

PRESERVATION AGREEMENT


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LADAJO, LLC, owner of premises at 419 Linebrook Road, Ipswich, Essex County, Massachusetts ("Premises"), upon which is a house built about 1840 evaluated by the Historical Commission of the Town of Ipswich (the "Commission") as having significant historical architectural value and being especially worthy of preservation, in consideration of One Dollar (\$1.00) paid and such technical advice and assistance as the Commission may render, hereby agree for LADAJO, LLC and its heirs and assigns as owner of said Premises with the Town of Ipswich through the Commission not to permit any alterations to be made to the following exterior and interior features of the house existing on the Premises:

FOUNDATION

Maintain field stone foundation except that a portion of same may be removed for a doorway to connect to any proposed addition(s).

EXTERIOR

Maintain moldings, trim and clapboard siding. Replace deteriorated elements with style, materials and detail to match existing.

INTERIOR

Maintain, in general, window and door trim, baseboard molding, pine flooring, wall and ceiling plastering, doors and shutters. Maintain staircase treads, risers, balustrade, handrail, newel post and skirt boards. Maintain front entry door. Replace/repair deteriorated and/or damaged elements with style, materials and detail to match existing.

FIREPLACE

Maintain fireplaces between kitchen and right front room and in the upstairs right bedroom to include trim, masonry, hearth and foundation in cellar. Replace/repair deteriorated elements with materials and detail to match existing. As necessary, the arch-shaped fireplace foundation in the cellar may be modified as necessary to structurally support the fireplace and chimney.

STRUCTURAL ELEMENTS

Maintain all major structural post and beam members. Repairs and/or replacements of unsafe structural elements may be approved.

Any alterations shall require the prior approval of the Commission, which approval shall not be unreasonably withheld. The Commission shall act upon written request (hand carried or via certified mail) to the Chairperson of the Commission for such approval within thirty days of receipt, and shall give notice of any disapproval to the owners in writing with reasons for said disapproval. If a request for approval is not disapproved by the Commission within thirty days, it shall be deemed approved. In case of disapproval, the owner may within thirty days after the notice of disapproval, request a review of the disapproval by a person of competence and experience in such matters designated by the Massachusetts Historical Commission or its