

Portland, Maine



Yes. Life's good here.

Jerome F. LaMoria  
Fire Chief, Fire Department

Portland Fire Department  
Fire Prevention Bureau  
380 Congress St  
Portland, ME 04101

July 23, 2015

Joker's Realty Two LLC  
510 Warren Ave  
Portland, ME 04103

#### NOTICE OF INTENT TO PROSECUTE

Dear Owner/Manager/Occupant,

An inspection of the property located at 550 Warren Ave on 7/21/2015 revealed that the structure and premises fail to comply with NFPA 2009 Fire Code and/or NFPA Life Safety Codes. Attached is a list of those violations.

The above-referenced property is in violation of the Chapter 10, Fire Prevention and Protection, Article 1 of the Portland City Code (the "Code") and National Fire Protection Association (NFPA) 101 Life Safety Code. Please note that the Code is available online at [www.portlandmaine.gov](http://www.portlandmaine.gov).

This is a notice of intent to prosecute. As such, the matter is being referred to the City of Portland Corporation Council for legal action and possible civil penalties as provided for in Chapter 10, Fire Prevention and Protection, 10-25 of the Code and in Title 30- A.M.R.S.A. 4452.

Please be advised that you will need to contact the Fire Prevention Bureau at 207-874-8400 before the court date on the attached Reference to Court letter to either schedule a re-inspection or to submit a plan of action to correct these violations.

Sincerely,

Portland Fire Department  
Fire Prevention Bureau

#353756

City of Portland, Maine  
Inspections Division  
Complaints Detail Report

Support Staff Craig Messinger

Category/Complaint: Fire Complaint / Fire Alarm panel in trouble, has been for approximately one year following a lightning strike. Summons issued. Census 21.02

Date And Time: 07/21/2015 1:43 PM Status: Open Complaint No: 30602

Parcel ID: 271 A002001 Prop Addr: 550 WARREN AVE

Complainant:

Best Time To Reach:

Addr:

Mood:

Response to Complainant:

LL Aware of Issue:

LL Name/Phone:

Date	Time	Forward To	Support Staff	Response
07/21/2015	1:45 PM	Fire	Craig Messinger	

Total Nbr Of Complaints Reported: 1

STATE OF MAINE

DISTRICT COURT

Location: Portland

Docket No.

CITY OF PORTLAND and body politic and  
Corporate, located in the County of  
Cumberland and State of Maine,

Plaintiff,

**FIRE PREVENTION AND PROTECTION  
CODE VIOLATION**

**(M.R. CIV. P. 80H AND 80k)**

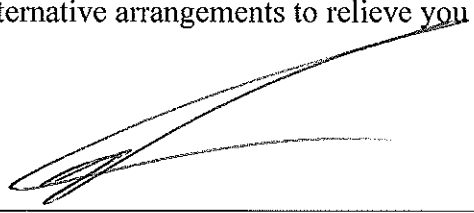
v.

Joker's Realty Two LLC  
Defendant

SUMMONS NUMBER: 353756

This matter has been referred to the Corporation Counsel's Office for immediate legal action with respect to the code violations detailed in the attached letter. It has been assigned the above summons number and will be filed with the Portland District Court and will be assigned for an initial appearance at the Portland District Court 205 Newbury Street Portland, Maine 04101 at 8:30 A.M. on 09/14/2015. I strongly urge you to contact Victoria Meserve at Fire Prevention at (207)-874-8400 or via e-mail at [meservev@portlandmaine.gov](mailto:meservev@portlandmaine.gov) to set up an in-person meeting to resolve these issues or make alternative arrangements to relieve you of the requirement to appear in Court on 09/14/2015.

Dated: 8/5/15



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Adam R. Lee, Esq. Bar No. 4143  
Associate Corporation Council  
City of Portland  
389 Congress St  
Portland, ME 04101  
207-874-8480

IMPORTANT NOTICE  
 YOU MAY BE ABLE TO TAKE CARE OF THIS CASE WITHOUT GOING TO COURT IF THE CHARGE IS A TRAFFIC VIOLATION OR A CIVIL VIOLATION. OR IF YOUR ANSWER TO THE APPLICABLE QUESTION BELOW IS NO.  
 Within the past 12 months, have you been found guilty or liable to have committed or signed a plea admitting or admitting with explanation:  
 Any fisheries and wildlife violation (if the charge is a fisheries and wildlife violation)?  YES  NO  
 Any marine resources violation (if the charge is a marine resources violation)?  YES  NO  
 Any forest service violation (if the charge is a forest service violation)?  YES  NO  
 If you are unable to call the Clerk's office at the telephone number \_\_\_\_\_

353756

Law Enforcement Case No. Maine District Court Docket No. \_\_\_\_\_

**UNIFORM SUMMONS AND COMPLAINT**

CRIMINAL:  ARREST  BAIL \$ \_\_\_\_\_ NO. \_\_\_\_\_  
 CIVIL VIOLATION  FISHERIES AND WILDLIFE  MARINE RESOURCES  
 TRAFFIC VIOLATION  FOREST SERVICE  
 State of Maine / Municipality of Portland v.

Grattelo James  
 Last First Middle (Defendant)

Mailing Address: 550 Warren Ave Suite 1  
 City/Town Portland State ME Zip 04103

OPERATOR	LICENSE NUMBER					STATE	DATE OF BIRTH
	HAIR	EYES	HEIGHT	WEIGHT	SEX	RACE	AGE
VEHICLE		REGISTRATION NUMBER				STATE	
<input type="checkbox"/> C.M.V. > 26,000 lbs.		COLOR		YEAR	MAKE	BODY	
<input type="checkbox"/> HAZ. MAT.		<input type="checkbox"/> BUS > 15 PASSENGERS					
The defendant did commit the following offense on or about		MONTH	DAY	YEAR	AT	TIME	AT
RT / ST / PL		CITY/TOWN			DIV	CODE	

Speeding: Alleged \_\_\_\_\_ mph; Legal \_\_\_\_\_ mph.  Radar VIOLATION (Title \_\_\_\_\_ Section/Ordinance \_\_\_\_\_) Viol. Code \_\_\_\_\_

Fire Alarm system at #550 Warren Ave Suite 1. System Trouble for year or more. Fire R+R. Section 5.1

Officer's name, printed Messinger Craig R.  
 Date of service: 7/14/2015  
 Dept. Fire Troop \_\_\_\_\_ OFF. NO. 29

**YOU ARE HEREBY DIRECTED TO APPEAR BEFORE THE MAINE DISTRICT COURT AT:**  
205 Newbury St Portland ME 04101  
 STREET ADDRESS CITY/TOWN STATE ZIP  
9/14/2015 A.M./P.M. (207)  
 DATE TIME COURT TELEPHONE NO.

I promise to appear in Maine District Court at the place, date, and time described above.  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

STREET ADDRESS CITY/TOWN STATE ZIP  
 (MAILING ADDRESS IF DIFFERENT FROM ABOVE)

Your signature does not constitute an admission or plea of guilty to the above violation(s). However, refusal to sign after having been ordered to do so by a law enforcement officer is a separate Class E crime for which you may be arrested.  
 The undersigned states that he/she has probable cause to believe and does believe that the person named above committed the violation set forth herein.

Signature \_\_\_\_\_ Dept. \_\_\_\_\_  
 Sworn to before me on \_\_\_\_\_ (Dep.) Clerk

FOR WAIVER DISPOSITION ONLY		Fine Amt.
Date _____	Guilty/Offense committed _____	\$ _____
Fine Amt. _____	Signature (Dep.) Clerk _____	<input type="checkbox"/> Paid

COURT / PROSECUTOR