



Planning & Urban Development Department

March 23, 2015

Sent via Certified Mail: 70101870000281367193

Wilmington Savings Fund Society, F.S.B.
401 Plymouth Road, Suite 400
Plymouth Meeting, PA 19462

Corporation Services Company, as Registered Agent
45 Memorial Circle
Augusta, ME 04330

CBL: 053 C005001
Located At: 182 Grant St, Portland Maine
RE: Vacant Property/ Notice of Violation

Dear Corporation Services Company, as Registered Agent:

It has been brought to my attention by City Staff that your property at 182 Grant St. remains non-compliant with the City of Portland Code of Ordinances, Buildings and Building Regulations. Specifically, your property does not meet the City's minimum standards for unoccupied residential structures, in violation of Sections 6-109.5, (a), (b), (c), (d), and (f). Multiple notices of these violations of the City Code were sent to you by the City including, 11/12/2010, 11/22/2010, 10/24/2013, and 6/13/2014. (See attached letters, and list of the violations. Whereas, this property continues to be in violation of City Code, the matter has now been referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 6-12 of the Portland City Code and Rule 80B of the Maine Rules of Civil Procedure.

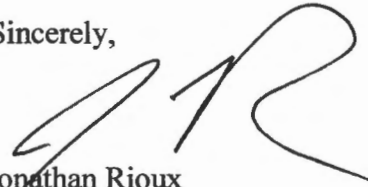
This letter is to inform you of your final opportunity to bring this property located at 182 Grant St. into compliance. If you choose not to comply, the City will be forced to bring an enforcement action. Please note that due to the repeated violations, the City will be seeking the maximum penalty if legal action becomes necessary. Furthermore, our files indicate that you owe \$1,112.00 in assessed fees. (See attached invoice). If there are any subsequent inspections, however, an additional \$150.00 fee will be assessed for each inspection.

Given the results of the inspections that were conducted, the Department has serious safety concerns about the general condition of this building. Please contact me no later than March 31, 2015 to schedule the inspection of this building.

The City wants to work with you to bring this building into compliance with our minimum standard building and housing codes. We trust that your cooperation will be evident in your meeting the above time frames.

If you have any questions, concerns or require emergency repair permits- please feel free to contact me at (207) 874-8701.

Sincerely,

A handwritten signature in black ink, appearing to read 'JR' with a stylized flourish extending from the 'R'.

Jonathan Rioux
Deputy Director of Inspections

cc: Adam Lee, Associate Corporation Counsel
Keith Gautreau, Acting Assistant Chief of Fire Prevention
Chuck Fagone, Code Enforcement Officer
Sent via Email: Property.inquiries@christianatrust.com