

CONSENT AGREEMENT

The parties, the City of Portland (the "City"), and Geoffrey Rice ("Owner"), hereby enter into this Consent Agreement as follows:

WHEREAS, Owner is the owner and manager of a multi-unit residential property located at 126 Danforth Street in Portland, Maine, shown as CBL 044 B043001 on the City of Portland tax maps (the "Premises");

WHEREAS, Owner was notified of certain code violations on or around November 4, 2016 and again on December 5, 2016, specifically, a failing roof over the front porch landing, an unsound rear entry and porch, and a failing fire escape (the "Code Violations");

WHEREAS, Owner was notified of certain fire and life safety code violations at the Premises on or around December 12, 2016, specifically, a fire escape requiring repair and the storage of excess propane (the "Fire Violations" and, collectively with the Code Violations, the "Violations");

WHEREAS, Owner has failed to correct the Violations, and has failed to provide a firm commitment of a time to have the Violations corrected;

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

NOW, THEREFORE, the parties agree to the following:

1. Owner has vacated the units at the Premises located on the second floor and above, and will not reoccupy those units without written permission by the City. Owner consents to have those units posted against occupancy by the City.
2. All the propane cylinders at the Premises have been removed from the Premises, and shall not be replaced.

3. Owner has obtained a permit to repair the front porch roof and stairs. The front stairs shall be installed, and the front roof shall be removed or made structurally sound no later than January 31, 2018. The front porch shall be work shall be completed no later than June 1, 2018.
4. By no later than January 31, 2018, Owner shall submit a permit application that meets the City's submittal criteria for the following:
 - a. All permits necessary to provide for a single means of escape at the Premises, such that the exterior fire escape is no longer needed to meet fire and life safety requirements. If Owner chooses this option, all necessary modifications must be completed within six months of the date the permit is issued.
 - OR
 - b. All permits necessary to repair or replace the fire escapes and/or second means of egress at the Premises. If Owner chooses this option, the fire escape must be repaired or replaced within 30 days from the date that the permit is issued.
5. All work required pursuant to this Agreement shall be completed in accordance with the City of Portland Code of Ordinances and to the satisfaction of the relevant code and fire officials.
6. Inspections of completed work shall take place in accordance with the terms of the permits issued.
7. If Owner fails to comply with any provision of this Agreement within the timeframes provided, Owner admits liability to the City of Portland for civil penalties in the amount \$40,600, which amounts to \$100 per day from the date of November 4, 2016 notice until December 15, 2017. Owner further admits liability

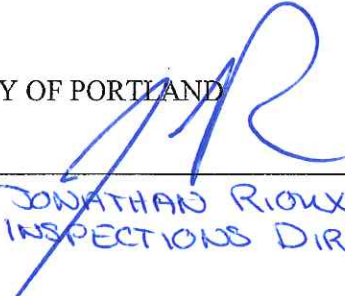
November 4, 2016 notice until December 15, 2017. Owner further admits liability to the City for an additional \$200 per day from December 15, 2017 until the Violations are actually remedied. Civil penalties owed pursuant to this paragraph shall be paid within ten days of notice and demand by the City.

SEEN AND AGREED,

Date:

12-18-17

CITY OF PORTLAND

By: 
Its: JONATHAN RIOUX
INSPECTIONS DIRECTOR

GEOFFREY RICE

Date:

14 December, 2017



GEOFFREY RICE