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April 20, 2017

Ms. Anne Torregrossa, Esq.

Associate Corporation Counsel

City of Portland

389 Congress Street

Portland, ME 04101

Re: Geoffrey I. Rice/126-128 Danforth Street

 Notice of Violation

Dear Anne:

 I am writing to update and revise the action plan for 126 Danforth Street which I forwarded to you last week. The building has two units occupied on the second floor at the present time.

 Mr. Rice indicates that he has a lease commitment for the for the second floor rear tenant, and that she refuses to vacate. Her lease terminates the end of December 2017.

 Attached is the second floor Floor Plan (existing) showing points of egress and travel distances. The Plan shows the front second floor unit as “unoccupied” which it will be effective May 1st as explained herein. Mr. Rice will terminate the lease of the second floor tenant located in the front whose apartment extends from the second floor to the third floor. Those tenants will vacate by May 1st. After that date, only one Tenant (the second floor tenant rear) will remain. Admittedly, the apartment lacks egress windows. The second floor tenant will have egress from the second floor through the front door, and through the windows of the vacated apartment on the second floor as well as via the temporary rear stairs. The second floor tenant (rear) will not be renewed at the end of the year.

 As I previously mentioned, the tentative plan is to complete redevelopment in 2 phases as follows:

1. Front Door and Entrance.

Architect, John Leasure, will submit the application for permit this week. Assuming that the permit issues immediately, work will be completed in the next 60 days.

1. Building Rehabilitation.

Mr. Rice will make application for a building permit as soon as Mr. Leasure completes the final design.

John Leasure indicates that he will complete design work for all building upgrades in the next 90 days. Structural engineering and a design scheme is already in hand.

Mr. Rice believes that contracts can be let and work commenced early in 2018, depending upon permitting.

Staging will require that the building be empty. Mr. Rice is hoping that the termination of tenancies as described will be acceptable to the Fire Inspector.

The rehab of this building is an ambitious project.

Please let me know if this action plan is acceptable. We will update the plan as information becomes available.

 Regards,

 Paul S. Bulger

 For Geoffrey I. Rice

PSB/cmk

Enclosure

cc: Geoffrey I. Rice (w/encl.