

PLAN OF ACTION

Plan of Action re: 196 Danforth Street, Portland Reviewed and Signed by Michael Kemna and Thaddeus V. Day as guardian and conservator, respectively, for Victoria Rosenthal. See attached documents describing said guardianship and conservatorship.

This document constitutes a Plan of Action regarding 196 Danforth Street (hereinafter referred to as the "Property") for the purposes of resolving violations of the City of Portland's Code of Ordinances (the "Code") identified by the City of Portland Fire Department with regard to the Property. On or about February 10, 2011, the City of Portland Fire Department sent Ms. Rosenthal a violation notice indicating that the Property is in violation of the Code and specifically citing 9 violations. See attached.

Ms. Rosenthal addressed violations 3, 5, 6, 7, 8, and 9 in the aforementioned violation notice.

Ms. Rosenthal still needs to address violations 1 and 4 in the aforementioned violation notice.

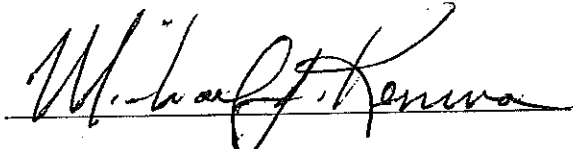
Ms. Rosenthal will address violation 4 in the aforementioned violation notice within on or before July 25, 2011, which includes, but is not limited to, installing a one-hour fire door on the first floor.

Ms. Rosenthal will address violation 1 in the aforementioned violation notice on or before November 7, 2011, which includes, but is not limited to, creating two (2) means of egress for the second and third floor apartment.

If Ms. Rosenthal has not corrected the violations numbered 4 and 1 as described in the attached violation notice within the time lines set above, the City of Portland Fire Department may post against occupancy the second and third floors as being in violation of the Fire code and/or immediately pursue any court action necessary to resolve this matter. Ms. Rosenthal reserves the right to appeal, contest, or workout, the City's findings that are contrary to applicable code and approved occupancy.

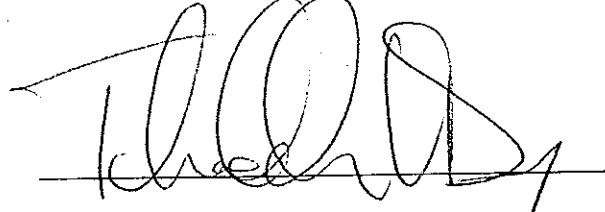
[Signatures to Follow on Next Page]

Dated: 6/10/11



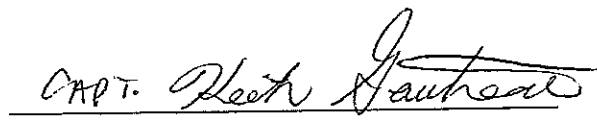
Michael Kemna, Guardian of
Victoria Rosenthal

Dated: 10th JUN-11



Thaddeus V. Day, Conservator of
Victoria Rosenthal

Dated: JUN 10th 2011



Captain Keith Gautreau

STATE OF MAINE

CUMBERLAND COUNTY PROBATE COURT DOCKET NO. 2006-0370

In Re: VICTORIA ROSENTHAL ORDER ON PETITION FOR APPOINTMENT
Incapacitated Person/Protected Person OF TEMPORARY GUARDIAN

Upon petition for appointment of temporary guardian and upon hearing, this Court determines that there presently is no guardian of VICTORIA ROSENTHAL and that an emergency exists requiring the appointment of a temporary guardian for him/her.

THEREFORE:

1. That MICHAEL KEMNA be and hereby is appointed Temporary Guardian of VICTORIA ROSENTHAL pursuant to the provisions of 18-A M.R.S.A. Section 5-310-A;

2. The Temporary Guardian shall have the following limited powers and duties necessary to address the emergency, pursuant to 18-A M.R.S.A. Section 5-310-A;

To have custody of VICTORIA ROSENTHAL to establish his/her place of abode, and to place him/her in any hospital or other institution for care in the same manner as otherwise provided by law.

To make provisions for the care, comfort and maintenance of VICTORIA ROSENTHAL and to take reasonable care of his/her clothing, furniture, vehicles and personal effects.

To give or withhold consents or approvals related to medical or other professional care, counsel, treatment or service for VICTORIA ROSENTHAL

To manage, protect and expend the assets and income of VICTORIA ROSENTHAL consistent with 18-A M.R.S.A. Section 5-312.

3. That MICHAEL KEMNA shall file with this Court a report of his/her actions taken as Temporary Guardian hereof and shall file with this Court copies of all medical reports at the hearing, as may be required by Statute.

4. This Order shall not exceed ²~~6~~ months from the date of entry from the ex parte Order.

DATED: January 14, 2011

[Signature]
Judge of Probate

Note: If it comes to the Court's attention, through the report of the visitor or guardian ad litem or otherwise, that the allegedly incapacitated person wishes to contest any aspect of the temporary guardianship or seek a limitation of the temporary guardian's powers, or that the issue exists with the respect to whether the temporary guardian is in the allegedly incapacitated person's best interest, the Court shall hold an expedited hearing within 40 days of the entry of the ex parte Order.

CumbProb

STATE OF MAINE, COUNTY OF CUMBERLAND SS:
CLERK OF PROBATE & PROBATE COURT

A TRUE COPY
John B. O'Brien
Register

STATE OF MAINE

2006-0370

CUMBERLAND, ss.

REGISTRY OF PROBATE

CERTIFICATE OF APPOINTMENT

I, Teri E. McRae, Register of the Probate Court for said County
of Cumberland, hereby certify, that at the Probate Court holden at
Portland in and for said County, on the 7th
day of November, in the year 2007,

Thaddeus V. Day, Esq.
of 440 Walnut Hill Road, North Yarmouth, Maine 04097
was duly appointed Conservator of the estate of
Victoria Rosenthal, 196 Danforth Street, Portland, ME 04102

with bond.

I also certify, that it appears by the records and files of said Court that said appointment has not been revoked
or annulled.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
the Official Seal of said Court, this 8th
day of November in the year Two Thousand
and Seven.

(seal of Court)

CumblndProb/2003

Teri E. McRae, Register.
Hon. Teri E. McRae

Inspection Information:

Inspection date . . . : 2/10/11
Inspection type . . . : ROUTINE INSPECTION
Inspector 1 name . . . : DANIEL S. DYER
Inspector 2 name . . . : JOHN R. MARTELL
Inspecting station : Bramhall Station
Inspecting shift . . . : Platoon 1
Inspecting apparatus: L6

Property Information:

Building number . . . : 233849
Property name : 0196 DANFORTH ST
Address : 0196 DANFORTH ST, PORTLAND ME 04102
Contact person . . . : VICTORIA ROSENTHOL
Phone number : 207-232-5854

Owner Information:

Owner name : VICTORIA ROSENTHOL
Address : 0196 DANFORTH ST, PORTLAND ME 04102

** VIOLATIONS **

Violation number . . . : 1
Violation class . . . : LIFE SAFETY REQUIREMENTS
Violation type . . . : MINIMUM OF TWO MEANS OF EGRESS
Code reference . . . : 1-14.9.1
Reinspection date . . : 3/14/11
Location : 2ND & 3RD FLOOR
4TH FLOOR
Compliance date . . . : 3/14/11
Compliance remedy . . : Per City Ordinance

Violation number . . . : 2
Violation class . . . : LIFE SAFETY REQUIREMENTS
Violation type . . . : MINIMUM OF TWO MEANS OF EGRESS
Code reference . . . : 1-14.9.1
Reinspection date . . : 0/00/00
Location : BASEMENT
Compliance date . . . : 3/14/11
Compliance remedy . . : Per City Ordinance

Basement unit is compliant

2/10/11 FF MARTELL

Violation number . . . : 3
Violation class . . . : LIFE SAFETY REQUIREMENTS
Violation type . . . : OBSTRUCTED EGRESS
Code reference . . . : 1-14.9.1
Reinspection date . . : 0/00/00
Location : STAIRWAYS
1ST FLOOR HALLWAY
Compliance date . . . : 3/14/11
Compliance remedy . . : Per City Ordinance

Violation number . . . : 4
Violation class . . . : FIRE DOORS
Violation type . . . : 1-HOUR FIRE DOORS ASSEMBLIES REQ
Code reference . . . :
Reinspection date . . . : 0/00/00
Location : 1ST FLOOR HALLWAY
Compliance date . . . : 3/14/11
Compliance remedy . . : Per City Ordinance

Violation number . . . : 5
Violation class . . . : APARTMENT BUILDINGS
Violation type . . . : SMOKE DETECTOR EACH SLEEPING ROOM
Code reference . . . : 10-3
Reinspection date . . . : 0/00/00
Location : EACH BEDROOM
Compliance date . . . : 3/14/11
Compliance remedy . . : Per City Ordinance

Violation number . . . : 6
Violation class . . . : APARTMENT BUILDINGS
Violation type . . . : HARDWIRED CARBON MONOXIDE ALARMS RE
Code reference . . . : 10-3
Reinspection date . . . : 0/00/00
Location : EACH APT
Compliance date . . . : 3/14/11
Compliance remedy . . : Per City Ordinance

Violation number . . . : 7
Violation class . . . : APARTMENT BUILDINGS
Violation type . . . : FIRE ALARM SYS>3 STORIES OR>11 UNIT
Code reference . . . :
Reinspection date . . . : 0/00/00
Location : 196 DANFORTH
Compliance date . . . : 3/14/11
Compliance remedy . . : Per City Ordinance

Violation number . . . : 8
Violation class . . . : APARTMENT BUILDINGS
Violation type . . . : SEAL OPENINGS IN WALLS & CEILING
Code reference . . . :
Reinspection date . . . : 0/00/00
Location : BOILER ROOM
Compliance date . . . : 3/14/11
Compliance remedy . . : Per City Ordinance

Violation number . . . : 9
Violation class . . . : GENERAL
Violation type . . . : PROTECTION
Code reference . . . :
Reinspection date . . . : 0/00/00
Location : 196 DANFORTH ST
Compliance date . . . : 3/14/11
Compliance remedy . . : Per City Ordinance

Handwritten:
3rd / 2nd Floor