Michael Friedland - Landlord

21 Brookside Ave.

South Portland, ME 04106

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 05/28/14

April 21, 2014

Tenant

Unit #4

11 Russell Street

Portland, ME 04102

Re: Notice of intent to convert 11 Street, Portland to condominiums

Dear Renee:

We are sending this letter to you to inform you that we intend to convert the building at 11 Russell Street, Portland, Maine into four condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. You will not be asked to leave the premises for at least 120 days. This notice is **not** a notice to quit or vacate the unit. If it comes to that, a separate 30 day notice to quit will be provided to you.

One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We intend to sell this unit for $169,000 as is or $185,000 fixed up. This includes one parking space. Please let us know if you are interested in purchasing at this price and we will proceed with the negotiation of a purchase and sale agreement. If you decline to purchase the unit and we are unable to sell it in the next 180 days, if we reduce the price, we will provide you with that information and you will have another opportunity to purchase the unit at the reduced price.

As the Developer of this project, we are required by City of Portland ordinance to give you the following notice:

> 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, ME 04101 (telephone: 874-8703).

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We are required to assist you with relocation payments unless your gross income
the median income of the Portland SMSA, adjusted for family size, as determi
Department of Housing and Urban Development. If you would like us to investig
qualify for this assistance, or if would like us to provide assistance to you in the form of referrals to other reasonable accommodations, please let us know.

This notice shall be hand delivered or mailed by certified mail, return receipt requested, postage prepaid and shall be effective upon delivery.

Sincerely,

Michael Friedland

Landlord