

**STORMWATER DRAINAGE SYSTEM
MAINTENANCE AGREEMENT**

For Luminato Condominium, LLC

IN CONSIDERATION OF the site plan and subdivision approval granted by the Planning Board of the City of Portland to the proposed Luminato Condominium shown on the Subdivision Plat (Exhibit A) recorded in Cumberland Registry of Deeds in Plan Book _____, Page . submitted by Pinkham & Greer Consulting Engineers, and associated Grading and Utility Plan (Exhibit B) prepared by Pinkham & Greer Consulting Engineers, 28 Vannah Avenue, Portland, Maine 14103, dated _____ and pursuant to a condition thereof, Luminato Condominium, LLC, a Maine limited liability company with a principal place of business in Portland, Maine, and having a mailing address of Unit 401, 118 Congress Street, Portland, Maine 04101, the owner of the subject premises, does hereby agree, for itself, its successors and assigns (the "Owner"), as follows:

Maintenance Agreement

That it, its successors and assigns, will, at its own cost and expense and at all times in perpetuity, maintain in good repair and in proper working order, the Green Roof, underdrained soil filter, catch basins, and drain pipes, (hereinafter collectively referred to as the "stormwater system"), as shown on the C 1.4- Grading and Utility Plan in Exhibit B and in strict compliance with the approved Inspection and Maintenance of Stormwater Management Facilities prepared for the Owner by Pinkham & Greer Consulting Engineers (copy attached in Exhibit C) and Chapter 32 of the Portland City Code.

Owner of the subject premises further agrees, at its own cost, to keep a Stormwater Maintenance Log. Such log shall be made available for inspection by the City of Portland upon reasonable notice and request.

Said agreement is for the benefit of the said City of Portland and all persons in lawful possession of said premises and abutters thereto; further, that the said City of Portland and said persons in lawful possession may enforce this Agreement by an action at law or in equity in any court of competent jurisdiction; further, that after giving the Owner written notice and a stated time to perform, the said City of Portland, by its authorized agents or representatives, may, but is not obligated to, enter upon said premises to maintain, repair, or replace said stormwater system in the event of any failure or neglect thereof, the cost and expense thereof to be reimbursed in full to the said City of Portland by the Owner upon written demand. Any funds owed to the City under this paragraph shall be secured by a

lien on the property.

This Agreement shall also not be construed to allow any change or deviation from the requirements of the subdivision and/or site plan most recently and formally approved by the Reviewing Authority of the City of Portland.

This agreement shall bind the undersigned only so long as it retains any interest in said premises, and shall run with the land and be binding upon the Owner's successors and assigns as their interests may from time to time appear.

The Owner agrees to record a copy of this Agreement in the Cumberland County Registry of Deeds within thirty (30) days of final execution of this Agreement. The Owner further agrees to provide a copy of this Agreement to any successor or assign and to forward to the City an Addendum signed by any successor or assign in which the successor or assign states that the successor or assign has read the Agreement, agrees to all its terms and conditions and the successor or assign will obtain and forward to the City's Department of Public Services and Department of Planning and Urban Development a similar Addendum from any other successor or assign.

For the purpose of this agreement and release "Owner" is any person or entity who is a successor or assign and has a legal interest in part, or all, of the real estate and any building. The real estate shown by chart, block and lot number in the records on file in the City Assessor's office shall constitute "the property" that may be entered by the City and liened if the City is not paid all of its costs and charges following the mailing of a written demand for payment to the owner pursuant to the process and with the same force and effect as that established by 36 M.R.S .A. §§ 942 and 943 for real estate tax liens.

Any written notices or demands required by the agreement shall be complete on the date the notice is attached to one or more doors providing entry to any buildings and mailed by certified mail return receipt requested or ordinary mail or both to the owner of record as shown on the tax roles on file in the City Assessor's Office.

If the property has more than one owner on the tax rolls, service shall be complete by mailing it to only the first listed owner. The failure to receive any written notice required by this agreement shall not prevent the City from entering the property and performing maintenance or repairs on the stormwater system, or any component thereof, or liening it or create a cause of action against the City.

Dated at Portland, Maine this ____ day of _____, 2016.

(name of company)

(representative of owner, name and title)

STATE OF MAINE
CUMBERLAND, ss.

Date: _____

Personally appeared the above-named _____ *(name and title)*, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Notary Public/Attorney at Law

Print name: _____

Exhibit A: Subdivision Plat as recorded

Exhibit B: Approved Grading and Utilities Plan

Exhibit C: Approved Stormwater Maintenance and Inspection Agreement

EXHIBIT C

INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

POST CONSTRUCTION MONITORING:

The Condominium Association is required to hire a qualified post construction stormwater inspector to inspect the stormwater system on an annual basis. This includes the inspection of the Green Roof and all other components of the Stormwater system, in accordance with Section 32-38 of the City's Ordinance.

Based on the inspection, the Owners shall take corrective action on any systems requiring maintenance. A record of all inspections and corrective action must be kept.

Reporting: On or before June 30th of every year the qualified inspector shall file a report with DPS, of the City, noting the system's condition and any maintenance or corrective action that has been taken.

Green Roof:

The Green Roof is designed to temporarily store runoff and release it at a controlled rate. The Green Roof is designed to infiltrate stormwater and attenuate peak flow from the project.

The Green Roof should be inspected annually. Stormwater functions of the Green Roof are dependent on the maintenance of the health of the plantings in the Green Roof. Care for the plantings and its soil, re-plantings, or other corrective action should be taken immediately upon identification of problems.

Inspections should be documented on forms similar to those provided. The date and initials of the inspector should be recorded as well as a description of conditions and any repair effort.