

CONSENT AGREEMENT

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

WHEREAS, Owner is the owner and manager of a multi-unit residential property located at 17 Glenwood Street in Portland, Maine, shown as CBL 123 D004001 on the City of Portland Tax Maps (the "Premises");

WHEREAS, Owner was notified of certain fire and life safety code violations at the Premises on or around November 30, 2016, specifically two missing 60-minute fire rated doors, and wood wainscoting in the front stairwell (the "Violations");

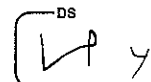
WHEREAS, Owner failed to timely provide the City a plan of action to remedy the Violations;

WHEREAS, the City issued a Uniform Summons and Complaint to Owner on January 27, 2017;

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. The City agrees not to file the Uniform Summons and Complaint with the District Court.
2. In exchange, owner agrees to remedy the Violations no later than April 30, 2017. The violations shall be remedied to the satisfaction of the designated representative of the Fire Prevention Bureau.
3. Owner agrees to schedule a reinspection of the Premises no later than April 30, 2017.

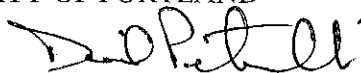


4. If Owner fails to remedy the violations in the timeframe described above, or complete an inspection in the timeframe described above, Owner admits liability to the City of Portland for civil penalties in the amount \$15,200, which amounts to \$100 per day from the date of the Notice of Violation until the deadline of April 30, 2017.

SEEN AND AGREED,

Date: 9 March 2017

CITY OF PORTLAND



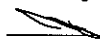
By:

Its:

Date: 3/9/2017

WINDSOR PROPERTIES, LLC

DocuSigned by:



By: 8C57010F1F244A9...

Its: