

Tenant
March 5, 2008
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Matt Clements
28 Wolcott St
PORTLAND, ME 04102

March 5, 2008

Chris and Nicole Holt_
26 Wolcott Street
Portland, ME 04102

Re: Notice of intent to convert 26 and 28 Wolcott Street, Portland to condominiums

Dear Chris and Nicole:

We are sending this letter to you to inform you that we intend to convert the building at 26 and 28 Wolcott Street, Portland, Maine into 2 condominium units. We are required to give you a minimum 120 days notice of our intent to convert to condominiums. This notice is **not** a notice to quit the unit. We want you to remain as tenants.

One of our obligations is to offer you a 60 day option to purchase the unit in which you reside. We would like to offer to sell this unit (#26) to you for \$ 185, 000. 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 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).

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

Sincerely,


Matt Clements

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 185 E007001
Location 28 WOLCOTT ST
Land Use TWO FAMILY

Owner Address CLEMENTS MATTHEW S & ELIZABETH KING JTS
 28 WOLCOTT ST
 PORTLAND ME 04102

Book/Page 22106/107
Legal 185-E-7
 WOLCOTT ST 26-28
 5000 SF

Current Assessed Valuation

Land	Building	Total
\$53,900	\$171,600	\$225,500

Property Information

Year Built 1905	Style Old Style	Story Height 2	Sq. Ft. 2064	Total Acres 0.115		
Bedrooms 4	Full Baths 2	Half Baths	Total Rooms 10	Attic Part Finsh	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
12/10/2004	LAND + BLDING	\$314,000	22106-107
10/22/1998	LAND + BLDING	\$155,000	14238-106

Picture and Sketch

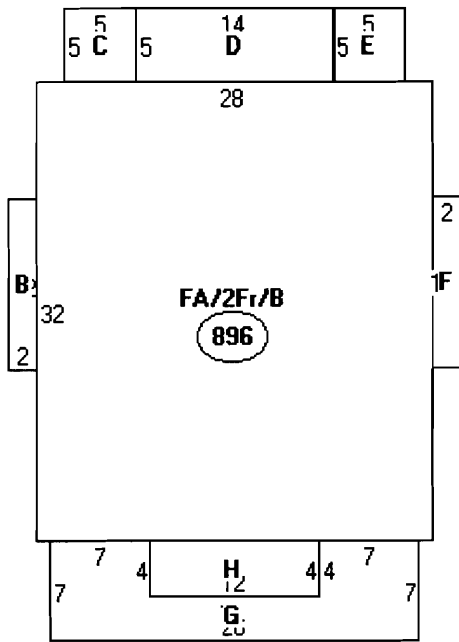
<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

New Search!





Descriptor/Area

- A: FA/2Fr/B
896 sqft
- B: FOH
24 sqft
- C: OFF
25 sqft
- D: EP
70 sqft
- E: OFF
25 sqft
- F: FOH
24 sqft
- G: OFF
134 sqft
- H: EP
48 sqft

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Thomas H. Mackley

Signature of Inspections Official

Date

3/12/08

Date