

CONSENT AGREEMENT

The parties, the City of Portland (the “City”), and Neilan Sadhbh and Wendy Graham (together, “Owners”), hereby enter into this Consent Agreement as follows:

WHEREAS, Owners are the owners and managers of a multi-unit residential property located at 29 Emerson Street in Portland, Maine, shown as CBL 014 K001001 on the City of Portland Tax Maps (the “Property”);

WHEREAS, in 2008, Owners were notified of certain violations at the Property, specifically, missing fire-rated doors (the “Violations”);

WHEREAS, Owners agreed to remedy the Violations no later than 2012;

WHEREAS, the City of Portland Fire Department (“PFD”) reinspected the Property on January 5, 2017, and the Violations still had not been remedied;

WHEREAS, Owners again agreed to remedy the Violations by June 1, 2017;

WHEREAS, Owners failed to remedy the Violations by that date, and the PFD ordered that the violation be remedied by November 1, 2017;

WHEREAS Owners still have not remedied the Violations; and

WHEREAS, the parties wish to settle this matter between them, and provide a date by which Owners will have fully remedied the Violations.

NOW THEREFORE, the parties agree to the following:

1. By no later than January 15, 2018, Owners will pay to the City the outstanding invoices for failed reinspections in the amount of \$150.
2. By no later than April 1, 2018, Owners agree to have fully remedied the Violations. The Violations will be corrected in full compliance with the City of Portland Code of Ordinances and to the reasonable satisfaction of the PFD.

3. By no later than April 1, 2018, Owner agrees to schedule a reinspection of the Property to confirm that the Violations have been corrected.
4. If Owners fail to comply with any provision of this Agreement within the timeframes provided, Owners admit liability to the City of Portland for civil penalties in the amount \$33,700, which amounts to \$100 per day from the date of January 5, 2017 inspection until December 8, 2017. Owner further admits liability to the City for an additional \$200 per day from December 8, 2017 until the Violations are actually remedied.

SEEN AND AGREED,

Date:

1/11/18

CITY OF PORTLAND



By:

Its:

Date:

1/2/2018

NEILAN SADHBH



Date:

1/2/2018

WENDY GRAHAM

