

CONSENT AGREEMENT

The parties, the City of Portland (the "City") and Phillip Haughey, Jr. as Trustee of the Portford Trust ("Owner"), hereby enter into this Consent Agreement as follows:

WHEREAS, Owner is the owner and manager of certain industrial property located at 1392 Riverside Street in Portland, Maine, which is further described in the Warranty Deeds recorded in the Cumberland County Registry of Deeds at Book 05075, Page 258 and Book 05075, Page 260, and is also shown on the City of Portland Tax Maps at CBL 369 A005001 (the "Property");

WHEREAS, on April 11, 2017, the City inspected the Property and found numerous violations, including a leaking roof, collapsed ceiling tiles, a damaged structural column, numerous electrical violations, fire extinguishers with out-of-date inspection stickers, a faulty sprinkler system, and unmarked exits (collectively, the "Violations");

WHEREAS, Owner did not promptly correct the Violations;

WHEREAS, on October 12, 2017, the City issued a notice of violation, describing the Violations and requiring that they be remedied; and

WHEREAS, Owner requires additional time to remedy the Violations, which the City is willing to grant;

NOW, THEREFORE, the parties agree to the following:

1. By no later than February 23, 2018, as required, Owner will submit full and complete applications for permits for the work necessary to remedy the Violations.
2. Owner will fully remedy the Violations no later than 60 days after the last required permit is issued. Where no permit is required for the work necessary to correct any of the Violations, Owner will fully remedy such Violations by no later than April 27, 2018.

3. 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.


4. Inspections of completed work shall take place in accordance with the terms of the permits issued.

5. By no later than February 2, 2018, Owner agrees to reimburse the City of Portland its costs in the amount of \$75.00, and to pay civil penalties in the amount of \$1,500.

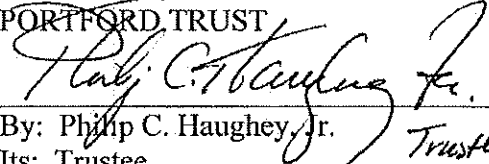
6. If Owner fails to comply with any provision of this Agreement within the timeframes provided, Owner admits further liability to the City of Portland for civil penalties in the amount \$29,700, which amounts to \$100 per day from the date of April 11, 2017 inspection until February 2, 2018. If Owner fails to comply with any provision of this Agreement within the timeframes provided, Owner further admits liability to the City for an additional \$200 per day from February 2, 2018 until the Violations are actually remedied.

SEEN AND AGREED,

Date: 02-05-18

CITY OF PORTLAND

By: Jonathan Rioux
Its: Inspections Director

Date:

PORTFORD TRUST

By: Philip C. Haughey, Jr.
Its: Trustee