

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-073211 Issue Date: 1 7 2002 CBL: 168 C005001

Location of Construction: 700 Washington Ave Owner Name: Post Bradford B Owner Address: 700 Washington Ave Phone: 761-9424
CITY OF PORTLAND

Business Name: Contractor Name: Applicant Contractor Address: Portland Phone:

Lessee/Buyer's Name: Phone: Permit Type: Change of Use - Condo Conversion Zone: R-5

Past Use: Multi Family/3 Unit Proposed Use: Multi Family/3 Unit Permit Fee: \$330.00 Cost of Work: \$330.00 CEO District: 2

FIRE DEPT: Approved Denied INSPECTION: Use Group: R-2 Type: SB BOCA 99

Proposed Project Description: Condominium Conversion Signature: [Signature] Signature: [Signature]

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved Approved w/Conditions Denied Signature: Date:

Permit Taken By: gad Date Applied For: 07/01/2002 **Zoning Approval**

<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>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied</p> <p>Date: 9/7/02</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
	<p>all with conditions</p>		

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.

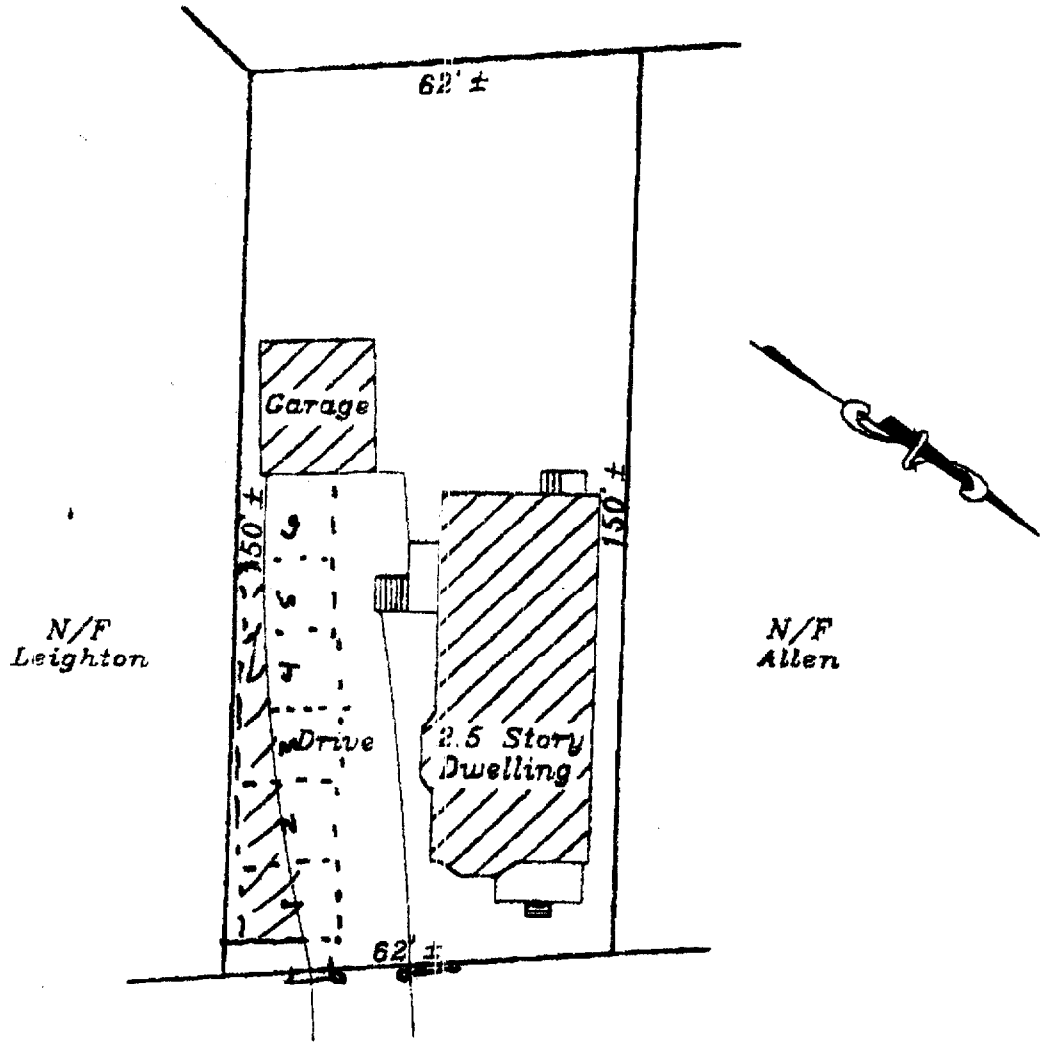
SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THIS INSPECTION EXAMINES SWELLING AND ACCESSORY STRUCTURES COMPLIANCE WITH RESPECT TO MUNICIPAL HOUSING SEPARATE REQUIREMENTS ONLY. (3) A STANDARD BOUNDARY SURVEY SHOULD BE REFERENCED TO RENDER A PROFESSIONAL OPINION AS TO ACTUAL PROPERTY LINE LOCATIONS. (4) THIS INSPECTION DEPICTS ALL VISIBLE STRUCTURAL ENCROACHMENTS WITH RESPECT TO APPARENT PROPERTY LINES AND RECOGNIZES ONLY THOSE BASEMENTS & RIGHTS OF WAYS STATED OR SHOWN IN BELOW PROVIDED TITLE REFERENCES AND DOES NOT REVEAL ANY CONFLICTS WITH ADJUTING JURISDICTIONS. (5) FLOOD HAZARD DETERMINATION IS MADE BY SCALING DISTANCES ON BELOW REFERENCED FEMA MAP. (6) THIS INSPECTION IS TO BE USED ONLY BY BELOW LISTED LENDER, TITLE COMPANY &/OR ATTORNEY AND ITS TITLE INSURER.

ADDRESS: 700 WASHINGTON AVENUE INSPECTION DATE: NOVEMBER 17, 2000
PORTLAND, MAINE SCALE: 1" = 30'



700 WASHINGTON AVENUE
 ← To Alton St.

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: BRADFORD POST REQUESTING PARTY: LEETE & LEMIEUX
 OWNER: DONALD & JOANNE HALE ATTORNEY: JAMES R. LEMIEUX
 LENDER: _____ FILE No. 2008990 FIELD BOOK: 197

TITLE REFERENCES:
 DEED BOOK: 8908 PAGES: 65
 PLAN BOOK: _____ PAGES: _____ LOT: _____
 COUNTY: CUMBERLAND

MUNICIPAL REFERENCE:
 MAP: 188 BLOCK: C LOT: 5

YOUR FILE #: _____ DRAWN BY: TPB

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 844 STEVENS AVENUE 888 CLARKS WOODS ROAD
 PORTLAND, ME 04103 LYMAN, ME 04063
 (207) 878-7870 (207) 488-2368

Application ID Number: 2-0732

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 700 Washington Ave
7/16/02 - left message with owner - no information is given on the 1st floor tenant - did they get proper notice? Left message with owner who also lives in the bldg. Permit on hold until I get information

Approval Date: 08/07/2002

Given On Date: 07/08/2002

BK to Issue Permit Name: Marge Schmuckal Date: 08/07/2002 Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

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.

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.

Create Date: 07/02/2002 By: gad Update Date: 08/07/2002 By: mes

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 020732

This is to certify that Post Bradford B /Applicant
has permission to Condominium Conversion
AT 700 Washington Ave 168 C005001

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 written permission procured before this building or part thereof is altered or closed-in. FOUR 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

02-0732

CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: _____ Assessor's chart: 168
Block: C
Lot: 005

Name of Owner: BRADFORD B. POST

Address: 700 WASHINGTON AVE APT #2 PORTLAND, ME 04103

Telephone No.: 761-9424

Name of Project: 700 WASHINGTON AVE, PORTLAND, ME 04103

No of Units to be Converted: 3

No. of Units applying for: 3

No. of Units in structure 3

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds _____

Approved by: _____

ZONING: _____ Date: _____

No. of units approved (circle)

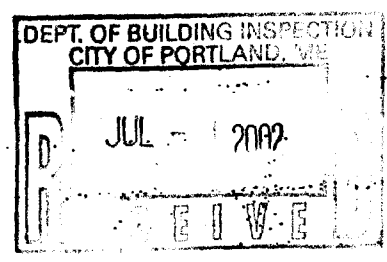
Fire Dept: 1 3 3 4 5 6 7 8 9 10 Date: _____

Plumbing: others 1 2 3 4 5 6 7 8 9 10 Date: _____

Elec: 1 2 3 4 5 6 7 8 9 10 Date: _____

Bldg. & Housing: others 1 2 3 4 5 6 7 8 9 10 Date: _____

Comments: _____



Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Lee Urban, Director



CITY OF PORTLAND

July 29, 2002

Bradford B. Post
700 Washington Ave.
Portland, ME 04103

RE: 700 Washington Ave. – 168-C-005 – R-5 Zone

Dear Mr. Post,

I am in receipt of your building permit to change the three rental dwelling units within this structure to three condominium units. We did talk about this permit at the front counter concerning the first floor tenants. We need to have information on the first floor tenants, including any written tenant notifications and reasons for the tenant's departure. I understand that you live on the second floor and there is a third floor tenant for whom we received tenant notifications.

Your permit application will be held until all the tenant information is received in writing and understood for the first floor occupants. Please call if you have any questions regarding this matter. Your permit will be on hold until this information is received.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: File

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

- 1. Assessor's reference, Chart, Block; Lot: _____
- 2. Number of units before conversion:
 - _____ units with 1 bedroom;
 - _____ units with 2 bedrooms;
 - 3 units with 3 or more bedrooms;
- 3. Monthly rent (range)
(specify with or without util.)

975.00 - 1000.00
- 4. Number of units after conversion:
 - _____ units with 1 bedroom;
 - _____ units with 2 bedrooms;
 - 3 units with 3 or more bedrooms;
- 5. Purchase Price (range)

140,000.
- 6. Length of time building owned by applicant? 2 years
- 7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit
 Yes ___ No X (Please circle applicable permit type.)
- 8. Type and cost of building improvements associated with this conversion that do not require permits:
 - \$ _____ exterior walls, windows, doors, roof
 - \$ _____ insulation
 - \$ _____ interior cosmetic (wall/floor/refinishing, etc.)
 - \$ _____ other (specify) _____
 - _____ none

1st floor - VACANT - Didn't pay rent & left on their own
 2nd floor owner - NA
 3rd floor Charles Sawyer & Christopher Ryan

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 700 WASHINGTON AVE. PORTLAND

NUMBER OF UNITS: 3 FAMILY

TENANT NAME: CHARLES SAWYER / CHRISTOPHER RYAN

TENANT'S UNIT #: 3RD FLOOR, # 3

TENANT'S TEL. #: 671-5840

1 Tenant:

Charles Sawyer +
Christopher Ryan

E: C. SAWYER 20,000.00 / CHRIS RYAN 24,000.00

SECUTIVE LIVED IN BLDG: 4 MONTHS

Received notice of intent WADSWORTH POST - 7619424
on 7/01/02. APT # 2, 04/103 PORT. ME.

700 Washington Avenue
Apt. #3

AN OWNER: _____

OR THE CONVERSION - PLEASE DETAIL

CONDOMINIUM CONVERSION APPLICATION
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?
 yes no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes no
6. Have relocation referrals and assistance been provided to tenants on demand?
 yes no



BRADFORD B. POST CO
General Contractor • Fine Home Builder



NOTICE OF INTENT TO CONVERT
AND NOTICE OF NON-RENEWAL OF LEASE

7/1/02

To: Mr. Charles Sawyer and Mr. Christopher Ryan
Address: 700 Washington Ave. Apt. #3, Portland, ME. 04103
Phone: (207) 671-5840

Re: Intent to convert apartment #3 into a condominium and of the non- renewal of your lease.

Dear Mr. Sawyer and Mr. Ryan,

This letter is to formalize the previous conversations that have taken place concerning my selling the building as condominiums after your lease is up and you move out. Your lease will end on the 28th of February, 2003 at midnight. Your lease will not be renewed. At that time you will have been co-tenants for a period of one year.

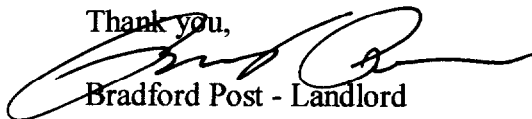
Municipal Code Chapter 608.4 requires that this letter be sent out to you a minimum of 120 days prior to your vacating the apartment.

60 days after this notice you have an exclusive and irrevocable option to purchase the unit that you possesses. For the next 180 days, I can not offer a more favorable price or terms to any other person unless the same terms are offered to the original tenant.

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: 878-8703).

I am attaching to this letter the City of Portland Code of Ordinances for Land Use Chapter 14, Sec. 14-565 thru 14-570 for your reference and review. Please ask me about any of the above issues if you have any question.

Thank you,



Bradford Post - Landlord

Sec. 14-565. Purpose.

The purpose of this article is to regulate the conversion of rental housing to condominiums; to minimize the potential adverse impacts of such conversion on tenants; to ensure that converted such housing is safe and decent; and to maintain a reasonable balance of housing alternatives within the city for persons of all incomes. To these ends, this article shall be liberally construed. (Ord. No. 213-81, § 608.1, 11-16-81)

Sec. 14-566. Applicability.

This article shall apply to the conversion of any rental unit to a condominium unit. (Ord. No. 213-81, § 608.2, 11-16-81)

Sec. 14-567. Definitions.

For the purpose of this article, the following terms shall be defined as follows, unless otherwise clearly implied:

Condominium means any interest in real estate created pursuant to the Unit Ownership Act, 33 M.R.S.A. § 560 et seq., or its equivalent, as it may from time to time be amended.

Developer means and includes any person or other legal entity, but not including an established lending institution unless it is an active participant in a common promotional scheme, who, whether acting as principal or agent, records a declaration of condominium that includes real estate, any portion of which was previously a rental unit.

Tenant means and includes any occupant in lawful possession of a rental unit, whether by lease, sublease, or otherwise.

Unit means any building, or portion thereof, used or intended to be used primarily as a separate dwelling. (Ord. No. 213-81, § 608.3, 11-16-81)

Cross reference(s)--Definitions and rules of construction generally, § 1-2.

Sec. 14-568. Protection of tenants.

(a) *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. The notice shall set forth specifically the rights of tenants under subsections (a) and (b) of this section and section 14-569, and shall 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: 874-8703).

If the notice specifies a date by which the tenant is required to vacate, the notice may also serve as a notice of termination under the applicable law of forcible entry and detainer, if it meets the requirements thereof. The notice shall be hand-delivered to the tenant or mailed, by certified mail, return receipt requested, postage prepaid, to the tenant at the address of the unit or such other address as the tenant may provide. The notice shall be effective when actually received. No tenant may be required by a developer to vacate without having been given notice as required herein, except for the reasons specified in the applicable law of forcible entry and detainer, and in accordance with the procedures thereof. The terms of a tenancy, including rent, may not be altered during the notice period, except as expressly provided in a preexisting written lease. If, within one hundred twenty (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.

(b) *Option to purchase.* For a sixty-day period following the giving of notice as required in subsection (a), 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. This subsection shall not apply to any rental unit that, when converted, will be restricted exclusively to nonresidential use. If, within two (2) years after a developer records a declaration of condominium, the use of any such unit is changed such that but for the preceding sentence, this subsection would have applied, the developer shall be presumed to have converted in violation of this article.

(Ord. No. 213-81, § 608.4, 11-16-81)

Sec. 14-569. 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 the tenant for the immediately preceding two (2) months; provided that this requirement shall not apply to any tenant whose gross income exceeds eighty (80) percent of the median income of the Portland SMSA, adjusted for family size, as determined by the U.S. Department of Housing and Urban Development at the time 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 tenant's eligibility for relocation payments as provided herein.

(Ord. No. 213-81, § 608.5, 11-16-81)

Sec. 14-570. Conversion permit.

Before conveying or offering to convey a converted unit, the developer shall obtain a conversion permit from the building inspection division of the department of planning and urban development. The permit shall issue only upon receipt of a completed application therefor in a form to be devised for that purpose, payment of a fee of twenty-five dollars (\$25.00) per unit, and a finding, upon inspection, that each unit, together with any common areas and facilities appurtenant thereto, is in full compliance with all applicable provisions of article II of chapter 6 (building code), article III of chapter 6 (electrical installations), article V of chapter 6 (minimum standards for

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Lee Urban, Director

CITY OF PORTLAND

July 29, 2002

Bradford B. Post
700 Washington Ave.
Portland, ME 04103

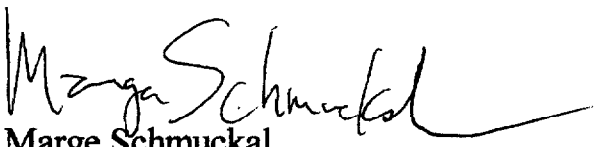
RE: 700 Washington Ave. - 168-C-005 - R-5 Zone

Dear Mr. Post,

I am in receipt of your building permit to change the three rental dwelling units within this structure to three condominium units. We did talk about this permit at the front counter concerning the first floor tenants. We need to have information on the first floor tenants, including any written tenant notifications and reasons for the tenant's departure. I understand that you live on the second floor and there is a third floor tenant for whom we received tenant notifications.

Your permit application will be held until all the tenant information is received in writing and understood for the first floor occupants. Please call if you have any questions regarding this matter. Your permit will be on hold until this information is received.

Very truly yours,


Marge Schmuckal
Zoning Administrator

Cc: File

9/7/02
-SEE
of each info
received



BRADFORD B. POST CO

General Contractor • Fine Home Builder



8/1/02

Marge Schmuckal
Zoning Administrator
389 Congress St., Rm. 315
Portland, ME. 04101

Re: 700 Washington Ave. - 168-C-005-R-5 Zone

Dear Marge Schmuckal,

I thought that we were set to go on this perm information. O.K, here we go.

My old 1st floor tenants were David and Stef of the notice to pay rent or quit that I gave to them c them along with the Notice to pay or quit. They did gave them notice, but did not completely have all th 6/30/2002. I was never paid my back rent, damages. they failed to refill the oil tank when they left as their contract stipulated. They left no forwarding address, or phone number.

My new tenant's names are Anne Ornatek and Arwyn Kaminsky. They moved in 8/1/2002 and were notified prior to renting that the building was going to be turned into condos and that they would be tenants at will. I am filling out the "Condominium Conversion Tenant Form" for them and also submitting a copy of the Notice that I will give to them dated today.

If you have further questions please call me at 761-9424.

Thank you,


Bradford Post

*This goes with
The Building
Permit Application
8/12/02*

*Some how it got detached
from the permit —
Marge*

8/7/02



BRADFORD B. POST CO

General Contractor • Fine Home Builder



NOTICE OF INTENT TO CONVERT

8/1/02

To: Ms. Anne Ornatek and Ms. Arwyn M.. Kaminski
Address: 700 Washington Ave. Apt. #1, Portland, ME. 04103
Phone: none

Re: Intent to convert apartment #1 into a condominium.

Dear Ms. Ornatek and Ms. Kaminski,

This letter is to formalize our previous conversations concerning my selling the building as condominiums in the Spring or Early Summer of 2003. These conversations took place prior to your renting the above apartment. As we discussed, as a tenant at will I will give you a 60 day notice to vacate your apartment in the event of a sale.

Municipal Code Chapter 608.4 requires that this letter be sent out to you a minimum of 120 days prior to your vacating the apartment. 60 days after this notice you have an exclusive and irrevocable option to purchase the unit that you possesses. For the next 180 days, I can not offer a more favorable price or terms to any other person unless the same terms are offered to the original tenant.

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: 878-8703).

I am attaching to this letter the City of Portland Code of Ordinances for Land Use Chapter 14, Sec. 14-565 thru 14-570 for your reference and review. Please ask me about any of the above issues if you have any question.

Thank you,


Bradford Post - Landlord

8/7/02

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 700 WASHINGTON AVE. PORTLAND

NUMBER OF UNITS: 3 FAMILY

TENANT NAME: ANNE ORNATEK AND AARWYN M. KAMINSKI

TENANT'S UNIT #: * 1

TENANT'S TEL. #: NONE

TENANT'S PRESENT ANNUAL INCOME: ORNATEK (18,000.) KAMINSKI (17,000)

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: 0

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: PH # 761-9424
BRADFORD B. POST CO.
GENERAL CONTRACTOR
700 WASHINGTON AVE.
PORTLAND, ME 04103

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: _____

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

NONE

8/7/02

NOTICE TO PAY RENT OR QUIT

TO DAVID AND STEPHANIE GARRETT
and all other tenants in possession of the premises described as:

Address 700 WASHINGTON AVE, #1
PORTLAND, ME. 04103

PLEASE TAKE NOTICE that the rent is now due and payable on the above-described premises which you currently hold and occupy.

Your rental account is delinquent in the amount itemized as follows:

<u>SECURITY DEPOSIT AND LATE FEES</u>	due \$ <u>587.00</u>
Rental Period <u>MAY, 1ST 2002</u>	Rent due \$ <u>975.00</u>
Rental Period <u>JUNE, 1ST 2002</u>	Rent due \$ <u>975.00</u>
TOTAL RENT DUE \$ <u>2,537.00</u>	
less partial payment of \$ <u>0</u>	
equals TOTAL BALANCE DUE of \$ <u>2,537.00</u>	

You are hereby required to pay said rent in full within 5 days or to remove from and deliver up possession of the above-described premises, or legal proceedings will be instituted against you to recover possession of said premises, to declare the forfeiture of the Lease or Rental Agreement under which you occupy said premises and to recover rents and damages, together with court costs and attorney's fees, according to the terms of your Lease or Rental Agreement.

Dated this 29th day of MAY, 2002

Bradford Post
Owner/Manager
BRADFORD POST

PROOF OF SERVICE

I, the undersigned, being at least 18 years of age, declare under penalty of perjury that I served the above notice, of which this is a true copy, on the above-mentioned tenant(s) in possession in the manner(s) indicated below:

- On 5/29/2002, I handed the notice to the tenant(s) personally.
- On _____, after attempting personal service, I handed the notice to a person of suitable age and discretion at the residence/business of the tenant(s), AND I deposited a true copy in the U.S. Mail, in a sealed envelope with postage fully prepaid, addressed to the tenant(s) at his/her/their place of residence (date mailed, if different from above date _____).
- On _____, after attempting service in both manners indicated above, I posted the notice in a conspicuous place at the residence of the tenant(s), AND I deposited a true copy in the U.S. Mail, in a sealed envelope with postage fully prepaid, addressed to the tenant(s) at his/her/their place of residence (date mailed, if different from above date _____).

Executed on 5/29/2002, at the City of PORTLAND
County of CUMBERLAND, State of MAINE

Served by BRADFORD POST
Bradford Post

8/7/02

Bradford Post
700 Washington Ave. #2
Portland, Me.04103

David and Stephanie Garrett
700 Washington Ave. #1
Portland, Me. 04103

5/29/02

Dear David and Stephanie,

I regret to tell you that I don't feel that I can continue our relationship as landlord and tenant anymore. Please consider this a notice of non - renewal of our lease agreement which ends the 31st of July, 2002.

Also, because of your failure to pay your rent in full, and your failure to pay the late rent fees in full, and your failure to pay the security deposit in full - you are in violation of our lease agreement and I am forced to ask you to leave the above described premises. I would ask you to move out the end of June, 2002 so that I can get in a new tenant in July. Please confirm with me that this is something you will be able to do.

I don't want to go through the eviction process if I don't have to. I have enjoyed having you as neighbors, but I am in a bad way right now with mounting expences, and I can't feel confident in your abilities to get current with yours.

I want to say that I'm sorry for all of your health and financial problems. You guys have really been through a lot with all that's been happening with you. Unfortunately I have been an indirect casualty of your problems as well.

I want to be supportive of your situation, and I think I have been to the degree that I can. Unfortunately I have my financial obligations just like you, and a lot of expenses relating to this building and its maintenance. I am under a lot of stress to try and pay my bills on time as well. I can't continue not knowing when your rent is coming in. I hope that you can appreciate my situation as well.

Sincerely,

Bradford Post

g/7/02