

DHANACHUTR T. PHADUNGTHIN
27 – 29 Wharf Street
416 – 418 Fore Street
Portland, ME 04101

32-N-10

November 9, 2001

Monopoly, Inc.
1 Exchange Street
Portland, ME 04101

RE: 27-29 Wharf Street – Rented since 1990 for business purposes
416 Fore Street – Rented since 1998 for business purposes
418 Fore Street – Rented since 1998 for residential purposes

Dear Monopoly, Inc.:

I am writing to request the immediate correction of problems I have had to tolerate on a daily basis for several years. I reside at 418 Fore Street in Apartments 2A & 2B with two young sons, ages seven and nine.

My problems are as follows:

1. TRASH CONTAINER

Your lessor at 418 Fore Street, Unit 1B, and 420 Fore Street (Granny Burritos) places a large trash container in the entrance way of 418 Fore Street thereby blocking my family from either entering or departing without problems. Also;

- ◆ Dirty water leaks and spills from the container and is difficult to maneuver walking. It has caused my sons to miss their school bus on many occasions.
- ◆ The smell from the container due to lots of garbage and dirty water is intolerable and has caused all of us to get sick.
- ◆ Since the area around the container is always dirty and smells bad, drunks in the Old Port area use the space like a toilet. In the summer, the area is full of flies and in the winter the by-products freeze.
- ◆ Mail delivery carriers have refused to put mail in my mailbox because the container blocks their access, and the strong odor and garbage is disgusting.

I demand that you have this container removed immediately and inform your tenants that this is an unacceptable hazard. Also, the area should be sanitized and cleaned for the safety, health, and well being of my family.

2. RAIL GUARD

Since 1998 the rail guard on the second floor that leads to my apartment from the front stairway has been broken. I am requesting that this get repaired as soon as possible so that we may utilize this for additional safety.

3. LEAKING ROOF

In Apartment 2A, every time it rains or snows, water will run through my ceiling in front of the bathroom down to my kitchen ceiling. This has caused damage to both ceilings and has ruined my carpet for which I have had to clean and fix many times at considerable cost. I request that you repair this as soon as possible.

4. BEDROOM WINDOWS

In Apartment 2A, both bedroom windows do not operate properly. In the smaller bedroom, if we open the window, it comes detached. The window could fall down to the street and harm people or cause property damage.

5. WASHING MACHINE

Mr. Joe Soley put a broken washing machine on the back stair of my apartment since we moved in and has never had it removed. It interferes with my personal space. I request that it be taken away immediately.

6. DRAIN PIPE

The drain pipe at 416 Fore Street does not work and, as I understand it, has not worked even before I started renting. When it rains or snows, water leaks down to my restaurant at 27-29 Wharf Street and to my office directly below the dining room. This has caused damage to the ceilings, carpet, wall painting, paper goods, equipment, stock, and significant documents. I have had to clean, repair and sometimes replace these items at considerable expense. I am also unable to utilize these rooms from time to time for dining purposes or as an office.

7. BASEMENT WATER DAMAGE

Since 1990 whenever it has rained heavy or snowed, water will leak in front of the restaurant's kitchen at 29 Wharf Street. The water leaks down from the outside wall to the supply room in the basement. This has caused damage to many supplies and forced me to discard others. I have also had to pay my staff additional wages to help me clean this area.

8. HOT WATER HEATERS

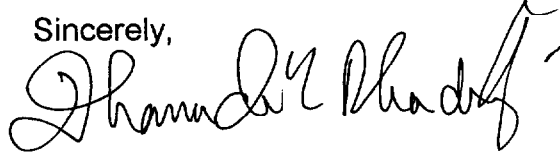
Please remove your broken hot water heaters from my restaurant's basement. I need the space for my equipment.

I informed Mr. Joe Soley about these problems several times and nothing has ever been done. I have patiently waited for repairs to be made in order to operate a business and raise a family. Every time that Mr. Soley came to get the rent check, he promised to have these repairs done. I am now quite frustrated and respectfully demand that all matters be handled immediately.

Recently, an authorized agent of Monopoly, Inc. came to show the building at 27-29 Wharf Street and 418 Fore Street to perspective buyers. I took the opportunity to tell them about these problems as well.

Thank you in advance to your prompt attention to this request. I look forward to hearing from you soon.

Sincerely,



Dhanachutr T. Phadungthin

Cc: Councilor Peter O'Donnell, District 1
City Manager Joseph Gray
Fire Chief Fred LaMontague
Bill Bray, Director, Public Works
Rachel Talbot Ross, Director, Equal Opportunity & Multicultural Affairs
Michael Nugent, Chief Code Enforcement Officer
✓ Michael Collins, Inspections
Nathan Nickerson, Director, Portland Public Health