

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

PERMIT ISSUED

FEB 06 00511 2006

CITY OF PORTLAND

Permit Number: 0600511 2006

Please Read  
Application And  
Notes, If Any,  
Attached

This is to *certify* that Hickory-Stick Development, LLC

has permission to Change of use to 17 Condominiums

AT 65 SHERMAN ST

048 D019001

provided that the person or persons who apply for and accept this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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 is procured before this building or part thereof is occupied or services are provided. 4 HOUR NOTIFICATION 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 1-30-06

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services  
1/31/06

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: 06-0051	Issue Date: FEB - 1 2006	CBL: 048 D019001
-----------------------	-----------------------------	---------------------

Location of Construction: 65 SHERMAN ST	Owner Name: Hickory-Stick Development, LLC	Owner Address: P.O. Box 233	Phone: 603-52-4731
Business Name:	Contractor Name:	Contractor Address: CITY OF PORTLAND	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	Zone: R6

Past Use: 17 Residential units	Proposed Use: Change of Use Condo Conversion/ Change of use to 17 Condominiums <i>legal use - 17 dwelling units.</i>	Permit Fee: \$3,825.00	Cost of Work: \$3,825.00	CEO District: 2
Proposed Project Description: Change of use to 17 Condominiums		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied NAPA  @I	INSPECTION: Use Group: R2 Type: S5 1/31/06	

Signature: <i>Greg Cross</i>	Signature: <i>Greg Cross</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 01/11/2006	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	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>1/30/06</i> <i>ASB</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 Date: <i>Jan</i>
---	--	--	--

**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

# 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.

Total Square Footage of Proposed Structure <span style="float: right; text-decoration: line-through;">X</span>		Square Footage of Lot <span style="font-size: 1.2em; font-weight: bold;">4,750</span>	
Tax Assessor's Chart, block & Lot Chart# <span style="font-size: 1.2em;">48</span> Block# <span style="font-size: 1.2em;">D</span> Lot# <span style="font-size: 1.2em;">19</span>	Owner: <span style="font-size: 1.2em;">HICKORY - STICKLEBAUM</span>		Telephone: <span style="font-size: 1.2em;">603-430-0022</span>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <span style="font-size: 1.2em; font-weight: bold;">SAME</span>		Cost of Work: \$ _____ Fee: <span style="font-size: 1.2em;">\$3825</span>
Current use: <span style="font-size: 1.2em;">17 UNIT RESIDENTIAL APARTMENT BUILDING</span>			
If the location is currently vacant, what was prior use: <span style="font-size: 1.2em;">N/A</span>		<span style="font-size: 1.2em;">P.O. Box 233 Dartmouth, NH -03802-</span>	
Approximately how long has it been vacant: <span style="font-size: 1.2em;">N/A</span>			
Proposed use: <span style="font-size: 1.2em;">17 UNIT RESIDENTIAL CONDOMINIUM COMPLEX</span>			
Project description:			
Contractor's name, address & telephone:			
Who should we contact when the permit is ready: <span style="font-size: 1.2em;">PHILIP S. THURBERG</span>			
Mailing address: <span style="font-size: 1.2em;">37 ROBES RD. LITTLETON, ME 03904</span>			
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: <span style="font-size: 1.2em;">(603-512-473)</span>			

**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 Cod. 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: <span style="font-size: 1.2em;">1/11/06</span>
-------------------------	--

**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 Planning Department on the 4<sup>th</sup> floor of City Hall**

## Submit with Condominium Conversion Permit Application

**Project Data:**

Address: 65 SHERMAN STREET

C-B-L: \_\_\_\_\_

Number of Units in Building: 17 APARTMENT UNITS

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 <u>PLEASE SEE ATTACHED</u>				
Unit 2				
Unit 3				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 1 MONTH

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) (NOT AT THIS TIME)

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

- \$ N/A Exterior walls, windows, doors, roof
- \$ N/A Insulation
- \$ \$50,000 +/- Interior cosmetics (walls/floors/hallways/refinishing, etc.)
- \$ N/A Other (specify)

PROPERTY: SLL  
 ORDER: Unit ID  
 STATUS: Current

DIRIGO MANAGEMENT COMPANY  
 Tenant Report  
 Detail Report

Date: 12/07/2005  
 Time: 8:13 AM  
 Page: 1

Unit ID	Ten ID	Name(s)	Date In	Current Rent	Sec Fd	Current Lease	Address	Phone	Notes
---------	--------	---------	---------	--------------	--------	---------------	---------	-------	-------

Property: SLL - SHERMAN INVESTMENTS LLC.  
 Unit: 01 - APT

01	12563	JAMIE NEWTON	05/01/2005	\$30.00	1,350.00	05/01/2005 - 04/30/2006	65 SHERMAN ST #1	899-2863 PHONE	
----	-------	--------------	------------	---------	----------	-------------------------	------------------	----------------	--

Unit: 01 - APT									
02	11407	BARRETT SPROUNE	07/21/1999	\$45.00	750.00	11/01/2005 - 10/31/2006	65 SHERMAN ST #2	253-1795 PHONE 415-4671 CELL	PARKING # 27

Unit: 03 - APT									
03	11514	HEATHER HOWELL	04/01/2004	\$50.00	\$30.00	04/01/2005 - 03/31/2006	65 SHERMAN ST #3	874-2725 PHONE	

Unit: 04 - APT									
04	11410	SARAH ESPICHO	05/13/2002	\$55.00	799.00	11/01/2005 - 10/31/2006	65 SHERMAN ST #4	775-5249 PHONE	PARKING #15 STORAGE LOCKER #7

Unit: 05 - APT									
05	11485	LAURA WYTYKUSH	06/17/2004	\$50.00	1,325.00	07/01/2005 - 06/30/2006	65 SHERMAN ST #5	761-9300 WORK 899-1756 HOME	STORAGE #4

Unit: 06 - APT									
06	13214	RICHARD TEMPLETON	09/01/2005	\$80.00	\$90.00	09/01/2005 - 10/31/2006	65 SHERMAN ST #6	822-4218 work	

Unit: 07 - APT									
07	12783	STAR COUGHLIN	06/01/2005	\$50.00	\$50.00	06/01/2005 - 05/31/2006	65 SHERMAN ST #7	699-7607 Cell	

Unit: 08 - APT									
08	11983	JOSEPH WACHTER ROBERT WACHTER	09/21/2004	\$80.00	\$10.00	10/01/2005 - 09/30/2006	65 SHERMAN ST #8	662-0811 JOSEPH WORK 807-3707 ROBERT	STORAGE #8, #9

Unit: 09 - APT									
09	11415	MICHAEL MARTIN JUSTIN KRANS	09/01/2003	\$65.00	795.00	09/01/2005 - 08/31/2006	65 SHERMAN ST #9	899-2082 PHONE 740-9421 NEW PH	PARKING #16

Unit: 10 - APT									
0	11688	TIMOTHY RICHARD SUSAN RICHARD	06/26/2004	\$45.00	\$25.00	06/01/2005 - 05/31/2006	65 SHERMAN ST #10	671-8749 Tim Cell 939-4688 Sue Cell	

PORTLAND ME 04101

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-005 1	<b>Date Applied For:</b> 01/11/2006	<b>CBL:</b> 048 D019001
-------------------------------	--	----------------------------

<b>Location of Construction:</b> 65 SHERMAN ST	<b>Owner Name:</b> Hickory-Stick Development, LLC	<b>Owner Address:</b> P.O. Box 233	<b>Phone:</b> 603-5 12-4731
---	--	---------------------------------------	--------------------------------

<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
-----------------------	-------------------------	----------------------------	---------------

<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Condo Conversion
----------------------------	---------------	---

<b>Proposed Use:</b> Change of Use Condo Conversion/ Change of use to 17 Condominiums	<b>Proposed Project Description:</b> Change of use to 17 Condominiums
--	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/30/2006

**Note:** **Ok to Issue:**

- 1) This property shall remain as 17 dwelling units. Any change of use shall require a separate permit application for review and approval.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) 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.
- 4) 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:** Mike Nugent      **Approval Date:** 01/31/2006

**Note:** **Ok to Issue:**

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

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 01/30/2006

**Note:** **Ok to Issue:**

- 1) Building shall comply with NFPA 101 Chapter 31.

**Comments:**

1/19/2006-amachado: I spoke with Chris Thurber. We need a copy of each letter that was sent out to each tenant notifying them of the intention to convert and offering a specific price. He said that he would email it to me.

1/20/2006-amachado: I spoke with Jay Nadeau. He is mailing copies of the original letters that went out to the tenants & he will send copies of the new letters that go out to the tenants with the specific offers.

Unit ID	Ten ID	Name(s)	Unit In	Current Rent	Sec Pd	Current Lease	Address	Phone	Notes
1	11575	XUANQING DENG HONGYI DUAN HOPE BARNARD	05/22/2004	\$20.00	795.00	06/01/2005 - 05/31/2006	65 SHERMAN ST #11 PORTLAND ME 04101	653-5901 Hope C 409-2447 Shale C	STORAGE #5

2	12823	JONATHAN BROWN	06/10/2005	\$50.00	\$50.00	06/10/2005 - 05/31/2006	65 SHERMAN ST #12 PORTLAND ME 04101	837-2554 Cell	
---	-------	----------------	------------	---------	---------	-------------------------	--	---------------	--

1	13271	KURT PROST MARGO BILLINGS	09/02/2005	\$90.00	\$90.00	09/02/2005 - 09/30/2006	65 SHERMAN ST #13 PORTLAND ME 04101	841-2565 hwt 319-4955 margo	
---	-------	------------------------------	------------	---------	---------	-------------------------	--	--------------------------------	--

1	11669	MELISSA WILLIAMS ALEXANDER WILLIAMS	07/01/2004	\$25.00	\$08.00	07/01/2005 - 06/30/2006	65 SHERMAN ST #14 PORTLAND ME 04101	774-8901 Home	Storage Bin #6
---	-------	--	------------	---------	---------	-------------------------	--	---------------	----------------

Unit 15 - APT	13276	SARAH NASH	08/26/2005	\$50.00	\$50.00	08/26/2005 - 09/30/2006	65 SHERMAN ST #15 PORTLAND ME 04101	(603) 860-7761 cell	
---------------	-------	------------	------------	---------	---------	-------------------------	--	---------------------	--

Unit 16 - APT	13269	MEGAN RYDER BOBBY RYDER CARLA HANSON SARAH HANSON	08/26/2005	\$80.00	\$90.00	08/26/2005 - 09/30/2006	65 SHERMAN ST #16 PORTLAND ME 04101	700-1332 sarah 343-0927 margo	
---------------	-------	--	------------	---------	---------	-------------------------	--	----------------------------------	--

Unit 17 - APT	11422	FRED BROWN	08/14/1998	\$40.00	\$35.00	07/01/2005 - 06/30/2006	65 SHERMAN ST #17 PORTLAND ME 04101	772-9996 PHORE 653-1368 CELL	PARKING #18 STORAGE LOCKER #1
---------------	-------	------------	------------	---------	---------	-------------------------	--	---------------------------------	----------------------------------

Total Records Included: 17

January 11,2006

**NAME**  
**ADDRESS**  
**Address II**

**RE: Welcome from the New Owners**

Dear Sir or Madam:

I simply wanted to introduce myself to you as the new owner of the building you live in at **65** Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. **As** units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite **ALL** of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those



laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I ~~am~~ am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,

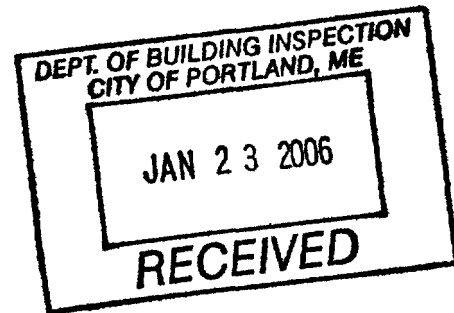
J. Tyler Rohrer  
Owner

REAL



January 20, 2006

**Ms. Ann Muchadio**  
389 Congress Street  
Room # 315  
Portland, Maine 04101



**RE: 65 Sherman Street, Portland, Maine**  
Owner: **Hickory-Stick Development, LLC**  
**RE: Condominium Conversion**

Dear Ann:

Thank you so much for your telephone call to me yesterday afternoon and again this morning.

Enclosed please find a copy of the Notice Of Intent To Convert letters we sent to all of the tenants at 65 Sherman Street. As we discussed, we will issue additional letters to all of the tenants, setting forth a specific price for the purchase of their unit and again informing them of their 60 day irrevocable option to purchase at that figure (which began on January 4, 2006). I will then immediately mail to you copies of those signed letters, along with photocopies of the Certified Mail Receipt.

Thank you for all of your help Ann. You have been great to work with.

Very truly yours,

Jay Nadeau

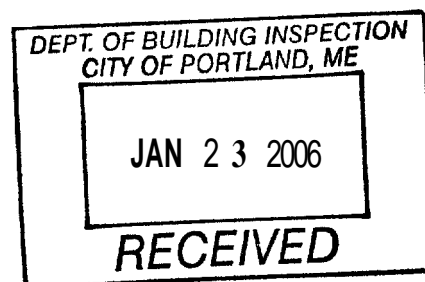
JPN/sm

Enclosures

Cc: J. Tyler Rohrer, Manager, Hickory-Stick Development, LLC  
Christopher Thurber, Project Manager

January 4, 2006

**Jamie Newton**  
**65 Sherman St.**  
**Unit #1**  
**Portland, Maine 04101**



**RE: Welcome from the New Owners**

Dear Jamie Newton:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4, 2006

**Barrett Sprague**  
**65 Sherman St.**  
**Unit #2**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Barrett Sprague:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4,2006

**Heather Howell**  
**65 Sherman St.**  
**Unit # 3**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Heather Howell:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner



January 4,2006

**Sarah Espicho**  
**65 Sherman St.**  
**Unit # 4**  
**Portland, Maine 04101**

**RE :Welcome from the New Owners**

Dear Sarah Espicho:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfi-ont costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

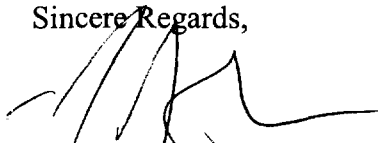
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4, 2006

**Laura Wytrykush  
65 Sherman St.  
Unit # 5  
Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Laura Wytrykush:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

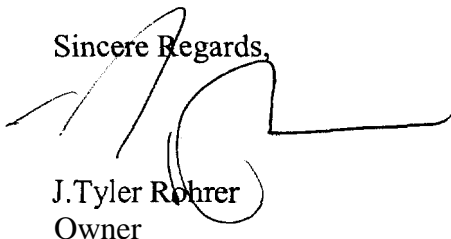
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey ~~or~~ offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4,2006

**Richard Templeton**  
**65 Sherman St.**  
**Unit # 6**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Richard Templeton:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

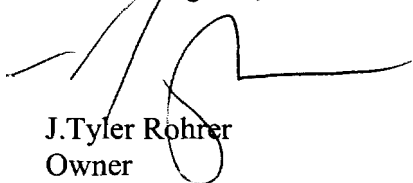
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned, If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4, 2006

**Star Coughlin**  
**65 Sherman St.**  
**Unit # 7**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Star Coughlin:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. **As** units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

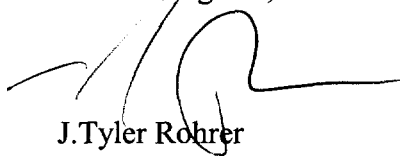
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner



January 4,2006

**Joseph Wachter**  
**65 Sherman St.**  
**Unit # 8**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Joseph Wachter:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them **as** you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere ~~R~~egards,

J. Tyler ~~R~~ohrer  
Owner

January 4, 2006

**Robert Wachter**  
**65 Sherman St.**  
**Unit # 8**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Robert Wachter:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,

A handwritten signature in black ink, appearing to read 'J. Tyler Rohrer', with a long horizontal line extending to the right.

J. Tyler Rohrer  
Owner

January 4,2006

**Michael Martin**  
**65 Sherman St.**  
**Unit # 9**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Michael Martin:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

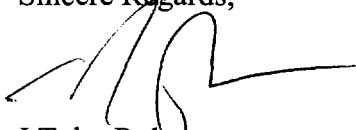
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4,2006

**Justin Kranis**  
**65 Sherman St.**  
**Unit # 9**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Justin Kranis:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

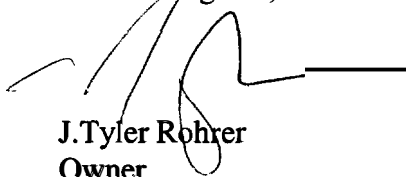
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner



January 4, 2006

**Timothy Richard**  
**65 Sherman St.**  
**Unit # 10**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Timothy Richard:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite **ALL** of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

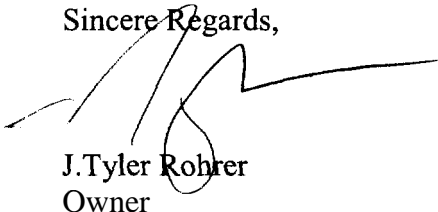
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4, 2006

**Susan Richard  
65 Sherman St.  
Unit # 10  
Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Susan Richard:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite **ALL of** you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

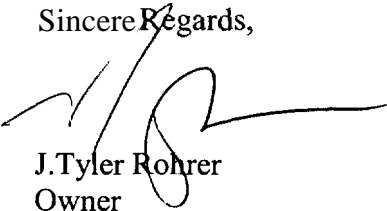
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4,2006

**Xiangning Deng**  
**65 Sherman St.**  
**Unit # 11**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Xiangning Deng:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

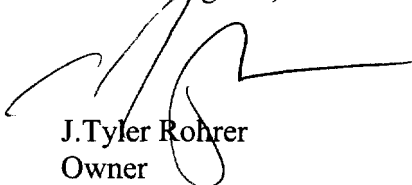
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4,2006

**Hongyi Duan  
65 Sherman St.  
Unit # 11  
Portland, Maine 04101**

**RE :Welcome from the New Owners**

Dear Hongyi Duan:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. **As** units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

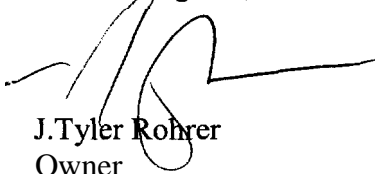
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner



January 4,2006

**Hope Barnard  
65 Sherman St.  
Unit # 11  
Portland, Maine 04101**

**RE:Welcome from the New Owners**

Dear Hope Barnard:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfi-ont costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4, 2006

**Jonathan Brown**  
**65 Sherman St.**  
**Unit # 12**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Jonathan Brown:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the up-front costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

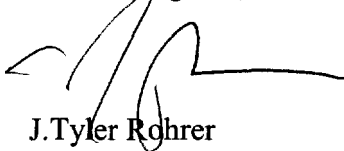
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4,2006

**Kurt Frost**  
**65 Sherman St.**  
**Unit # 13**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Kurt Frost:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you **of** my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

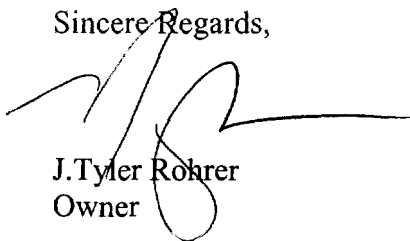
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4, 2006

**Margo Billings**  
**65 Sherman St.**  
**Unit # 13**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Margo Billings:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, **I am** highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

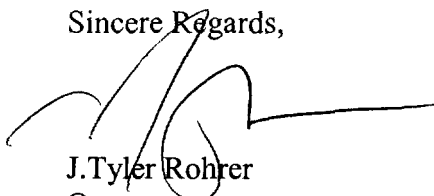
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner



January 4,2006

**Melissa Williams**  
**65 Sherman St.**  
**Unit # 14**  
**Portland, Maine 04101**

**RE:Welcome from the New Owners**

Dear Melissa Williams:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. **As** units come open I **am** going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

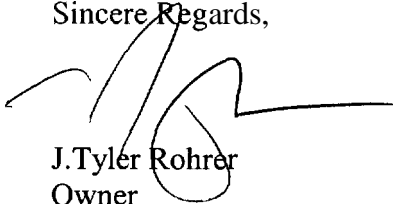
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4,2006

**Alexander Williams  
65 Sherman St.  
Unit # 14  
Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Alexander Williams:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

**At** this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite **ALL** of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in **an** open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

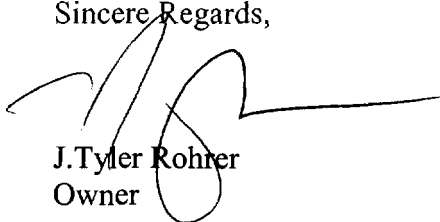
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4,2006

**Sarah Nash  
65 Sherman St.  
Unit # 15  
Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Sarah Nash:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

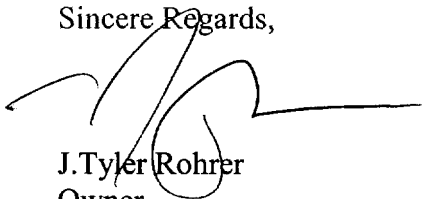
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4, 2006

**Megan Ryder  
65 Sherman St.  
Unit # 16  
Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Megan Ryder:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

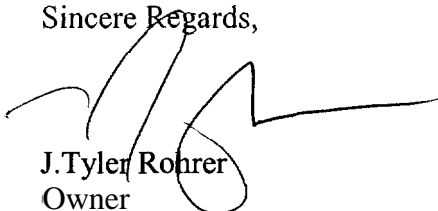
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner



January 4, 2006

**Bobby Ryder**  
**65 Sherman St.**  
**Unit # 16**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Bobby Ryder:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at **65** Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the up-front costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

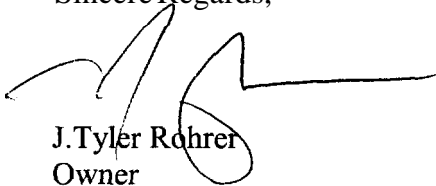
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4, 2006

**Carla Hanson**  
**65 Sherman St.**  
**Unit # 16**  
**Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Carla Hanson:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

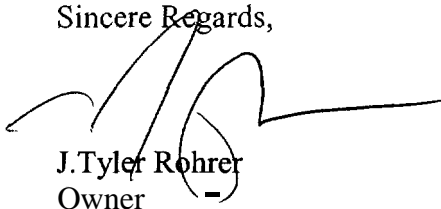
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4,2006

**Sarah Hanson  
65 Sherman St.  
Unit # 16  
Portland, Maine 04101**

**RE:Welcome from the New Owners**

Dear Sarah Hanson:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

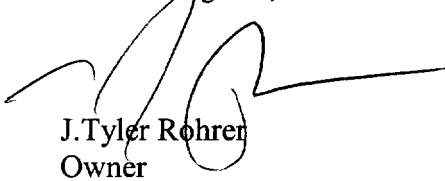
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner

January 4, 2006

**Fred Brown  
65 Sherman St.  
Unit # 17  
Portland, Maine 04101**

**RE: Welcome from the New Owners**

Dear Fred Brown:

I simply wanted to introduce myself to you as the new owner of the building you live in at 65 Sherman Street. Doug Smith, the former owner and landlord has told me wonderful things about the property and his positive history working with all of you as tenants.

I have owned and operated hundreds of units in the Seacoast Area of New Hampshire for the past 13 years, and have looked north to Portland for future investments. I am fair to a fault, prize prompt payment and honesty above all else, and trust that you will find working with me as owner to be nothing less.

For this reason, I wanted to write to you to inform you of my future plans for the property. It is my intention to convert the rental units at 65 Sherman Street into condominium units.

At this time for you, as tenants, this really does not mean any drastic changes. As units come open I am going to lightly remodel them, and then offer them for sale at affordable prices. I have found that all too often other developers who convert units into condominiums do so at prices that present tenants cannot afford. I have had great success keeping prices realistic and affordable so that renters who so desire can actually afford to enjoy home ownership. I believe this is a right for all, and not only for the wealthy.

For this reason, I would like to invite ALL of you to contact me or my Project Manager, Christopher Thurber (603-512-4731) if you have any interest in purchasing either the unit you live in, or any other unit that might become available in the building and kindly ask you to do so within sixty (60) days from receipt of this letter (pursuant to City of Portland, Code of Ordinances, Section 14-568 (b) ). In addition, I am in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Should you decide to move on I stand ready to assist you with relocation funds, rent forgiveness, early return of security deposits, etc. Again it is my position that fairness should always prevail.

Many of you have resided in the building for a considerable amount of time, and I respect that to no end. For this reason as well as those mentioned above, I am highly confident that by working together, in an open and frank manner, everyone will feel justly treated. Portland has a number of statutes that cover rental property conversion and your rights there under. My review of those

laws has me confident that I am going to at all times err on the side of fairness towards you, my tenants.

In order to comply with the City of Portland, Code of Ordinances, Section 14-567, however, I am obligated to set forth the specific rights of tenants under Section 14-565-571. Specifically, I am duty bound to advise you of the following:

**Notice Of Intent To Convert:** a developer shall give to each tenant written notice of intent to convert at least one hundred twenty (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 (4) consecutive years, the notice period shall be increased by thirty (30) additional days for each additional year, or fraction thereof, to a maximum of two hundred forty (240) additional days.

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 any 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).

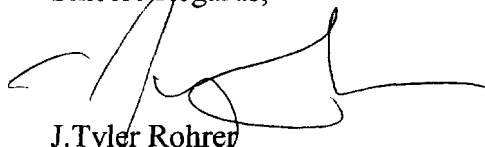
**Option To Purchase:** For a sixty-day period following the giving of notice, the developer shall grant to the tenant an exclusive and irrevocable option to purchase the unit of which the tenant is then possessed, which option may not be assigned. If the tenant does not purchase or contract to purchase the unit during the sixty-day period, the developer may not convey or offer to convey the unit to any other person during the following one hundred eighty (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 sixty-day period.

Notwithstanding the above language from the City of Portland, Code of Ordinances, I am continuing to use Dirigo Management for the day to day operations of the property, and for this reason, please continue to pay rent promptly to them as you do now.

I am eager to meet you personally and perhaps assisting you with property ownership in the upcoming weeks.

I have enclosed for your easy reference a copy of Article VII – Condominium Conversion, City of Portland, Code of Ordinances, Section 14-565-571.

Sincere Regards,



J. Tyler Rohrer  
Owner



7005 2570 0001 0133 695

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101 OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Susan Richard  
 Street, Apt. No., or PO Box No. 65 Sherman St. #10  
 City, State, ZIP+4 Portland, Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 2570 0001 0133 695

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101 OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Joseph Wachter  
 Street, Apt. No., or PO Box No. 65 Sherman St. #8  
 City, State, ZIP+4 Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 2570 0001 0133 696

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101 OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Star Coughlin  
 Street, Apt. No., or PO Box No. 65 Sherman St. #7  
 City, State, ZIP+4 Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 2570 0001 0133 697

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101 OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Laura Wytrykush  
 Street, Apt. No., or PO Box No. 65 Sherman St. #5  
 City, State, ZIP+4 Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0002 6940 1888

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101 OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Samie Newton  
 Street, Apt. No., or PO Box No. 65 Sherman St. #1  
 City, State, ZIP+4 Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 2570 0001 0133 6909

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101 OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Xiangning Deng  
 Street, Apt. No., or PO Box No. 65 Sherman St. #11  
 City, State, ZIP+4 Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0002 6940 1864

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Portland, ME 04101

Postage	\$ 0.60	UNIT ID: 0801
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	12/30/05

Sent To: Hongyi Duan  
 Street, Apt. No., or PO Box No.: 65 Sherman St. #11  
 City, State, ZIP+4: Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0001 0133 6994

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Portland, ME 04101

Postage	\$ 0.60	UNIT ID: 0801
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	12/30/05

Sent To: Sarah Espircho  
 Street, Apt. No., or PO Box No.: 65 Sherman St. #4  
 City, State, ZIP+4: Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0002 6940 1918

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Portland, ME 04101

Postage	\$ 0.60	UNIT ID: 0801
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	12/30/05

Sent To: Barrett Sprague  
 Street, Apt. No., or PO Box No.: 65 Sherman St. #2  
 City, State, ZIP+4: Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0002 6940 1895

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Portland, ME 04101

Postage	\$ 0.60	UNIT ID: 0801
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	12/30/05

Sent To: Fred Brown  
 Street, Apt. No., or PO Box No.: 65 Sherman St. #17  
 City, State, ZIP+4: Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 570 0001 0133 6918

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Portland, ME 04101

Postage	\$ 0.60	UNIT ID: 0801
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	12/30/05

Sent To: Timothy Richard  
 Street, Apt. No., or PO Box No.: 65 Sherman St. #10  
 City, State, ZIP+4: Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0002 6940 1871

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Portland, ME 04101

Postage	\$ 0.60	UNIT ID: 0801
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	12/30/05

Sent To: Heather Howell  
 Street, Apt. No., or PO Box No.: 65 Sherman St. #3  
 City, State, ZIP+4: Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0002 6940 1857

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Sarah Nash  
 Street, Apt. No., or PO Box No. 65 Sherman St. #15  
 City, State, ZIP+4 Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0002 6940 1840

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Alexander Williams  
 Street, Apt. No., or PO Box No. 65 Sherman St. #14  
 City, State, ZIP+4 Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0250 0001 0133 932

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Michael Martin  
 Street, Apt. No., or PO Box No. 65 Sherman St. #9  
 City, State, ZIP+4 Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 2570 0001 0133 6925

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Justin Kranis  
 Street, Apt. No., or PO Box No. 65 Sherman St. #9  
 City, State, ZIP+4 Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 2570 0001 0133 6970

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Richard Templeton  
 Street, Apt. No., or PO Box No. 65 Sherman St. #6  
 City, State, ZIP+4 Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 2570 0001 0133 6949

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Robert Wachter  
 Street, Apt. No., or PO Box No. 65 Sherman St. #8  
 City, State, ZIP+4 Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0002 6940 1796

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101 OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0801
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	Postmark Here Clerk: B25M00 12/30/05

Sent To: Hope Benard  
 Street, Apt. No., or PO Box No.: 65 Sherman St #11  
 City, State, ZIP+4: Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0002 6940 1772

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101 OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0801
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	Postmark Here Clerk: B25M00 12/30/05

Sent To: Carla Hanson  
 Street, Apt. No., or PO Box No.: 65 Sherman St #16  
 City, State, ZIP+4: Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0002 6940 1886

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101 OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0801
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	Postmark Here Clerk: B25M00 12/30/05

Sent To: Kurt Frost  
 Street, Apt. No., or PO Box No.: 65 Sherman St #13  
 City, State, ZIP+4: Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 2570 0001 6100 7014

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101 OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0801
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	Postmark Here Clerk: B25M00 12/30/05

Sent To: Sarah Hanson  
 Street, Apt. No., or PO Box No.: 65 Sherman St #16  
 City, State, ZIP+4: Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0002 6940 1789

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101 OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0801
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	Postmark Here Clerk: B25M00 12/30/05

Sent To: Megan Ryder  
 Street, Apt. No., or PO Box No.: 65 Sherman St #16  
 City, State, ZIP+4: Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0002 6940 1802

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

PORTLAND, ME 04101 OFFICIAL USE

Postage	\$ 0.60	UNIT ID: 0801
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	Postmark Here Clerk: B25M00 12/30/05

Sent To: Jonathan Brown  
 Street, Apt. No., or PO Box No.: 65 Sherman St #12  
 City, State, ZIP+4: Portland Me 04101

PS Form 3800, June 2002 See Reverse for Instructions

7005 0390 0002 6940 1633

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
**OFFICIAL USE**

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Margo Billings  
 Street, Apt. No.; or PO Box No. 65 Sherman St #13  
 City, State, ZIP+4 Portland Me 04101

7005 2570 0001 0133 7007

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
**OFFICIAL USE**

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

Sent To Bobby Ryder  
 Street, Apt. No.; or PO Box No. 65 Sherman St #16  
 City, State, ZIP+4 Portland Me 04101

7005 0390 0002 6940 1619

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)  
**OFFICIAL USE**

Postage	\$ 0.60	UNIT ID: 0801  Postmark Here Clerk: B2SM00 12/30/05
Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 2.90	

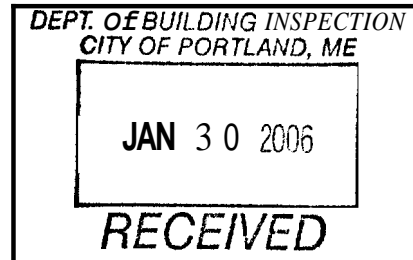
Sent To Melissa Williams  
 Street, Apt. No.; or PO Box No. 65 Sherman St #14  
 City, State, ZIP+4 Portland Me 04101



**Backwater Holdings IIc**  
REAL ESTATE. INVESTMENTS. DEVELOPMENT. ACQUISITIONS

January 25, 2006

**Ms. Ann Muchadio**  
389 Congress Street  
Room # 315  
Portland, Maine 04101



**RE: 65 Sherman Street, Portland, Maine**  
Owner: **Hickory-Stick Development, LLC**  
**RE: Condominium Conversion**

Dear Ann:

Enclosed please find a copy of our follow-up letters to purchase we sent to all of the tenants at 65 Sherman Street, along with photocopies of the Certified Mail Receipts for same. You will note that we dated the letters for the 26<sup>th</sup>, as the Post Office informed us that it is one (1) day mail to Portland, via Certified Mail.

Please feel free to call me collect if anything further is needed Ann. Thank you again so much for all of your help.

Very truly yours,

Jay Nadeau

JPN/sm

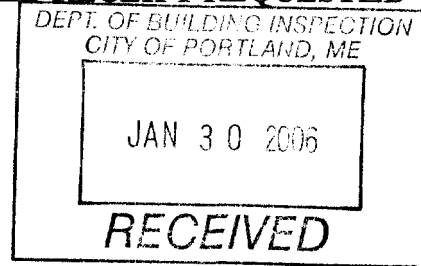
Enclosures

Cc: J. Tyler Rohrer, Manager, Hickory-Stick Development, LLC  
Christopher Thurber, Project Manager

January 26, 2006

**Jamie Newton  
65 Sherman St.  
UNIT # 1  
PORTLAND, MAINE**

**CERTIFIED MAIL  
SIGNED RECEIPT REQUESTED**



**RE: Offer To Purchase**

Dear Jamie Newton:

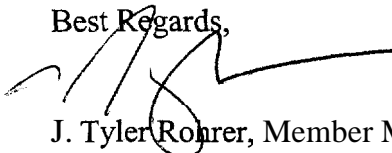
This letter is in follow-up to my letter sent by Certified Mail, Signed receipt Requested, dated January 4, 2006.

As you were made aware in my above referenced letter, it is my intention to convert the rental units at 65 Sherman Street into condominium units and because of such pursuant to the City of Portland, Code of Ordinances (a copy of City of Portland, Code of Ordinances, Section 14-568 (b) is again enclosed for your easy reference), you have an exclusive and irrevocable option to purchase your unit for sixty (60) days.

In any event, this letter is to inform you that the reduced purchase price for your condominium unit is set at \$162,000.00 (one hundred sixty two thousand dollars), and will remain at that reduced figure until March 24, 2006. If you are in need of financing, I may be in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Furthermore, I can also direct you to a Mortgage Company that may be able to assist you in your lending needs.

If you are interested in purchasing your Unit for the figure as stated hereinabove, please feel free to call my Project Manager, Mr. Christopher Thurber (603-512-4731), prior to March 24, 2006 and he will help you to draft up a Purchase and Sales Agreement, as well as, put you in touch with a lender to serve your financial needs.

Best Regards,



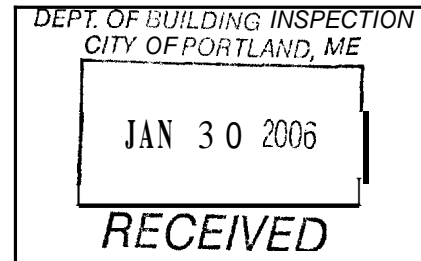
J. Tyler Rohrer, Member Manager  
Hickory-Stick Development, LLC

Cc: City of Portland, Building Inspection Office

January 26, 2006

**Barrett Sprague  
65 Sherman St.  
UNIT # 2  
PORTLAND, MAINE**

**CERTIFIED MAIL  
SIGNED RECEIPT REQUESTED**



**RE: Offer To Purchase**

Dear Barrett Sprague:

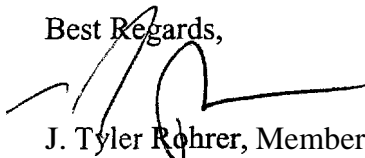
This letter is in follow-up to my letter sent by Certified Mail, Signed receipt Requested, dated January 4, 2006.

As you were made aware in my above referenced letter, it is my intention to convert the rental units at 65 Sherman Street into condominium units and because of such pursuant to the City of Portland, Code of Ordinances (a copy of City of Portland, Code of Ordinances, Section 14-568 (b) is again enclosed for your easy reference), you have an exclusive and irrevocable option to purchase your unit for sixty (60) days.

In any event, this letter is to inform you that the reduced purchase price for your condominium unit is set at \$162,000.00 (one hundred sixty two thousand dollars), and will remain at that reduced figure until March 24, 2006. If you are in need of financing, I may be in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Furthermore, I can also direct you to a Mortgage Company that may be able to assist you in your lending needs.

If you are interested in purchasing your Unit for the figure as stated hereinabove, please feel free to call my Project Manager, Mr. Christopher Thurber (603-512-4731), prior to March 24, 2006 and he will help you to draft up a Purchase and Sales Agreement, as well as, put you in touch with a lender to serve your financial needs.

Best Regards,



J. Tyler Rohrer, Member Manager  
Hickory-Stick Development, LLC

Cc: City of Portland, Building Inspection Office



January 26,2006

**CERTIFIED MAIL  
SIGNED RECEIPT REQUESTED**

**Heather Howell  
65 Sherman St.  
UNIT # 3  
PORTLAND, MAINE**

**RE: Offer To Purchase**

Dear Heather Howell:

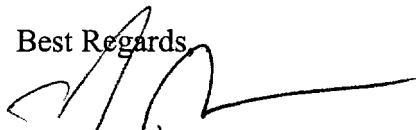
This letter is in follow-up to my letter sent by Certified Mail, Signed receipt Requested, dated January 4,2006.

**As** you were made aware in my above referenced letter, it is my intention to convert the rental units at 65 Sherman Street into condominium units and because of such pursuant to the City of Portland, Code of Ordinances (a copy of City of Portland, Code of Ordinances, Section 14-568 (b) is again enclosed for your easy reference), you have an exclusive and irrevocable option to purchase your unit for sixty (60) days.

In any event, this letter is to inform you that the reduced purchase price for your condominium unit is set at \$162,000.00 (one hundred sixty two thousand dollars), **and** will remain at that reduced figure until March 24, 2006. If you are in need if financing, I may be in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Furthermore, I can also direct you to a Mortgage Company that may be able to assist you in your lending needs.

If you are interested in purchasing your Unit for the figure as stated hereinabove, please feel free to call my Project Manager, Mr. Christopher Thurber (603-512-4731), prior to March 24, 2006 and he will help you to draft up a Purchase and Sales Agreement, as well as, put you in touch with a lender to serve your financial needs.

Best Regards



J. Tyler Rohrer, Member Manager  
Hickory-StickDevelopment, LLC

Cc: City of Portland, Building Inspection Office

January 26,2006

**CERTIFIED MAIL  
SIGNED RECEIPT REQUESTED**

**Sarah Espicho  
65 Sherman St.  
UNIT # 4  
PORTLAND, MAINE**

**RE: Offer To Purchase**

Dear Sarah Espicho:

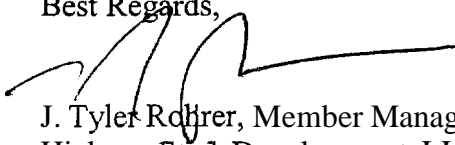
This letter is in follow-up to my letter sent by Certified Mail, Signed receipt Requested, dated January 4,2006.

As you were made aware in my above referenced letter, it is my intention to convert the rental units at 65 Sherman Street into condominium units and because of such pursuant to the City of Portland, Code of Ordinances (a copy of City of Portland, Code of Ordinances, Section 14-568 (b) is again enclosed for your easy reference), you have an exclusive and irrevocable option to purchase your unit for sixty (60) days.

In any event, this letter is to inform you that the reduced purchase price for your condominium unit is set at \$162,000.00 (one hundred sixty two thousand dollars), and will remain at that reduced figure until March 24, 2006. If you are in need if financing, I may be in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Furthermore, I can also direct you to a Mortgage Company that may be able to assist you in your lending needs.

If you are interested in purchasing your Unit for the figure as stated hereinabove, please feel free to call my Project Manager, Mr. Christopher Thurber (603-512-4731), prior to March 24,2006 and he will help you to draft up a Purchase and Sales Agreement, as well as, **put** you in touch with a lender to serve your financial needs.

Best Regards,



J. Tyler Rohrer, Member Manager  
Hickory-Stick Development, LLC

Cc: City of Portland, Building Inspection Office

January 26, 2006

**Laura Wytrykush  
65 Sherman St.  
UNIT # 5  
PORTLAND, MAINE**

**CERTIFIED MAIL  
SIGNED RECEIPT REQUESTED**

**RE: Offer To Purchase**

Dear Laura Wytrykush:

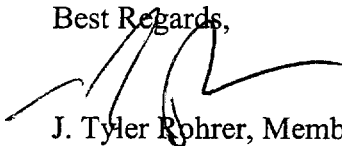
This letter is in follow-up to my letter sent by Certified Mail, Signed receipt Requested, dated January 4, 2006.

As you were made aware in my above referenced letter, it is my intention to convert the rental units at 65 Sherman Street into condominium units and because of such pursuant to the City of Portland, Code of Ordinances (a copy of City of Portland, Code of Ordinances, Section 14-568 (b) is again enclosed for your easy reference), you have an exclusive and irrevocable option to purchase your unit for sixty (60) days.

In any event, this letter is to inform you that the reduced purchase price for your condominium unit is set at \$162,000.00 (one hundred sixty two thousand dollars), and will remain at that reduced figure until March **24**, 2006. If you **are** in need of financing, I may be in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Furthermore, I can also direct you to a Mortgage Company that may be able to assist you in your lending needs.

If you are interested in purchasing your Unit for the figure as stated hereinabove, please feel free to call my Project Manager, Mr. Christopher Thurber (603-512-4731), prior to March 24, 2006 and he will help you to draft up a Purchase and Sales Agreement, as well as, put you in touch with a lender to serve your financial needs.

Best Regards,



J. Tyler Rohrer, Member Manager  
Hickory-Stick Development, LLC

Cc: City of Portland, Building Inspection Office

January 26,2006

**CERTIFIED MAIL  
SIGNED RECEIPT REQUESTED**

**Richard Templeton  
65 Sherman St.  
UNIT # 6  
PORTLAND, MAINE**

**RE: Offer To Purchase**

Dear Richard Templeton:

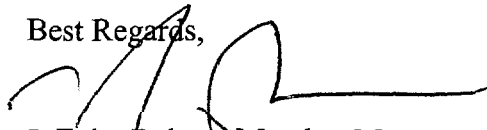
This letter is in follow-up to my letter sent by Certified Mail, Signed receipt Requested, dated January 4,2006.

As you were made aware in my above referenced letter, it is my intention to convert the rental units at 65 Sherman Street into condominium units and because of such pursuant to the City of Portland, Code of Ordinances (a copy of City of Portland, Code of Ordinances, Section 14-568 (b) is again enclosed for your easy reference), you have an exclusive and irrevocable option to purchase your unit for sixty (60) days.

In any event, this letter is to inform you that the reduced purchase price for your condominium unit is set at \$162,000.00 (one hundred sixty two thousand dollars), and will remain at that reduced figure until March 24, 2006. If you are in need if financing, I may be in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfi-ont costs associated with home ownership. Furthermore, I can also direct you to a Mortgage Company that may be able to assist you in your lending needs.

If you are interested in purchasing your Unit for the figure as stated hereinabove, please feel free to call my Project Manager, Mr. Christopher Thurber (603-512-4731), prior to March 24,2006 and he will help you to draft up a Purchase and Sales Agreement, as well as, put you in touch with a lender to serve your financial needs.

Best Regards,



J. Tyler Rohrer, Member Manager  
Hickory-Stick Development, LLC

Cc: City of Portland, Building Inspection Office

January 26, 2006

**CERTIFIED MAIL  
SIGNED RECEIPT REQUESTED**

**Star Coughlin  
65 Sherman St.  
UNIT # 7  
PORTLAND, MAINE**

**RE: Offer To Purchase**

Dear Star Coughlin:

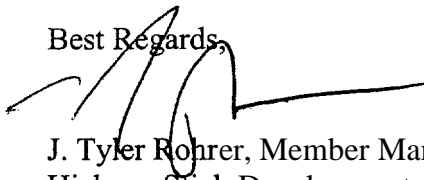
This letter is in follow-up to my letter sent by Certified Mail, Signed receipt Requested, dated January 4, 2006.

As you were made aware in my above referenced letter, it is my intention to convert the rental units at 65 Sherman Street into condominium units and because of such pursuant to the City of Portland, Code of Ordinances (a copy of City of Portland, Code of Ordinances, Section 14-568 (b) is again enclosed for your easy reference), you have an exclusive and irrevocable option to purchase your unit for sixty (60) days.

In any event, this letter is to inform you that the reduced purchase price for your condominium unit is set at \$162,000.00 (one hundred sixty two thousand dollars), and will remain at that reduced figure until March 24, 2006. If you are in need of financing, I may be in the financial position to offer you down payment assistance in the form of a low interest or no interest loan to help with the upfront costs associated with home ownership. Furthermore, I can also direct you to a Mortgage Company that may be able to assist you in your lending needs.

If you are interested in purchasing your Unit for the figure as stated hereinabove, please feel free to call my Project Manager, Mr. Christopher Thurber (603-512-4731), prior to March 24, 2006 and he will help you to draft up a Purchase and Sales Agreement, as well as, put you in touch with a lender to serve your financial needs.

Best Regards,



J. Tyler Rohrer, Member Manager  
Hickory-Stick Development, LLC

Cc: City of Portland, Building Inspection Office