

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 041470

This is to certify that Mcdougal Robert A Trustee/Owner
has permission to convert 4 apt units to 4 condominium units
AT 5 Walker St 055 C020001 PORTLAND

OCT 22 2004

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

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

Notification of inspection must be given and work on permit must be completed before this building or part thereof is occupied or closed-in. 48 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Mr. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

[Signature]
Director - Building & Inspection Services

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: 04-1470		Issue Date: 12 004		CBL: 055 C020001	
Location of Construction: 5 Walker St		Owner Name: Mcdougal Robert A Trustee		Owner Address: 14533 Majestic Eagle Ct PORTLAND	
Business Name:		Contractor Name: Owner		Contractor Address: Portland	
Lessee/Buyer's Name		Phone:		Phone: 773-0636	
Past Use: 4 unit apartment building		Proposed Use: 4 unit condominiums		Permit Type: Change of Use - Condo Conversion	
Proposed Project Description: convert 4 apt units to 4 condominium units		Permit Fee: \$930.00		Cost of Work: \$0.00	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R-2 Type 2B 10/21/04 Signature: [Signature]	
		Signature: [Signature]		Signature: [Signature]	
		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: dmm		Date Applied For: 09/29/2004		Zoning Approval	

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <input type="checkbox"/> Denied Date: 10/15/04	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 District or Landmark Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: any exterior work requires
	A separate review and approval		

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1470	Date Applied For: 09/29/2004	CBL: 055 C020001
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Location of Construction:	Owner Name:	Owner Address: 14533 Majestic Eagle Ct	Phone: () 773-0636
	Owner	Contractor Address: Portland	Phone (000)000-0000

Proposed Use: 4 unit condominiums	Propose convert 4 apt units to 4 condominium units
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/15/2004

Note: **OktoIssue:**

- 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) ANY exterior work requires a separate review and approval thru Historic Preservation
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) 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.
- 5) This property shall remain a four (4) family dwelling condominiums with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.

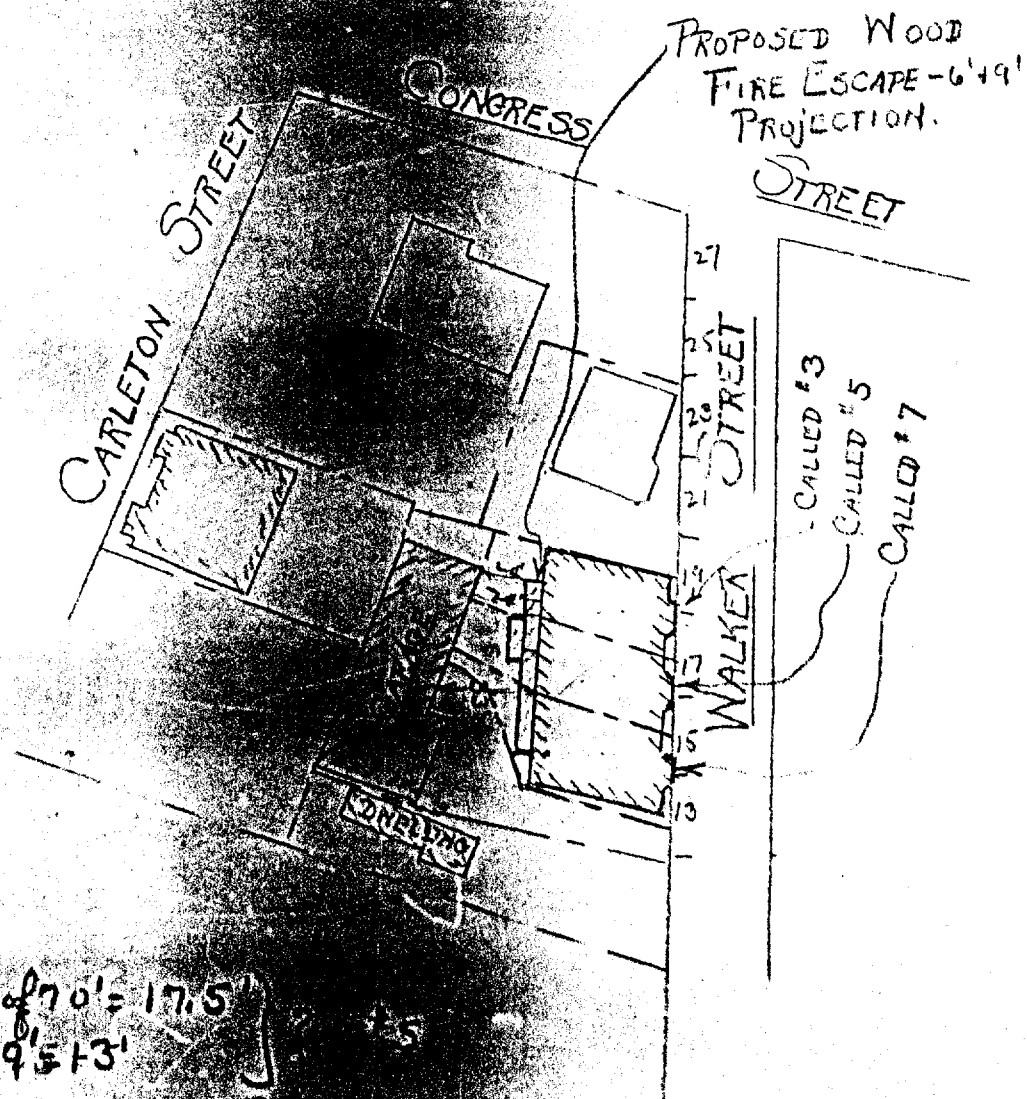
Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 10/21/2004

Note: **OktoIssue:**

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

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 10/19/2004

Note: **OktoIssue:**



Req. 25% of 70' = 17.5' } 7.5
 24'-19' 5" + 3' }
 Req. 25% of 65' = 16.25' } 7.9
 20'-6" = 13' }

About 2' from rear
 line at the rear
 point,

Condominium Conversion and Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>B-5-A Walker St</u>		
Total Square Footage of Proposed Structure <u>55 C 20</u>	Square Footage of Lot <u>10,415.63</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>055-C</u> Block# <u>021</u> Lot# <u>001</u> <u>055-C-021-001</u> <u>055-C-021-001</u>	Owner: <u>ROBERT A McDUGAL</u> <u>Trustee</u>	Telephone: <u>773-0636</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Robert A McDugal</u> <u>14533 majestic Eagle Ct</u> <u>H. Myers, #1 33912</u> <u>207-773-0636</u> <u>239-561-0995</u>	Cost Of Work: \$ <u> </u> - <u> </u> - Fee: \$ <u> </u> <input checked="" type="checkbox"/> # units @ \$150.00 per unit \$ <u> </u> + \$75.00 per unit Co/O \$ <u> </u> Total Fee: <u>980</u>
Current use: <u>apartments</u> number of units: <u>7</u> units		
Proposed use: <u>condo's</u> number of units: <u>4</u> units		
Project description: <u>3 unit brick row house, called corner Stone house condominiums</u>		
Contractor's name, address & telephone: <u>S.A.F.</u>		
Whom should we contact when the permit is ready: <u>Robert A McDugal</u>		
Mailing address: <u>14533 majestic Eagle Ct</u> <u>H. Myers #1 33912</u>		Phone: <u>773-0636</u> <u>239-561-0995</u>

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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

Signature of applicant: <u>[Signature]</u>	Date: <u>9-7-04</u>
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This is not a Permit, you may not commence ANY work until the Permit is issued.

Submit with Condominium Conversion Permit Application

Project Data:

Address: 5 Walker St

C-B-L: 055-020-001

Number of units in building: 4

Unit #	Tenant name	Tenant tel. #	occup. length	Date of notice	eligible for \$?
Unit 1	Erik Grimnes	841-2557	14 months		
Unit 2	Joe Spina III	450-6766	13 months		
Unit 3	Michael Burkhardt	203-943-9470	1 month		
Unit 4	Jacob Kiroch	712-5296	13 months		
Unit 5					
Unit 6					
Unit 7					
Unit 8					

If more units, submit same information on all units

Length of time building owned by applicant 20 years

Are any building improvements, renovations, or modifications being made associated with this conversion that require a building, plumbing, electrical, or heating permit? YES _____ NO (check one)

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

\$ _____ exterior walls, windows, doors, roof

\$ _____ insulation

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

\$ _____ other (specify)

McDOUGAL'S APARTMENTS

5 Walker Street
Portland, Maine 04102
773-0636

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM OPTION TO PURCHASE NOTICE TO QUIT

HAND DELIVERED

September 28, 2004

Mr. Erik K. Grimnes
5 Walker Street, Apt. 1
Portland, Maine 04102

TO MR. ERIK K. GRIMNES AND ALL OTHER OCCUPANTS OF APARTMENT 1,
5 WALKER STREET, PORTLAND, MAINE:

This letter is sent to notify you that the buildings situated at 3-7 Walker Street in Portland, Maine, are being converted to a condominium to be known as "Cornerstone House Condominium". Under Article VII of the City of Portland Code (hereinafter called the "Conversion Ordinance"), as a tenant in an apartment building being converted, you are entitled to (i) one hundred twenty (120) days prior notice to vacate the apartment, and (ii) an exclusive and irrevocable sixty (60) day option to purchase your apartment as a condominium unit (hereinafter your apartment is referred to as "Unit 1-5"), and this letter provides you with each of the required notices. For purposes of counting the days for electing to purchase Unit 1-5, the first (1st) day commences on the day that immediately follows your receipt of this notice. As to vacating your apartment, notwithstanding the minimum 120 day notice required by the Conversion Ordinance, for your purposes, if you elect not to purchase, you must vacate on the last day of your lease, which expires on June 30, 2005.

Enclosed with this notice is a copy of the Condominium Information Package for the Condominium. The purchase price for Unit 1-5 is \$125,000.00 and as further described in the Condominium Information Package. In order to accept this offer to purchase Unit 1-5, you must enter into a purchase and sale agreement with me for Unit 1-5 within sixty (60) days of this offer. ALL PORTIONS OF THE CONDOMINIUM INFORMATION PACKAGE SHOULD BE READ AND REVIEWED CAREFULLY BEFORE SIGNING A PURCHASE AND SALE AGREEMENT. Your exclusive option to purchase gives you the right to accept the offer to purchase Unit 1-5 upon the terms set forth in this offer for a sixty (60) day period. In the event you choose not enter into a purchase and sale agreement for Unit 1-5 during said sixty (60) day period, then I am free to offer Unit 1-5 to the public. For a minimum of one hundred eighty (180) days after the expiration of your sixty (60) day option period, I may not convey Unit 1-5 to

Mr. Erik K. Grimnes
Page 2
September 28, 2004

another person on more favorable terms than offered to you without re-offering it to you for a sixty (60) day period on the same more favorable terms.

In addition, the Conversion Ordinance also requires that I notify you that (i) if your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size, as determined by the United States Department of Housing and Urban Development, then you may be entitled to a relocation payment in the amount equal to the rent you pay to me in the two (2) months immediately prior to your moving out of Unit 1-5. Additionally, upon your demand, if you do not elect to purchase Unit 1-5, I will provide assistance "in the form of referrals to other reasonable accommodations" and in determining your eligibility for the relocation payment discussed above. If you believe your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size, and that you may be eligible for the relocation payment described above, you must provide me with evidence of your annual gross income as of the date of this notice. Please send such evidence to me as soon as possible so that I can determine your eligibility. In furtherance of the foregoing requirements, the Conversion Ordinance requires the following be included with this 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, Maine 04101 (telephone: 874-8695).

As discussed above, the Conversion Ordinance describes assistance "in finding another place to live" as "referrals to other reasonable accommodations", and you are only eligible for the "relocation payments" if you meet the income requirements described above.


In summation, if you do not accept this offer to purchase Unit 1-5, you are hereby notified and required to quit and deliver up possession of Unit 1-5 at 5 Walker Street, Portland, Maine to me or my agent no later than 11:59 p.m. on June 30, 2005. Please make arrangements to remove yourself and your personal belongings from Unit 1-5 no later than 11:59 p.m. on June 30, 2005. This notice is also being issued to you pursuant to 14 M.R.S.A. §§ 6001 et seq. and 33 M.R.S.A. § 1604-111.

Mr. Erik K. Grimnes
Page 3
September 28, 2004

During the remainder of your occupancy, all of your obligations as tenant set forth in your current lease continue in effect, including your obligation to make rent payments. Should you have any questions, please call me at 773-0636.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "R. McDougal", with a stylized flourish extending to the right.


Robert A. McDougal

Enclosure (Condominium Information Package)

Mr. Erik K. Grimes
Page 4
September 28, 2004

The undersigned hereby acknowledges receipt of the foregoing Notice and the enclosed Condominium Information Package of Cornerstone House Condominium.

9,28.04
Date


Erik K. Grimes

McDOUGAL'S APARTMENTS

5 Walker Street
Portland, Maine 04102
773-0636

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM OPTION TO PURCHASE NOTICE TO QUIT

HAND DELIVERED

September 28, 2004

Mr. Joseph Spina III
5 Walker Street, Apt. 2
Portland, Maine 04102

TO MR. JOSEPH SPINA III AND ALL OTHER OCCUPANTS OF APARTMENT 2,
5 WALKER STREET, PORTLAND, MAINE:


This letter is sent to notify you that the buildings situated at 3-7 Walker Street in Portland, Maine, are being converted to a condominium to be known as "Cornerstone House Condominium". Under Article VII of the City of Portland Code (hereinafter called the "Conversion Ordinance"), as a tenant in an apartment building being converted, you are entitled to (i) one hundred twenty (120) days prior notice to vacate the apartment, and (ii) an exclusive and irrevocable sixty (60) day option to purchase your apartment as a condominium unit (hereinafter your apartment is referred to as "Unit 2-5"), and this letter provides you with each of the required notices. For purposes of counting the days for electing to purchase Unit 2-5, the first (1st) day commences on the day that immediately follows your receipt of this notice. As to vacating your apartment, notwithstanding the minimum 120 day notice required by the Conversion Ordinance, for your purposes, if you elect not to purchase, you must vacate on the last day of your lease, which expires on July 31, 2005.

Enclosed with this notice is a copy of the Condominium Information Package for the Condominium. The purchase price for Unit 2-5 is \$145,000.00 and as further described in the Condominium Information Package. In order to accept this offer to purchase Unit 2-5, you must enter into a purchase and sale agreement with me for Unit 2-5 within sixty (60) days of this offer. **ALL PORTIONS OF THE CONDOMINIUM INFORMATION PACKAGE SHOULD BE READ AND REVTEWED CAREFULLY BEFORE SIGNING A PURCHASE AND SALE AGREEMENT.** Your exclusive option to purchase gives you the right to accept the offer to purchase Unit 2-5 upon the terms set forth in this offer for a sixty (60) day period. In the event you choose not enter into a purchase and sale agreement for Unit 2-5 during said sixty (60) day period, then I am free to offer Unit 2-5 to the public. For a minimum of one hundred eighty (180) days after the expiration of your sixty (60) day option period, I may not convey Unit 2-5 to

Mr. Joseph Spina III
Page 2
September 28, 2004

another person on more favorable terms than offered to you without re-offering it to you for a sixty (60) day period on the same more favorable terms.

In addition, the Conversion Ordinance also requires that I notify you that (i) if your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size, as determined by the United States Department of Housing and Urban Development, then you may be entitled to a relocation payment in the amount equal to the rent you pay to me in the two (2) months immediately prior to your moving out of Unit 2-5. Additionally, upon your demand, if you do not elect to purchase Unit 2-5, I will provide assistance "in the form of referrals to other reasonable accommodations" and in determining your eligibility for the relocation payment discussed above. If you believe your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size, and that you may be eligible for the relocation payment described above, you must provide me with evidence of your annual gross income as of the date of this notice. Please send such evidence to me as soon as possible so that I can determine your eligibility. In furtherance of the foregoing requirements, the Conversion Ordinance requires the following be included with this 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, Maine 04101 (telephone: 874-8695). 

As discussed above, the Conversion Ordinance describes assistance "in finding another place to live" as "referrals to other reasonable accommodations", and you are only eligible for the "relocation payments" if you meet the income requirements described above.

In summation, if you do not accept this offer to purchase Unit 2-5, you are hereby notified and required to quit and deliver up possession of Unit 2-5 at 5 Walker Street, Portland, Maine to me or my agent no later than 11:59 p.m. on July 31, 2005. Please make arrangements to remove yourself and your personal belongings from Unit 2-5 no later than 11:59 p.m. on July 31, 2005. This notice is also being issued to you pursuant to 14 M.R.S.A. §§ 6001 et seq. and 33 M.R.S.A. § 1604-111.

Mr. Joseph Spina III
Page 3
September 28, 2004

During the remainder of your occupancy, all of your obligations as tenant set forth in your current lease continue in effect, including your obligation to make rent payments. Should you have any questions, please call me at 773-0636.

Thank you for your cooperation in this matter.

Sincerely,

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Robert A. McDougal

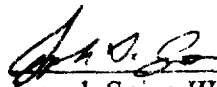
Enclosure (Condominium Information Package)

Mr. Joseph Spina III
Page 3
September 28, 2004

The undersigned hereby acknowledges receipt of the foregoing Notice and the enclosed Condominium Information Package of Cornerstone Mouse Condominium.

9/28/04

Dad



Joseph Spina III

c

McDOUGAL'S APARTMENTS
5 Walker Street
Portland, Maine 04102
773-0636

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM
OPTION TO PURCHASE
NOTICE TO QUIT

HAND DELIVERED

September 28, 2004

Mr. Michael Burkhart
5 Walker Street, Apt. 3
Portland, Maine 04102

TO MR. MICHAEL BURKHART AND ALL OTHER OCCUPANTS OF APARTMENT 3,
5 WALKER STREET, PORTLAND, MAINE:

This letter is sent to notify you that the buildings situated at 3-7 Walker Street in Portland, Maine, are being converted to a condominium to be known as "Cornerstone House Condominium". Under Article VII of the City of Portland Code (hereinafter called the "Conversion Ordinance"), as a tenant in an apartment building being converted, you are entitled to (i) one hundred twenty (120) days prior notice to vacate the apartment, and (ii) an exclusive and irrevocable sixty (60) day option to purchase your apartment as a condominium unit (hereinafter your apartment is referred to as "Unit 3-57, and this letter provides you with each of the required notices. For purposes of counting the days for electing to purchase Unit 3-5, the first (1st) day commences on the day that immediately follows your receipt of this notice. **As to vacating your apartment, notwithstanding the minimum 120 day notice required by the Conversion Ordinance, for your purposes, if you elect not to purchase, you must vacate on the last day of your lease, which expires on July 31, 2005.**

Enclosed with this notice is a copy of the Condominium Information Package for the Condominium. The purchase price for Unit 3-5 is \$125,000.00 and as further described in the Condominium Information Package. In order to accept this offer to purchase Unit 3-5, you must enter into a purchase and sale agreement with me for Unit 3-5 within sixty (60) days of this offer. **ALL PORTIONS OF THE CONDOMINIUM INFORMATION PACKAGE SHOULD BE READ AND REVIEWED CAREFULLY BEFORE SIGNING A PURCHASE AND SALE AGREEMENT.** Your exclusive option to purchase gives you the right to accept the offer to purchase Unit 3-5 upon the terms set forth in this offer for a sixty (60) day period. In the event you choose not enter into a purchase and sale agreement for Unit 3-5 during said sixty (60) day period, then I am free to offer Unit 3-5 to the public. For a minimum of one hundred eighty (180) days after the expiration of your sixty (60) day option period, I may not convey Unit 3-5 to

Mr. Michael Burkhart
Page 2
September 28, 2004

another person on more favorable terms than offered to you without re-offering it to you for a sixty (60) day period on the same more favorable terms.

In addition, the Conversion Ordinance also requires that I notify you that (i) if your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size, as determined by the United States Department of Housing and Urban Development, then you may be entitled to a relocation payment in the amount equal to the rent you pay to me in the two (2) months immediately prior to your moving out of Unit 3-5. Additionally, upon your demand, if you do not elect to purchase Unit 3-5, I will provide assistance "in the form of referrals to other reasonable accommodations" and in determining your eligibility for the relocation payment discussed above. If you believe your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size, and that you may be eligible for the relocation payment described above, you must provide me with evidence of your annual gross income as of the date of this notice. Please send such evidence to me as soon as possible so that I can determine your eligibility. In furtherance of the foregoing requirements, the Conversion Ordinance requires the following be included with this notice:

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As discussed above, the Conversion Ordinance describes assistance "in finding another place to live" as "referrals to other reasonable accommodations", and you are only eligible for the "relocation payments" if you meet the income requirements described above.

In summation, if you do not accept this offer to purchase Unit 3-5, you are hereby notified and required to quit and deliver up possession of Unit 3-5 at 5 Walker Street, Portland, Maine to me or my agent no later than 11:59 p.m. on July 31, 2005. Please make arrangements to remove yourself and your personal belongings from Unit 3-5 no later than 11:59 p.m. on July 31, 2005. This notice is also being issued to you pursuant to 14 M.R.S.A. §§ 6001 et seq. and 33 M.R.S.A. § 1604-111.

Mr. Michael Burkhart
Page 3
September 28, 2004

During the remainder of your occupancy, all of your obligations as tenant set forth in your current lease continue in effect, including your obligation to make rent payments. Should you have any questions, please call me at 773-0636.

Thank you for your cooperation in this matter.

Sincerely,

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Robert A. McDougal

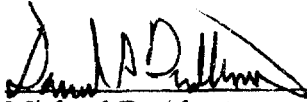
Enclosure (Condominium Information Package)

Mr. Michael Burkhart
Page 4
September 28, 2004

The undersigned hereby acknowledges receipt of the foregoing Notice and the enclosed Condominium Information Package of Cornerstone House Condominium.

9/28/04

Date



Michael Burkhart

McDOUGAL'S APARTMENTS
5 Walker Street
Portland, Maine 04102
773-0636

NOTICE OF INTENT TO CONVERT TO CONDOMINIUM
OPTION TO PURCHASE
NOTICE TO QUIT

HAND DELIVERED

September 28, 2004

Mr. Jacob N. Kirsch
5 Walker Street, Apt. 4
Portland, Maine 04102

TO MR. JACOB N. KIRSCH AND ALL OTHER OCCUPANTS OF APARTMENT 4,
5 WALKER STREET, PORTLAND, MAINE:

This letter is sent to notify you that the buildings situated at 3-7 Walker Street in Portland, Maine, are being converted to a condominium to be known as "Cornerstone House Condominium". Under Article VII of the City of Portland Code (hereinafter called the "Conversion Ordinance"), as a tenant in an apartment building being converted, you are entitled to (i) one hundred twenty (120) days prior notice to vacate the apartment, and (ii) an exclusive and irrevocable sixty (60) day option to purchase your apartment as a condominium unit (hereinafter your apartment is referred to as "Unit 4-5"), and this letter provides you with each of the required notices. For purposes of counting the days for electing to purchase Unit 4-5, the first (1st) day commences on the day that immediately follows your receipt of this notice. As to vacating your apartment, notwithstanding the minimum 120 day notice required by the Conversion Ordinance, for your purposes, if you elect not to purchase, you must vacate on the last day of your lease, which expires on July 31, 2005.

Enclosed with this notice is a copy of the Condominium Information Package for the Condominium. The purchase price for Unit 4-5 is \$190,000.00 and as further described in the Condominium Information Package. In order to accept this offer to purchase Unit 4-5, you must enter into a purchase and sale agreement with me for Unit 4-5 within sixty (60) days of this offer. **ALL PORTIONS OF THE CONDOMINIUM INFORMATION PACKAGE SHOULD BE READ AND REVIEWED CAREFULLY BEFORE SIGNING A PURCHASE AND SALE AGREEMENT.** Your exclusive option to purchase gives you the right to accept the offer to purchase Unit 4-5 upon the terms set forth in this offer for a sixty (60) day period. In the event you choose not enter into a purchase and sale agreement for Unit 4-5 during said sixty (60) day period, then I am free to offer Unit 4-5 to the public. For a minimum of one hundred eighty (180) days after the expiration of your sixty (60) day option period, I may not convey Unit 4-5 to

Mr. Jacob N. Kirsch
Page 2
September 28, 2004

another person on more favorable terms than offered to you without re-offering it to you for a sixty (60) day period on the same more favorable terms.

In addition, the Conversion Ordinance also requires that I notify you that (i) if your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size, as determined by the United States Department of Housing and Urban Development, then you may be entitled to a relocation payment in the amount equal to the rent you pay to me in the two (2) months immediately prior to your moving out of Unit 4-5. Additionally, upon your demand, if you do not elect to purchase Unit 4-5, I will provide assistance "in the form of referrals to other reasonable accommodations" and in determining your eligibility for the relocation payment discussed above. If you believe your gross income does not exceed eighty percent (80%) of the medium income for the Portland Standard Metropolitan Statistical Area, adjusted for family size, and that you may be eligible for the relocation payment described above, you must provide me with evidence of your annual gross income as of the date of this notice. Please send such evidence to me as soon as possible so that I can determine your eligibility. In furtherance of the foregoing requirements, the Conversion Ordinance requires the following be included with this 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, Maine 04101 (telephone: 874-8695).

As discussed above, the Conversion Ordinance describes assistance "in finding another place to live" as "referrals to other reasonable accommodations", and you are only eligible for the "relocation payments" if you meet the income requirements described above.

In summation, if you do not accept this offer to purchase Unit 4-5, you are hereby notified and required to quit and deliver up possession of Unit 4-5 at 5 Walker Street, Portland, Maine to me or my agent no later than 11:59 p.m. on July 31, 2005. Please make arrangements to remove yourself and your personal belongings from Unit 4-5 no later than 11:59 p.m. on July 31, 2005. This notice is also being issued to you pursuant to 14 M.R.S.A. §§ 6001 et seq. and 33 M.R.S.A. § 1604-111.

Mr. Jacob N. Kirsch
Page 3
September 28, 2004

During the remainder of your occupancy, all of your obligations as tenant set forth in your current lease continue in effect, including your obligation to make rent payments. Should you have any questions, please call me at 773-0636.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert A. McDougal". The signature is fluid and cursive, with the first name "Robert" being the most prominent.

Robert A. McDougal

Enclosure (Condominium Information Package)

Mr. Jacob N. Kirsch
Page 3
September 28, 2004

The undersigned hereby acknowledges receipt of the foregoing Notice and the enclosed Condominium Information Package of Cornerstone House Condominium.

1/28/04
Date

Jacob N. Kirsch
Jacob N. Kirsch