPT. OF BUILDING & PLANNING CITY OF PORTLAND, ME JUN 15 2007 RECEIVED </div>	
If the location is currently vacant, what was prior use: <u>apartment</u>		
Approximately how long has it been vacant: <u>1 1/2 months</u>		
Proposed use: <u>Condo</u> <u>10</u> Project description: <u>Condo Conversion</u>		
Contractor's name, address & telephone: <u>Baldwin Builders</u> <u>PO Box 153 E Baldwin</u>		
Who should we contact when the permit is ready: <u>Karen Zamel</u> <u>409-2848</u>		
Mailing address:		
<p>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:</p>		

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>6/15/07</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

Condominium Conversion Project Data

Address: **142 Park Ave.**

C-B-L:

Number of Units: 12

Tenant Information:

Unit #	Name	Telephone #	Occup. Time	Notice Date	\$\$ Eligible?
1	DELIVERED EMPTY			December 20, 2006	No
2	Gilber Lopez, Mateo Perez	207-450-9710	10/01/05 – 03/02/07	December 20, 2006	Yes
3	Felipe Roblero, Hernan Gamboa, Rojer Bravo	207-450-6301	08/01/06-02/01/07	December 20, 2006	Yes
4	Domingo Riz	207-899-1942	01/01/05 -03/07/07	December 20, 2006	Yes
5	Jorge Chacon, David Allen, Maria Castaneda	207-232-1089 207-775-3969	01/01/05 - 03/16/07 11/01/06 – 03/16/07	December 20, 2006	Yes
6	Exquino Villareal, Morgan Noel	207-878-2400 x0	? - 2/28/07	December 20, 2006	Yes
7	Oscar Perez, Rusbeth Carreto, Samuel Santiz	207-899-3692	10/06 - 03/28/07	December 20, 2006	Yes
8	James Reer*	No forwarding #	01/01/04 - 01/2007	December 20, 2006	Yes
9	Zelma Tisma	499 Westbrook St.#309c Portland, 04106	? – 03/07/07	December 20, 2006	No
10	Miho Maric & Mladenko Damjanovic	207-879-1317	08/02 -2/28/07	December 20, 2006	Yes
11	Jorge Larrea		10/01/06 -	December 20, 2006	Yes
12	Max Gellista & Tomasa Lima	207-879-5986	05/01/03 - 05/01/07	December 20, 2006	Yes
	*gave notice to vacate prior to	us owning the unit.			

Length of time building owned by applicant: 9 months

Improvements: YES (already permitted) #07-0532 1 electrical permits

Please see attached documentation of notice dates and move-out money receipts. THANK YOU

COZA PROPERTIES, LLC

P.O. Box 8644
Portland, ME 04104

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

December 20, 2006

Mr. Gilber Lopez
142 Park Avenue, Apt. 2
Portland, Maine 04101

**Re: 142 Park Avenue, Portland, Maine
Ibis Condominiums**

Dear Mr. Lopez:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 142 Park Avenue, 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, for a purchase price of \$115,000.00.** During the following 180 days commencing on January 1, 2007, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

Each unit will be receiving significant renovations which will include a kitchen and a new bathroom. If you do decide to purchase a condominium unit, for insurance purposes, you will be required to temporarily vacate the unit during certain periods of renovation. Renovations will not commence within the 120 day period that commences on January 1, 2007, unless you have elected to purchase your apartment unit.

If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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).

Gilber Lopez
December 20, 2006
Page 2

The Maine Condominium Act does not permit a landlord to terminate an existing lease except on terms already provided for within the lease. However, you are a tenant at will without a written lease. Accordingly, your tenancy will terminate at midnight on April 30, 2007, and you must vacate your unit by May 1, 2007.

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


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,

Odessa Cozzolino, Manager
COZA PROPERTIES, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE:

Gilber Lopez hereby gives Coza Properties, LLC notice that he has received this Notice of Conversion on _____, 200__.



Gilber Lopez

Unit 2

Coza Properties, LLC
PO Box 8644
Portland, ME 04104

Gilber Peréz

I Mateo Perez have received from Coza Properties the following:

Check # 2012, for the amount of \$1500 as the move-out money as indicated in the condominium conversion documents I received. This check has been made out to same as above

who were all tenants in the apartment at the time the conversion papers were received and at the time that Coza Properties purchased the property.


I am moving out for the following reason:

Por que bendieron el biden

My forwarding address is as follows:

450 - 9710

Signed by:


Mateo Perez

For Coza Properties:

COZA PROPERTIES, LLC

P.O. BOX 8644
PORTLAND, ME 04104

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

December 20, 2006

Mr. Filipe Roblero
142 Park Avenue, Apt. 3
Portland, Maine 04101

**Re: 142 Park Avenue, Portland, Maine
Ibis Condominiums**

Dear Mr. Roblero:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 142 Park Avenue, 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, for a purchase price of \$115,000.00.** During the following 180 days commencing on January 1, 2007, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

Each unit will be receiving significant renovations which will include a kitchen and a new bathroom. If you do decide to purchase a condominium unit, for insurance purposes, you will be required to temporarily vacate the unit during certain periods of renovation. Renovations will not commence within the 120 day period that commences on January 1, 2007, unless you have elected to purchase your apartment unit.

If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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).

Mr. Filipe Roblero
December 20, 2006
Page 2

The Maine Condominium Act does not permit a landlord to terminate an existing lease except on terms already provided for within the lease. According to your lease, your tenancy will terminate at midnight on August 31, 2007, and you must vacate your unit by September 1, 2007.

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

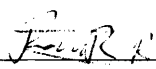
If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Odessa Cozzolino, Manager
COZA PROPERTIES, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE:

Filipe Roblero hereby gives Coza Properties, LLC notice that he has received this Notice of Conversion on _____, 200__.



Filipe Roblero

Coza Properties, LLC
PO Box 8644
Portland, ME 04104

I _____ have received from Coza Properties the following:

Check # 1019, for the amount of \$1500 - as the move-out money as indicated in the condominium conversion documents I received. This check has been made out to Fillipe Boblero, Herman Gamba, Roger Bravo who were all tenants in the apartment at the time the conversion papers were received and at the time that Coza Properties purchased the property.

I am moving out for the following reason:

Not buying apartment

My forwarding address is as follows:

450-6301

Signed by:

RT
Gumb S
F. Garcia 31 01/07

For Coza Properties:

COZA PROPERTIES, LLC

P.O. BOX 8644
PORTLAND, ME 04104

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

December 20, 2006

Mr. Filipe Roblero
142 Park Avenue, Apt. 3
Portland, Maine 04101

**Re: 142 Park Avenue, Portland, Maine
Ibis Condominiums**

Dear Mr. Roblero:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 142 Park Avenue, 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, for a purchase price of \$115,000.00.** During the following 180 days commencing on January 1, 2007, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

Each unit will be receiving significant renovations which will include a kitchen and a new bathroom. If you do decide to purchase a condominium unit, for insurance purposes, you will be required to temporarily vacate the unit during certain periods of renovation. Renovations will not commence within the 120 day period that commences on January 1, 2007, unless you have elected to purchase your apartment unit.

If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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).

Mr. Filipe Roblero
December 20, 2006
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As required by law, I have enclosed for your review the Declaration of Condominium and the Bylaws of the Condominium Association.

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,

Odessa Cozzolino, Manager
COZA PROPERTIES, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE:

Filipe Roblero hereby gives Coza Properties, LLC notice that he has received this Notice of Conversion on _____, 200__.



Filipe Roblero

COZA PROPERTIES, LLC

P.O. Box 8644
PORTLAND, ME 04104

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

December 20, 2006

Mr. Domingo Riz
142 Park Avenue, Apt. 4
Portland, Maine 04101

**Re: 142 Park Avenue, Portland, Maine
Ibis Condominiums**

Dear Mr. Riz:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 142 Park Avenue, 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, for a purchase price of \$115,000.00.** During the following 180 days commencing on January 1, 2007, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

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If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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).

Mr. Domingo Riz
December 20, 2006
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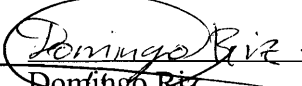
If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Odessa Cozzolino, Manager
COZA PROPERTIES, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE:

Domingo Riz hereby gives Coza Properties, LLC notice that he has received this Notice of Conversion on 30-12-06, 2006.


Domingo Riz

Coza Properties, LLC
PO Box 8644
Portland, ME 04104

I _____ have received from Coza Properties the following:

Check # _____, for the amount of _____ as the move-out money as indicated in the condominium conversion documents I received. This check has been made out to _____ who were all tenants in the apartment at the time the conversion papers were received and at the time that Coza Properties purchased the property.

I am moving out for the following reason:

My forwarding address is as follows:

879-1942

Signed by:

Domingo Riz Miguel Riz

For Coza Properties:

2025 * 100

COZA PROPERTIES, LLC

P.O. Box 8644
PORTLAND, ME 04104

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

December 20, 2006

Mr. Jorge Chacon
142 Park Avenue, Apt. 5
Portland, Maine 04101

**Re: 142 Park Avenue, Portland, Maine
Ibis Condominiums**

Dear Mr. Chacon:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 142 Park Avenue, 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, for a purchase price of \$115,000.00.** During the following 180 days commencing on January 1, 2007, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

Each unit will be receiving significant renovations which will include a kitchen and a new bathroom. If you do decide to purchase a condominium unit, for insurance purposes, you will be required to temporarily vacate the unit during certain periods of renovation. Renovations will not commence within the 120 day period that commences on January 1, 2007, unless you have elected to purchase your apartment unit.

If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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).

Mr. Jorge Chacon
December 20, 2006
Page 2

The Maine Condominium Act does not permit a landlord to terminate an existing lease except on terms already provided for within the lease. However, you are a tenant at will without a written lease. Accordingly, your tenancy will terminate at midnight on April 30, 2007, and you must vacate your unit by May 1, 2007.

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

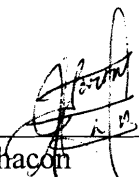
If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Odessa Cozzolino, Manager
COZA PROPERTIES, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE:

Jorge Chacon hereby gives Coza Properties, LLC notice that he has received this Notice of Conversion on December 28, 2006



Jorge Chacon

Coza Properties, LLC
PO Box 8644
Portland, ME 04104

I David Allen and Maria Castaneda have received from Coza Properties the following:

Check # 2015, for the amount of \$750 as the move-out money as indicated in the condominium conversion documents I received. This check has been made out to David Allen & Maria Castaneda who were all tenants in the apartment at the time the conversion papers were received and at the time that Coza Properties purchased the property.

I am moving out for the following reason: cant afford Condo Rent

My forwarding address is as follows:

16 Tate Str. Apt. 1
Portland, ME 04102
Phone # 775-3969

Signed by:

David Allen and Maria Castaneda

For Coza Properties:

Coza Properties, LLC
PO Box 8644
Portland, ME 04104

I Jorge Chacon have received from Coza Properties the following:

Check # 2021, for the amount of \$ 750 as the move-out money as indicated in the condominium conversion documents I received. This check has been made out to Jorge Chacon who were all tenants in the apartment at the time the conversion papers were received and at the time that Coza Properties purchased the property.

I am moving out for the following reason:

My forwarding address is as follows:

(207) 232-1089

Signed by:



For Coza Properties:

COZA PROPERTIES, LLC

44 LEONARD STREET
PORTLAND, ME 04103

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

December 20, 2006

Mr. Exiqino Villarreal
142 Park Avenue, Apt. 6
Portland, Maine 04101

**Re: 142 Park Avenue, Portland, Maine
Ibis Condominiums**

Dear Mr. Villarreal:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 142 Park Avenue, 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, for a purchase price of \$115,000.00.** During the following 180 days commencing on January 1, 2007, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

Each unit will be receiving significant renovations which will include a kitchen and a new bathroom. If you do decide to purchase a condominium unit, for insurance purposes, you will be required to temporarily vacate the unit during certain periods of renovation. Renovations will not commence within the 120 day period that commences on January 1, 2007, unless you have elected to purchase your apartment unit.

If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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).

Mr. Exiqino Villarreal
December 20, 2006
Page 2

The Maine Condominium Act does not permit a landlord to terminate an existing lease except on terms already provided for within the lease. However, you are a tenant at will without a written lease. Accordingly, your tenancy will terminate at midnight on April 30, 2007, and you must vacate your unit by May 1, 2007.

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

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,

Odessa Cozzolino, Manager
COZA PROPERTIES, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE:

Exiqino Villarreal hereby give Coza Properties, LLC notice that he has received this Notice of Conversion on _____, 200__.

Exiqino Villarreal

Coza Properties, LLC
PO Box 8644
Portland, ME 04104

I/We Exiquio Villarreal have received from Coza Properties the following:

Check # 2008, for the amount of 1500 as the move-

out money as indicated in the condominium conversion documents I received. This check

has been made out to Exiquio Villarreal, Morgan Noel, Jaime Chacon

who were all tenants in the apartment at the time the conversion papers were received and at the time that Coza Properties purchased the property.

I/We are moving out for the following reason:

New apt.

My forwarding address is as follows:

845 Apt #1 Por. ME.

Congress

Por. ME. 04101

Signed by:

Exiquio Villarreal 2-28-07
878-2400 purch

For Coza Properties:

Coza Properties, LLC
PO Box 8644
Portland, ME 04104

I Oscar Perez have received from Coza Properties the following:

Check # 2024, for the amount of \$1500- as the move-out money as indicated in the condominium conversion documents I received. This check has been made out to Oscar Perez, Rusbelth Carreto, Samuel Santiz who were all tenants in the apartment at the time the conversion papers were received and at the time that Coza Properties purchased the property.

I am moving out for the following reason:

No compro el Condominio

My forwarding address is as follows:

141 S Herman St. #1
207 - 8993692

Signed by:

Oscar Perez

For Coza Properties:

COZA PROPERTIES, LLC

P.O. Box 8644
PORTLAND, ME 04104

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

December 20, 2006

Mr. Oscar Perez
142 Park Avenue, Apt. 7
Portland, Maine 04101

**Re: 142 Park Avenue, Portland, Maine
Ibis Condominiums**

Dear Mr. Perez:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 142 Park Avenue, 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, for a purchase price of \$115,000.00.** During the following 180 days commencing on January 1, 2007, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

Each unit will be receiving significant renovations which will include a kitchen and a new bathroom. If you do decide to purchase a condominium unit, for insurance purposes, you will be required to temporarily vacate the unit during certain periods of renovation. Renovations will not commence within the 120 day period that commences on January 1, 2007, unless you have elected to purchase your apartment unit.

If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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).

Oscar Perez
December 20, 2006
Page 2

The Maine Condominium Act does not permit a landlord to terminate an existing lease except on terms already provided for within the lease. According to your lease, your tenancy will terminate at midnight on September 30, 2007, and you must vacate your unit by October 1, 2007.

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

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,

Odessa Cozzolino, Manager
COZA PROPERTIES, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE:

Oscar Perez hereby gives Coza Properties, LLC notice that he has received this Notice of Conversion on 12-30-06, 2006.

Oscar Perez
Oscar Perez

COZA PROPERTIES, LLC

P.O. Box 8644
PORTLAND, ME 04104

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

December 20, 2006

Mr. James Reer
142 Park Avenue, Apt. 8
Portland, Maine 04101

**Re: 142 Park Avenue, Portland, Maine
Ibis Condominiums**

Dear Mr. Reer:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 142 Park Avenue, 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, for a purchase price of \$115,000.00.** During the following 180 days commencing on January 1, 2007, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

Each unit will be receiving significant renovations which will include a kitchen and a new bathroom. If you do decide to purchase a condominium unit, for insurance purposes, you will be required to temporarily vacate the unit during certain periods of renovation. Renovations will not commence within the 120 day period that commences on January 1, 2007, unless you have elected to purchase your apartment unit.

If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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).

Mr. James Reer
December 20, 1006
Page 2

The Maine Condominium Act does not permit a landlord to terminate an existing lease except on terms already provided for within the lease. However, you are a tenant at will without a written lease. Accordingly, your tenancy will terminate at midnight on April 30, 2007, and you must vacate your unit by May 1, 2007.

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

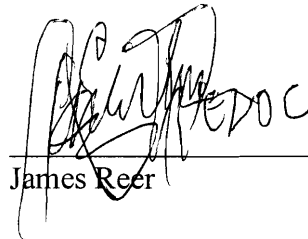
If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Odessa Cozzolino, Manager
COZA PROPERTIES, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE:

James Reer hereby gives Coza Properties, LLC notice that he has received this Notice of Conversion on _____, 200__.



James Reer

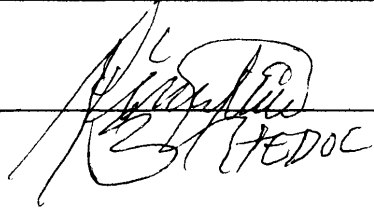
COZA PROPERTIES, LLC
P.O. Box 8644
Portland, ME 04104

I, JAMES R- REER hereby give notice of my intent to vacate unit
number 2 on _____.

The reason for my leaving the apartment is as follows:

I want one bedroom apartment.
That the reason.

Signed on _____



Handwritten signature of James R. Reer, with the name 'JAMES R. REER' printed below it.

Signature: _____

NEW
Address } 44-R Satem St Portland, ME 04101

COZA PROPERTIES, LLC

P.O. BOX 8644
PORTLAND, ME 04104

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

December 20, 2006

Mr. Zeijam Tisma
142 Park Avenue, Apt. 9
Portland, Maine 04101

**Re: 142 Park Avenue, Portland, Maine
Ibis Condominiums**

Dear Mr. Tisma:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 142 Park Avenue, 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, for a purchase price of \$115,000.00.** During the following 180 days commencing on January 1, 2007, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

Each unit will be receiving significant renovations which will include a kitchen and a new bathroom. If you do decide to purchase a condominium unit, for insurance purposes, you will be required to temporarily vacate the unit during certain periods of renovation. Renovations will not commence within the 120 day period that commences on January 1, 2007, unless you have elected to purchase your apartment unit.

If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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).

Mr. Zeijam Tisma
December 20, 2006
Page 2

The Maine Condominium Act does not permit a landlord to terminate an existing lease except on terms already provided for within the lease. However, you are a tenant at will without a written lease. Accordingly, your tenancy will terminate at midnight on April 30, 2007, and you must vacate your unit by May 1, 2007.

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

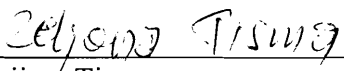
If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Odessa Cozzolino, Manager
COZA PROPERTIES, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE:

Zeijam Tisma hereby gives Coza Properties, LLC notice that he has received this Notice of Conversion on _____, 200__.



Zeijam Tisma

Coza Properties, LLC
PO Box 8644
Portland, ME 04104

I ZELJANA TISMA have received from Coza Properties the following:

Check # 2019, for the amount of \$550.00 as our deposit return.

This check has been made out to ZELJANA TISMA

who were all tenants in the apartment at the time the conversion papers were received and at the time that Coza Properties purchased the property.

I am moving out for the following reason:

BUILDING IS SOLD

My forwarding address is as follows:

499 WESTBROOK STREET
APT 309 C
PORTLAND, ME 04106

Signed by:

Zeljana Tisma

For Coza Properties:

COZA PROPERTIES, LLC

P.O. Box 8644
PORTLAND, ME 04104

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

December 20, 2006

Mr. Miho Maric
142 Park Avenue, Apt. 10
Portland, Maine 04101

**Re: 142 Park Avenue, Portland, Maine
Ibis Condominiums**

Dear Maric:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 142 Park Avenue, 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, for a purchase price of \$115,000.00.** During the following 180 days commencing on January 1, 2007, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

Each unit will be receiving significant renovations which will include a kitchen and a new bathroom. If you do decide to purchase a condominium unit, for insurance purposes, you will be required to temporarily vacate the unit during certain periods of renovation. Renovations will not commence within the 120 day period that commences on January 1, 2007, unless you have elected to purchase your apartment unit.

If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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).

Mr. Miho Maric
December 20, 2006
Page 2

The Maine Condominium Act does not permit a landlord to terminate an existing lease except on terms already provided for within the lease. However, you are a tenant at will without a written lease. Accordingly, your tenancy will terminate at midnight on April 30, 2007, and you must vacate your unit by May 1, 2007.

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

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,

Odessa Cozzolino, Manager
COZA PROPERTIES, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE:

Miho Maric hereby give Coza Properties, LLC notice that he has received this Notice of Conversion on _____, 200__.

Miho Maric

Coza Properties, LLC
PO Box 8644
Portland, ME 04104

I/We DAMJANOVIC Mladenko have received from Coza Properties the following:

Check # 2010, for the amount of \$750 as the move-out money as indicated in the condominium conversion documents I received. This check has been made out to DAMJANOVIC Mladenko who were all tenants in the apartment at the time the conversion papers were received and at the time that Coza Properties purchased the property.

I/We are moving out for the following reason:

NO by Apartment

My forwarding address is as follows:

593 Westbank street Ap. 208
SO. PORTLAND
ME. (879-1317)

Signed by:

Mladenko

For Coza Properties:

[Signature]

COZA PROPERTIES, LLC

P.O. Box 8644
PORTLAND, ME 04104

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

December 20, 2006

Mr. Jorge Larrea
142 Park Avenue, Apt. 11
Portland, Maine 04101

**Re: 142 Park Avenue, Portland, Maine
Ibis Condominiums**

Dear Mr. Larrea:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 142 Park Avenue, 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, for a purchase price of \$115,000.00.** During the following 180 days commencing on January 1, 2007, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

Each unit will be receiving significant renovations which will include a kitchen and a new bathroom. If you do decide to purchase a condominium unit, for insurance purposes, you will be required to temporarily vacate the unit during certain periods of renovation. Renovations will not commence within the 120 day period that commences on January 1, 2007, unless you have elected to purchase your apartment unit.

If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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).

Jorge Larrea
December 20, 2006
Page 2

The Maine Condominium Act does not permit a landlord to terminate an existing lease except on terms already provided for within the lease. According to your lease, your tenancy will terminate at midnight on September 30, 2007, and you must vacate your unit by October 1, 2007.

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

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,

Odessa Cozzolino, Manager
COZA PROPERTIES, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE:

Jorge Larrea hereby gives Coza Properties, LLC notice that he has received this Notice of Conversion on _____, 200__.

01-01-2007

Jorge Larrea

A handwritten signature in black ink, appearing to read "Jorge", is written over a horizontal line. The signature is stylized and cursive.

COZA PROPERTIES, LLC

P.O. Box 8644
PORTLAND, ME 04104

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

December 20, 2006

Mr. Max Gelista
142 Park Avenue, Apt. 12
Portland, Maine 04101

**Re: 142 Park Avenue, Portland, Maine
Ibis Condominiums**

Dear Mr. Gelista:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 142 Park Avenue, 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, for a purchase price of \$115,000.00.** During the following 180 days commencing on January 1, 2007, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

Each unit will be receiving significant renovations which will include a kitchen and a new bathroom. If you do decide to purchase a condominium unit, for insurance purposes, you will be required to temporarily vacate the unit during certain periods of renovation. Renovations will not commence within the 120 day period that commences on January 1, 2007, unless you have elected to purchase your apartment unit.

If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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).

Max Gelista
December 20, 2006
Page 2

The Maine Condominium Act does not permit a landlord to terminate an existing lease except on terms already provided for within the lease. However, you are a tenant at will without a written lease. Accordingly, your tenancy will terminate at midnight on April 30, 2007, and you must vacate your unit by May 1, 2007.

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

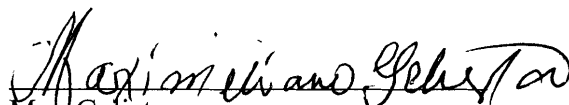
If you are interested in pursuing the purchase of the condominium or if you have any further questions, please do not hesitate to contact me.

Very truly,

Odessa Cozzolino, Manager
COZA PROPERTIES, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE:

Max Gelista hereby gives Coza Properties, LLC notice that he has received this Notice of Conversion on Dec 20, 2006.


Max Gelista

7 años

Coza Properties, LLC
PO Box 8644
Portland, ME 04104

Maximiliano Gellista

I _____ have received from Coza Properties the following:

Check # 2037, for the amount of \$1500 as the move-out money as indicated in the condominium conversion documents I received. This check has been made out to Max Gellista who were all tenants in the apartment at the time the conversion papers were received and at the time that Coza Properties purchased the property.

I am moving out for the following reason:

My forwarding address is as follows:

218 PARK AVE APT 9

Signed by:

M Gellista

For Coza Properties:

COZA PROPERTIES, LLC

P.O. Box 8644
PORTLAND, ME 04104

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

December 20, 2006

Mr. Filipe Roblero
142 Park Avenue, Apt. 3
Portland, Maine 04101

**Re: 142 Park Avenue, Portland, Maine
Ibis Condominiums**

Dear Mr. Roblero:

Pursuant to 33 M.R.S.A. §1604-111, this letter is given to notify you that our building at 142 Park Avenue, 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, for a purchase price of \$115,000.00.** During the following 180 days commencing on January 1, 2007, we cannot offer to dispose our interest in the unit at a price or terms more favorable than the price or terms offered to you.

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If you do not buy the unit being created to include your apartment, as the developer of this project, we are 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).

Mr. Filipe Roblero
December 20, 2006
Page 2

The Maine Condominium Act does not permit a landlord to terminate an existing lease except on terms already provided for within the lease. According to your lease, your tenancy will terminate at midnight on August 31, 2007, and you must vacate your unit by September 1, 2007.

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


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,

Odessa Cozzolino, Manager
COZA PROPERTIES, LLC

NOTICE BY TENANT OF ACCEPTANCE OR NON-ACCEPTANCE:

Filipe Roblero hereby gives Coza Properties, LLC notice that he has received this Notice of Conversion on _____, 200__.



Filipe Roblero

City of Portland, Maine
Inspections Division
Inspection Schedule by Inspector
Appointment Date - 10/2/2007

Inspector Jon Rioux

Date	Time	Type	Address	Contact	Census	Parcel	Phone		
10/02/2007	6:00 AM	Certificate of Occup Prmt	608 CONGRESS ST		3	039 A009001			
Comments: Final for hood system May require fire 885-0107 Shelly							AppID: 70863	Status:	Score:
Outcome:									
	6:00 AM	Certificate of Occup Prmt	142 PARK AVE		10	048 A004001			
Comments: Units 1, 2, 3, & 4 409-2848 Karen							AppID: 70713	Status:	Score:
Outcome:									
	9:30 AM	Food Service Inspect Food	55 OAK ST	HERBS GULLY	0	037 H014001			
Comments:							AppID: 0	Status:	Score:
Outcome:									
	1:00 PM	Food Service Inspect Food	608 CONGRESS ST	GREEN ELEPHANT VEGETARIA		039 A009001	() 409-6844		
Comments:							AppID: 0	Status:	Score:
Outcome:									

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 070713

Please Read Application And Notes, If Any, Attached

This is to certify that COZA PROPERTIES LLC /

has permission to Change of Use, Convert 12 a to 12 c

AT 142 PARK AVE 048 A004001

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

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

Notification of inspection must be given and when permission procured before this building or part thereof is laid or closed-in. **24 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 7/9/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned