

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that TIM O LY

Located At 519 CUMBERLAND AVE

Job ID: 2012-05-4035-CH OF USE

CBL: 048-F-014-001

has permission to Conversion from 4 rentals to condos

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-4035-CH OF USE

Located At: 519 CUMBERLAND
AVE

CBL: 048- F-014-001

Conditions of Approval:

Zoning

1. 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.
2. 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.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
4. With the issuance of this permit and the certificates of occupancy, this property shall remain as four residential condominiums. Any change of use shall require a separate permit application for review and approval.

Fire

Installation shall comply with City Code Chapter 10.

All construction shall comply with City Code Chapter 10.

<http://www.portlandmaine.gov/citycode/chapter010.pdf>

Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.

All smoke detectors and smoke alarms shall be photoelectric.

Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.

Notification: Two means of egress are required from every story. "MRSA Title 25 § 2453"

Building

Construction activity was not applied for or reviewed as a part of this permit. This permit authorizes a change in ownership ONLY.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-4035-CH OF USE	Date Applied: 5/18/2012	CBL: 048- F-028-001	
Location of Construction: 519 CUMBERLAND AVE	Owner Name: 519-521 CUMBERLAND AVENUE, LLC (Douglas Britton)	Owner Address: 100 MARGINAL WAY, SUITE 292 PORTLAND, ME 04101	Phone: 207-774-0317
Business Name:	Contractor Name: N/A	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-CONDO - Condo Conversion	Zone: R-6
Past Use: Four dwelling units	Proposed Use: Convert 4 dwelling units to 4 residential condos	Cost of Work:	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Perrone</i>	Inspection: Use Group: <i>R-2</i> Type: <i>5TB</i> <i>IBC 09</i> Signature: <i>[Signature]</i>
Proposed Project Description: Conversion from 4 rentals to condos		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions</i> <i>5/23/12</i> <i>AKH</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 type="checkbox"/> Not in Dist 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>Any exterior work</i> <i>requires separate review</i> <i>approved thru historic preservation</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 appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

5/18 2012

Received from Demmond + Demmond

Location of Work 519 Cumberland

Cost of Construction \$ 4x Building Fee: _____

Permit Fee \$ _____ Site Fee: 600

Certificate of Occupancy Fee: 300

Total: 900

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 48 F028

Check #: 101563 Total Collected \$ 900

RECEIVED
MAY 18 2012
Dept. of Building Inspections
City of Portland, Maine

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

R-6
hisbnz

Entered 5/18/12

(BS)



General 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.

2012-05-4035-COU

Location/Address of Construction: 519 Cumberland Avenue		
Total Square Footage of Proposed Structure/Area 3796	Square Footage of Lot 2775	Number of Stories 3
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 48 F 28	Applicant *must be owner, Lessee or Buyer* 519-521 Cumberland Name Avenue, LLC Address c/o Douglas Britton, Esq. Drummond & Drummond, LLP City, State & Zip One Monument Way Portland, ME 04101	Telephone: (207) 774-0317
Lessee/DBA (If Applicable) N/A	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ N/A Total Fee: \$ _____
<p>Current legal use (i.e. single family) <u>Four family</u> Number of Residential Units <u>4</u></p> <p>If vacant, what was the previous use? _____</p> <p>Proposed Specific use: <u>Residential condominium</u></p> <p>Is property part of a subdivision? <u>no</u> If yes, please name _____</p> <p>Project description: <u>Conversion of 4 unit rental building into 4 unit condominium</u></p>		
Contractor's name: <u>Maxava, LLC</u>		
Address: <u>110 Marginal Way, Suite 292</u>		
City, State & Zip: <u>Portland, ME 04101</u>		Telephone: <u>(207) 807-9218</u>
Who should we contact when the permit is ready: <u>Jeremy Benn</u>		Telephone: <u>(207) 80709218</u>
Mailing address: <u>110 Marginal Way, Suite 292, Portland, ME 04101</u>		

RECEIVED
MAY 18 2012
DEPT of Building Inspection
City of Portland Maine

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 5/17/12

This is not a permit; you may not commence ANY work until the permit is issued

authorized agent



Drummond & Drummond

A Limited Liability Partnership
Counselors at Law

One Monument Way, Portland, Maine 04101

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Andrew W. Sparks
Alexandra E. Caulfield
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Douglas F. Britton
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Wadleigh B. Drummond
1885-1979
Josiah H. Drummond
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Robert C. Santomenna
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Telephone: 207-774-0317
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E-mail: NHuckel-Bauer@ddl.com

May 18, 2012

Via Hand Delivery
City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Re: Application to Convert Rental Units to Condominium Units

Dear Inspections Division Staff:

Enclosed please find an application to convert four rental units located at 519 Cumberland Avenue into four condominium units. Also enclosed are the application fees and certificate of occupancy fees totaling \$900.00 (\$150 x 4 plus \$75 x 4) and notice letters provided to tenants in accordance with Portland's ordinance. Two of the notice letters were delivered by certified mail and each tenant received a copy via hand-delivery. An affidavit providing proof of hand-delivery is included with the application.

Two of the tenants recently vacated their rental units and provided the landlord with no new address or explanation for their departure. Recent phone numbers for all tenants are provided. The income of each tenant is unknown to the landlord and thus the landlord cannot determine if the tenants are eligible for relocation assistance.

As part of the conversion process, exterior painting will be performed and cosmetic improvements will be made to the building's interior *but no structural work is planned. A cost estimate provided by the contractor to the property owner is enclosed for reference.* Although no electrical or plumbing work is planned, if such work becomes necessary, the responsible professionals will secure permits for such work. If any demolition or structural work becomes necessary due to conditions discovered during the cosmetic work, a building permit application will be submitted for that work.

Please contact me or the landlord's/developer's representative, Jeremy Benn (207-807-9218) if you have any questions about this conversion permit. Thank you for your prompt review and anticipated approval.

Very truly yours,



Nathaniel R. Huckel-Bauer, Esq.

CC: Jeremy Benn
Douglas Britton, Esq.

legal 4 unit - permit # 07-1135,
 party wall (common wall) w/ 521 Cumberland - 48-F-14 - d. A. Frost and,

Submit with Condominium Conversion Permit Application

Project Data:

Address: 519 Cumberland Avenue

C-B-L: 48-F-28

Number of Units in Building: 4

Tenant Name	Tenant Tel#	Occup. Length	Date of Notice	Eligible for \$?
Unit 1 Janice Satterfield	761-9921	21 months	03/15/12	
Unit 2 Zephi Rossiter	272-0897	28 months	03/15/12	
Unit 3 Michael O'Connell	776-3453	21 months	03/15/12	
Unit 4 Roxanna Dragon	845- 233-0578	36 months	03/15/12	
Unit 5				
Unit 6				
Unit 7				
Unit 8				

If more units, submit same information on all units

Length of time building owned by applicant 3 months (LLC) plus 56 months (LLC member)

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

YES _____ NO X (check one)

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

\$ 7,500 Exterior walls, windows, doors, roof (cosmetic repairs only)

\$ _____ Insulation

\$ 8,500 Interior cosmetics (walls/floors/hallways/refinishing, etc.)

\$ 2,000 Other (specify)(new locks, hardware, cleaning, etc.)

519 Cumberland Avenue Portland, Maine

Scope of Work

Exterior Painting \$7500

Interior Painting \$5000

Refinish Hardwood floors \$3500

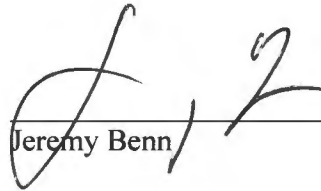
Cleaning, new locks/hardware, misc \$2000

Affidavit of Jeremy Benn Regarding
Hand Delivery of Notice to Tenants at
519 Cumberland Avenue, Portland Maine

On March 12, 2012, my legal counsel prepared and mailed, by first class mail, return receipt requested, the attached letters providing notice of the intent to convert the dwelling units at 519 Cumberland Avenue, Portland, Maine from rental units into condominium units. On March 17, 2012, I hand delivered a copy of the same letters to each of the following tenants:

1. Janice Satterfield
2. Zephi Rossiter
3. Michael O'Connell
4. Roxanne Dragon

I submit this affidavit, based on my personal knowledge, as evidence of providing the notice to tenants required by the City of Portland prior to converting rental units into condominium units.


Jeremy Benn _____ Date

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

May 16, 2012

Personally appeared the above named Jeremy Benn and made oath that the foregoing statements were true and correct to the best of his knowledge.

Before me,



Notary Public/Attorney at Law

Printed Name:

My Commission Expires:

KATHRYN E. SMITH
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 25, 2012



Drummond & Drummond

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Counselors at Law

One Monument Way, Portland, Maine 04101

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Robert C. Santomenna
Paul M. Koziell

Telephone: 207-774-0317
Facsimile: 207-761-4690
E-mail: DBritton@ddlaw.com

March 12, 2012

Via Certified Mail
Janice Satterfield
519 Cumberland Ave #1
Portland, Maine 04101

RE: **519 Cumberland Avenue, Portland, Maine**
Notification of Condominium Conversion

Dear Ms. Satterfield:

This firm represents your landlord, Jeremy Benn of 519-521 Cumberland Avenue, LLC (the "Developer"). This letter will serve as notification to you of the Developer's intent to convert the property at 519 Cumberland Avenue, Portland, Maine from rental units to condominium units. In doing this the Developer is required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of Tenants" as described in Sec. 14-568 and Sec. 14-569:

Notice of Intent. The developer shall give to each existing tenant written notice of intent to convert land at least 120 days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four consecutive years, the notice shall be increased by 30 additional days for each additional year, or fraction thereof, to a maximum of 240 additional days. The notice shall set forth the rights under these sections and contain the following statement: "If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 775-5451)."

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

condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

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

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

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

1 Person	2 Person	3 Person
\$41,100	\$46,950	\$52,800

You will be contracted when the units in your building are offered for sale to the public, and you will be informed of the asking price for your particular unit. The Developer will be listing the units for sale and Jeremy Benn, of Joe Flynn Real Estate, will be acting as the real estate broker. Please contact me or him if you are interested in discussing financing arrangements or any other purchase details with Jeremy.

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

Jeremy realizes you may have many questions and concerns about this process. Please feel free to talk with him about them and he will do whatever he can to answer them.

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

Very truly yours,



Douglas F. Britton

Enclosure

ADDENDUM
to
Notification Letter re: Intent to Convert Rental Units to Condominiums
519 Cumberland Avenue, Portland, Maine

I/we have been notified of the proposed purchase price for the unit identified below, and I/we hereby _____ ACCEPT/ _____ DECLINE the option to purchase the unit as contained on the attached notice dated _____, 2012.

Unit # _____ Signed: _____ Dated: _____
Name: _____

Signed: _____ Dated: _____
Name: _____

Please return to:
Jeremy Benn
519-521 Cumberland Avenue, LLC
110 Marginal Way, Suite 292
Portland, ME 04101

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) JANICA SATTERFIELD</p> <p>C. Date of Delivery 2012</p>
<p>1. Article Addressed to:</p> <p>Janica Satterfield 519 Cumberland Ave., #1 Portland, ME 04101</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7003 3110 0000 5351 5028</p>

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

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

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.40	

Sent To Janica Satterfield

Street, Apt. No.,
or PO Box No. 519 Cumberland Ave., #1

City, State, ZIP+4 Portland ME 04101

PS Form 3800, June 2002 See Reverse for Instructions

7002 0110 0000 1555 5351 5028



Drummond & Drummond

A Limited Liability Partnership
Counselors at Law

One Monument Way, Portland, Maine 04101

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Of Counsel
Robert C. Santomenna
Paul M. Koziell

Telephone: 207-774-0317
Facsimile: 207-761-4690
E-mail: DBritton@ddl.com

March 12, 2012

Via Certified Mail
Zephi Rossiter
519 Cumberland Ave #2
Portland, Maine 04101

RE: **519 Cumberland Avenue, Portland, Maine**
Notification of Condominium Conversion

Dear Zephi Rossiter:

This firm represents your landlord, Jeremy Benn of 519-521 Cumberland Avenue, LLC (the "Developer"). This letter will serve as notification to you of the Developer's intent to convert the property at 519 Cumberland Avenue, Portland, Maine from rental units to condominium units. In doing this the Developer is required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of Tenants" as described in Sec. 14-568 and Sec. 14-569:

Notice of Intent. The developer shall give to each existing tenant written notice of intent to convert land at least 120 days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four consecutive years, the notice shall be increased by 30 additional days for each additional year, or fraction thereof, to a maximum of 240 additional days. The notice shall set forth the rights under these sections and contain the following statement: "If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 775-5451)."

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

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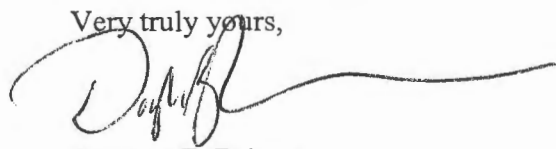
1 Person	2 Person	3 Person
\$41,100	\$46,950	\$52,800

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Jeremy realizes you may have many questions and concerns about this process. Please feel free to talk with him about them and he will do whatever he can to answer them.

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

Very truly yours,

Douglas F. Britton

Enclosure

ADDENDUM
to
Notification Letter re: Intent to Convert Rental Units to Condominiums
519 Cumberland Avenue, Portland, Maine

I/we have been notified of the proposed purchase price for the unit identified below, and I/we hereby _____ ACCEPT/_____ DECLINE the option to purchase the unit as contained on the attached notice dated _____, 2012.

Unit # _____ Signed: _____ Dated: _____
Name: _____

Signed: _____ Dated: _____
Name: _____

Please return to:
Jeremy Benn
519-521 Cumberland Avenue, LLC
110 Marginal Way, Suite 292
Portland, ME 04101

7003 3110 0000 01TE E000
5E05 15E5 0000 01TE E000

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.40

Postmark
Here

Sent To Zephi Rossiter
Street, Apt. No. or PO Box No. 519 Cumberland Ave, # 2
City, State, ZIP+4 Portland ME 04101



Drummond & Drummond

A Limited Liability Partnership
Counselors at Law

One Monument Way, Portland, Maine 04101

Horace W. Horton
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E-mail: DBritton@ddlaw.com

March 12, 2012

Via Certified Mail
Michael O'Connell
519 Cumberland Ave #3
Portland, Maine 04101

RE: **519 Cumberland Avenue, Portland, Maine**
Notification of Condominium Conversion

Dear Mr. O'Connell:

This firm represents your landlord, Jeremy Benn of 519-521 Cumberland Avenue, LLC (the "Developer"). This letter will serve as notification to you of the Developer's intent to convert the property at 519 Cumberland Avenue, Portland, Maine from rental units to condominium units. In doing this the Developer is required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of Tenants" as described in Sec. 14-568 and Sec. 14-569:

Notice of Intent. The developer shall give to each existing tenant written notice of intent to convert land at least 120 days before the tenant is required by the developer to vacate. If a tenant has been in possession of any unit within the same building for more than four consecutive years, the notice shall be increased by 30 additional days for each additional year, or fraction thereof, to a maximum of 240 additional days. The notice shall set forth the rights under these sections and contain the following statement: "If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law, or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 775-5451)."

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

condominium without having given notice as required herein, the developer shall be presumed to have converted in violation of this article.

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

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

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

1 Person	2 Person	3 Person
\$41,100	\$46,950	\$52,800

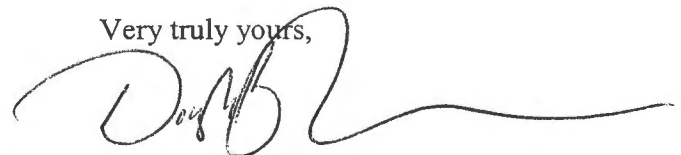
You will be contracted when the units in your building are offered for sale to the public, and you will be informed of the asking price for your particular unit. The Developer will be listing the units for sale and Jeremy Benn, of Joe Flynn Real Estate, will be acting as the real estate broker. Please contact me or him if you are interested in discussing financing arrangements or any other purchase details with Jeremy.

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

Jeremy realizes you may have many questions and concerns about this process. Please feel free to talk with him about them and he will do whatever he can to answer them.

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

Very truly yours,



Douglas F. Britton

Enclosure

ADDENDUM
to
Notification Letter re: Intent to Convert Rental Units to Condominiums
519 Cumberland Avenue, Portland, Maine

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Name: _____

Signed: _____ Dated: _____
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Please return to:
Jeremy Benn
519-521 Cumberland Avenue, LLC
110 Marginal Way, Suite 292
Portland, ME 04101

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>C. Date of Delivery Michael O'Connell 3/15/12</p>
<p>1. Article Addressed to:</p> <p>Michael O'Connell 519 Cumberland Ave., #3 Portland ME 04101</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7003 3110 0000 5351 5042</p>

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.40	

Sent To Michael O'Connell

Street, Apt. No., or PO Box No. 519 Cumberland Ave., #3

City, State, ZIP+4 Portland ME 04101

PS Form 3800, June 2002 See Reverse for Instructions



Drummond & Drummond

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Of Counsel
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Paul M. Koziell

Telephone: 207-774-0317
Facsimile: 207-761-4690
E-mail: DBritton@ddlaw.com

March 12, 2012

Via Certified Mail
Roxanne Dragon
519 Cumberland Ave #4
Portland, Maine 04101

RE: **519 Cumberland Avenue, Portland, Maine**
Notification of Condominium Conversion

Dear Ms. Dragon:

This firm represents your landlord, Jeremy Benn of 519-521 Cumberland Avenue, LLC (the "Developer"). This letter will serve as notification to you of the Developer's intent to convert the property at 519 Cumberland Avenue, Portland, Maine from rental units to condominium units. In doing this the Developer is required to follow the City of Portland's land use ordinance Article VII on Condominium Conversion. The following information spells out the guidelines for the "Protection of Tenants" as described in Sec. 14-568 and Sec. 14-569:

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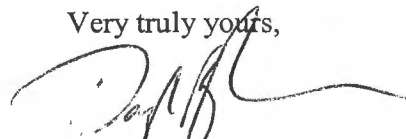
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Douglas F. Britton

Enclosure

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Total Postage & Fees	\$ 3.40

Postmark
Here

Sent To Roxanne Dragon
Street, Apt. No., or PO Box No. 519 Cumberland Ave., #4
City, State, ZIP+4 Portland ME 04101

PS Form 3800, August 2006 See Reverse for Instructions

7009 0820 0001 4187 0926