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August 3, 2021

VIA OVERNIGHT CARRIER, CERTIFIED MAIL, AND FIRST CLASS MAIL (PROOF OF MAILING OBTAINED)

David L. Coulombe
Lively Homes, LLC
2527 North Belfast Road
Augusta, ME 04330

IMMEDIATE CORRECTIVE ACTIONS REQUIRED

RE: 235 Water Street, Gardiner, ME; Dangerous Building Conditions

Dear Mr. Coulombe:

I am the City Attorney for Gardiner. I am writing to you regarding your property in Gardiner having an address of 235 Water Street. The building on this property is in significant disrepair, structurally unsound, and requires immediate corrective action to avoid legal action.

The City of Gardiner has attempted to work with you over an extensive period of time to remedy the dangerous building conditions at 235 Water Street; however, those efforts have not resulted in any resolution. The building's dangerous conditions have not been addressed. As a result, this matter has now been referred to my office for legal action.

This letter serves as the City's **last attempt**, through my office, to satisfactorily address the building's dangerous condition. If you ignore or do not cooperate, the City has authorized me to seek legal remedies to the fullest extent permitted under the law. This includes, without limitation, seeking damages, penalties, costs, and attorney's fees incurred by the City.

I have enclosed an Engineer's Report prepared by A.E. Hodson, which was previously provided to you. This Report describes observations of the dangerous conditions of your building. Through prior discussions you had with City Officials, you represented you would hire a structure engineer to evaluate the building and explore alternative solutions to demolishing the building. To date, the City has not received any

information from you regarding a further study by a structural engineer or any proposed solutions to address the building's dangerous conditions.

To avoid legal action, you are hereby required to do the following:

1. **Establish Communication with My Office.** You or your Attorney must contact my office **no later than Friday, August 13, 2021**, to acknowledge this letter and communicate your willingness to resolve the dangerous building conditions without legal action;
2. **Structural Engineering Report.** You or your Attorney must provide a written structural analysis from a professional engineer licensed in Maine regarding the building at 235 Water Street **no later than Friday, September 3, 2021**;
3. **Plan of Corrective Action.** You or your Attorney must provide a Plan of Corrective Action **no later than Friday, September 17, 2021**; and
4. **Correct Dangerous Conditions.** The dangerous building conditions must be corrected **no later than Friday, October 15, 2021**.

Any failure to meet the above requirements will result in my office commencing formal legal action.

I look forward to hearing from you or your Attorney on or before Friday, August 13, 2021. You may contact me at 1-207-992-4365 or at jpottle@eatonpeabody.com.

Sincerely,

Jonathan A. Pottle

Encl. (1)

Cc: Kris McNeill, Code Enforcement Officer
Gardiner Property File, 235 Water Street