



PORTLAND MAINE

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*Director of Planning and Urban Development
Penny St. Louis Littell*

December 08, 2010

ACE HOLDINGS LLC
PO BOX 10096
PORTLAND , ME 04104

CBL: 033 D020001
Located at 255 OXFORD ST

Hand Delivery

Dear ACE HOLDINGS LLC ,

POSTING NOTICE

An evaluation of the above-referenced property on 12/02/2010 revealed that the structure fails to comply with Section 6-120.1 of the Housing Code of the City of Portland.

Attached is a list of the violations.

Based on that list, and pursuant to Section 6-120.3, this office declares the dwelling unit is unfit for human habitation. A re-inspection of the premises will occur on 12/08/2010, at which time the dwelling unit must be totally vacated and secured from vandalism.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code in Title 30-A of M.R.S.A ss 4452.

This constitutes an appealable decision pursuant to Section 6-127 of the Code. Please feel free to contact me if you have any questions or would like to discuss this matter further.

Sincerely,

Suzanne Hunt @ (207) 874-8707
Building Inspector

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
389 Congress Street
Portland, Maine 04101

Inspection Violations

Owner/Manager ACE HOLDINGS LLC		Inspector Suzanne Hunt	Inspection Date 12/2/2010
Location 255 OXFORD ST	CBL 033 D020001	Status	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.(b)	Interior	1	1	Through Out	
Violation:	Interior floors, walls, ceilings and doors				
Notes:	ceilings must be repaired				
2) 6-116.(e)	Interior	1	1	Through Out	
Violation:	Fire Protection				
Notes:	smoke detectors and carbon monoxide detectors per code.				
3) 6-108.(c)	Exterior	1	1	Through Out	
Violation:	Exterior windows, doors and skylights				
Notes:	all windows must be weather and water tight.				
4) 6-109.(b)	Exterior				
Violation:	Maintenance of shared areas.				
Notes:	debris and garbage around exterior of building must be removed. All shared areas must be maintained in a sanitary manner				
5) 6-120.	Interior	1	1		
Violation:	Posted against occupancy.				
Notes:	Unit one is posted against occupancy, unit cannot be occupied without electric service.				

Comments: Asked Dan Knight to meet me at 1 p.m. On Thursday on site. Called Buddy and set time for 1p.m. 1p.m. Posted floor one of 255 against occupancy, no electricity.

**City of Portland
Inspection Services
RETURN OF SERVICE**

On the 8th day of December, 2010 I made service of the posting notice

upon, Buddy Ahlquist, at 255 Oxbow St - Portland, ME.

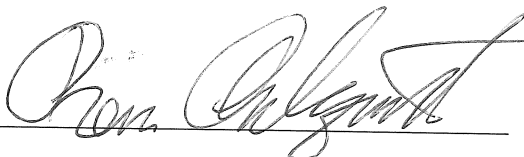
- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.
- By delivering a copy to an agent authorized to receive service of process, and whose name is _____.
- By (describe other manner of service) _____

Signature of Person Making Service

DATED: Dec 8-2010

I have received the above referenced documents

Person Receiving Service



Refused to sign

Unable to sign

Note: Pay by date due in order to receive any discounts.
 "For by grace are ye saved through faith; and that not of yourselves: it is the gift of God; Not of works, lest any man should boast."
 Ephesians 2:8,9

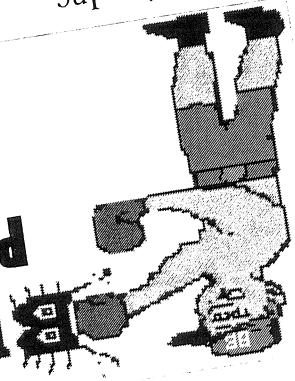
Total Due: \$200.00

Number of Units: 2
 Price per Unit: \$100.00
 For: Other charge:

Notes: Target Pest: bed bugs
 Date of service: 5/27/08
 Location serviced: 259 Oxford St.
 Ace Properties, Inc.
 P.O. Box 10096
 Portland, ME 04104

Billing Date 5/27/08
 Date Due 6/7/08

BUG BEATERS
Pest Control Services
 786-7622 • 774-4044 • 725-2822
 fax: 353-8325
 201 Lisbon Road
 Lisbon, Maine 04250



INVOICE # 9484

259

Handwritten signature/initials

033-0020

"For by grace are ye saved through faith; and that not of yourselves: it is the gift of God; Not of works, lest any man should boast." Ephesians 2:8,9

Note: Pay by date due in order to receive any discounts.

Total Due: \$600.00

Other charge: Number of Units: 4 Price per Unit: \$150.00 For:

Notes: Treated B4,C4,C1 & D2. B4 and C1 had severe infestations. No live bugs found in C1 & D2 although the tenants complained of bites. I'll follow up next month on these units. There evidently is a lot of travel between the shelter and tenants in this building. I tried to discourage this as much as possible with the tenants I spoke to.

Target Pest: bed bugs Date of service: 4/10/08

Location serviced: 259 Oxford St.

Ace Properties, Inc. P.O. Box 10096 Portland, ME 04104 Billing Date 4/14/08 Due Date 4/24/08

BUG BEATERS Pest Control Services 786-7622 • 774-4044 • 725-2822 fax: 353-8325 201 Lisbon Road Lisbon, Maine 04250

INVOICE # 9118

033 0020



PORTLAND MAINE

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Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

August 30, 2007

COPY

AHLQUIST OREN B
266 BEECH RIDGE RD
SCARBOROUGH, ME 04074

CBL: 033 D020001
Located at 255 OXFORD ST

Certified Mail 70051160000047873560

NOTICE OF INTENT TO PROSECUTE

Dear Oren B Ahlquist:

This office received complaints of a "bed bug" infestation in unit "C-4 and C-1" at the above-referenced property on the 20th day of July, 2007. We made multiple phone calls and written notices advising you to contact a licensed pest control operator to evaluate the "bed bug" infestation at your property. To date this office has no record of a licensed pest control operator evaluation and therefore, the structure and premises fails to comply with previous letter sent to you.

Attached is a list of those violations.

The property continues to be in violation of Article V. Of the Housing Code of the City of Portland. All referenced violations shall be corrected within five (5) days of the date of this notice. An inspection of the premises will occur on the 5th day of October, 2007 at which time compliance will be required.

This is a notice of intent to prosecute. The matter is being referred to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in § 1-15 of the Code, and in Title 30-A M.R.S.A. § 4452.

Please be advised that because this is a letter of intent to prosecute, and that § 6.2 of the Code requires that you pay a \$150.00 re-inspection fee due to the repeated violations.

Failure to pay the assessed fee within thirty (30) days shall cause the City to assess a lien against the property pursuant to § 1-16 of the Code.

Please feel free to contact me @ 207-874-8702 if you have any questions or would like to discuss this matter further.

Sincerely,

Jon Rioux,
Code Enforcement Officer

CC: Jeanie Bourke, Inspection Services Div. Director, & Mary Costigan, Esq.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8715 - Fax: 874-8716 - TTY: 874-8936