

48 DANFORTH HTS.
48 Salem Street

58-A-13

| REQUEST FOR SERVICE | | | | | | | | PORTLAND HEALTH DEPARTMENT | | | |
|----------------------|---|---------------------------------|--|----------------------------------|--------|--|----------------------------------|----------------------------|------|--|--|
| DATE RECEIVED | 5-13-80 | | | BY | L.D.N. | | DISTRICT | ENV SANIT | | | |
| REQUEST BY | NAME | Business Council for Rose Frank | | | | | | | | | |
| | ADDRESS | 210 Dauforth St | | | | | | | | | |
| OWNER | NAME | Dauforth Heights | | | | | | | | | |
| | ADDRESS | 48 Seaside St. (Main floor) | | | | | | | | | |
| CONDITIONS | ADDRESS | APT # 110 | | | | | | | | | |
| | <p>Several Beetles (specimens brought in) have been found in this apt. & the manager has refused to contact.</p> | | | | | | | | | | |
| COMMENTS | <p>Delivered to Environmental</p> | | | | | | | | | | |
| SPECIAL INSTRUCTIONS | <p>Environmental</p> | | | | | | | | | | |
| DIVISION | <input checked="" type="checkbox"/> SANITATION | | | <input type="checkbox"/> HOUSING | | | <input type="checkbox"/> NURSING | | | | |
| PRIORITY | <input type="checkbox"/> ROUTINE | | | <input type="checkbox"/> SPECIAL | | | | | | | |
| | <input type="checkbox"/> URGENT | | | REPORT TO | | | BY | | DATE | | |

REQUEST FOR SERVICE

PORTLAND HEALTH DEPARTMENT

| | | | | | |
|---|-------------------------------------|------------------------------------|--------------------------|-----------|--------------------------|
| DATE RECEIVED | 5-13-80 | BY | L. D. N. | DISTRICT | ENV. SANIT |
| REQUEST BY | NAME | Lawrence Councilly for Pat Doquice | | | |
| | ADDRESS | 223A DANFORTH ST. | | | |
| OWNER | NAME | DANFORTH HEIGHTS | | | |
| | ADDRESS | 48 Sakau St (interior) | | | |
| CONDITIONS | ADDRESS | | | | |
| ANTS have infested this apt & others in the building. | | | | | |
| COMMENTS | | | | | |
| <i>Delivered to Environmental</i> | | | | | |
| SPECIAL INSTRUCTIONS | | | | | |
| DIVISION | <input checked="" type="checkbox"/> | SANITATION | <input type="checkbox"/> | HOUSING | <input type="checkbox"/> |
| PRIORITY | <input type="checkbox"/> | ROUTINE | <input type="checkbox"/> | SPECIAL | BY |
| | <input type="checkbox"/> | URGENT | <input type="checkbox"/> | REPORT TO | DATE |

OK
BY ML
DATE 6-4-80

FOR FILING ONLY C

April 16, 1980

Federal Management Co., Inc.
720 Statler Office Building
20 Providence Street
Boston, Mass. 02116

Att: Mr. Jay Schochet & Mr. Edward Brice

Dear Sirs:

Re: 48 Salem St. - 58-A-13

We recently received a complaint and an inspection was made by Housing Inspector Merlin Leary of the property owned by you at 48 Salem Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing condition:

- ~~1. Apartment #107 and second floor middle hall hallway ceiling - Determine the reason and remedy the conditions causing leakage in the above mentioned apartment and hallway. 3-a~~

The above mentioned condition is in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before May 16, 1980.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle D. Noyes
Lyle D. Noyes,
Housing Code Administrator

Inspector M. Leary

M. Leary

jur

INSPECTION RECOMMENDATIONS

LOCATION 42 Salem St

PROJECT NDP

SPECTOR M Leary

OWNER Jay Schacht
Federal Management

| NOTICE OF HOUSING CONDITIONS | | HEARING NOTICE | | FINAL NOTICE | |
|------------------------------|----------------|----------------|---------|--------------|---------|
| Issued | Expired | Issued | Expired | Issued | Expired |
| <u>4-16-80</u> | <u>5-16-80</u> | | | | |

reinspection was made of the above premises and I recommend the following action:

| | | |
|---------------|--|-----------------------|
| TE | ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ | POSTING RELEASE _____ |
| | SATISFACTORY Rehabilitation in Progress | |
| | Time Extended To: _____ | |
| | Time Extended To: _____ | |
| | Time Extended To: _____ | |
| | UNSATISFACTORY Progress Send "HEARING NOTICE" _____ | "FINAL NOTICE" _____ |
| | "NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units _____ | |
| | UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____ | |
| <u>6-4-80</u> | INSPECTOR'S REMARKS: <u>Violations corrected. Inspected & met with owner & repaired work. Contacted tenant</u> | |
| | INSTRUCTIONS TO INSPECTOR: _____ | |

15

Federal Management Co., Inc.

A SUBSIDIARY OF Schochet Associates

720 STATLER OFFICE BUILDING
TEL. (617) 482-8925

BOSTON, MASS. 02116
CABLE: SCHOCHET BOSTON

May 8, 1980

Mr. Lyle D. Gates
Housing Code Administrator
City of Portland
Portland City Hall
Room 315
Portland, ME 04101

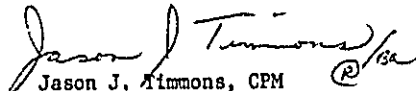
RE: 48 Salem Street
58-A-13

Dear Mr. Gates:

Enclosed is a copy of a contract between us and Casco Waterproofing Company to install a floor drainage system to take care of the above-captioned problem.

We will notify you when the work has been completed.

Sincerely,


Jason J. Timmons, CPM
Executive Vice President

JJT/kp



CASCO WATERPROOFING COMPANY

894 BRIDGTON ROAD • WESTBROOK, MAINE • Phone (207) 856-6411 or (207) 774-3049

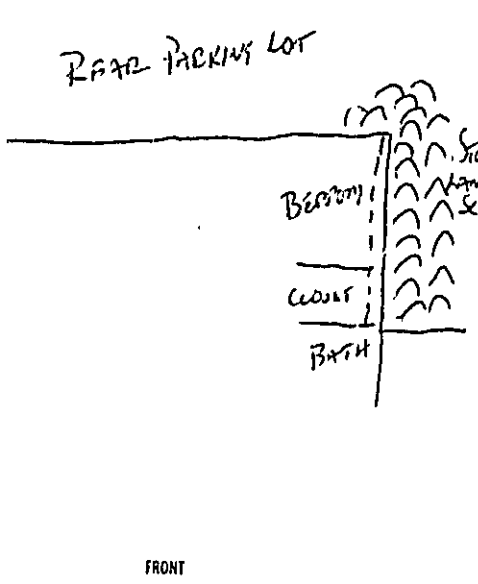
CASCO WATERPROOFING CO., INC hereafter referred to as Seller agrees to sell and the undersigned Buyer and all Co Buyers who sign below, jointly and severally, agree to buy the following goods materials and services which are to be used in servicing the below grade masonry of real property to which Buyer warrants that he has legal record title and which is located at

48 SALEM ST
Number and Street
ROSTAND
City or Town
CAMB
County
MAINE
State

Buyer desires that Seller provide the following goods, materials and services at the above address

SPECIFICATIONS: DIAGRAM OF AREA CUSTOMER REQUESTS TO BE SERVICED

Appropriate checks must be initialed by Buyer.



- FOUNDATION**
- Concrete
 - Block
 - Stone
 - Brick
- OTHER**
- Outside Concrete _____ ft.
 - Linear Footage _____ 20 _____ ft.
 - Possible Floor Problem
- PROCEDURES**
- Silicone Exterior Foundation
 - Caulk Basement Windows
 - Seal Outside Coves
 - Reinforce Foundation Cracks Where Required
 - Deodorize Basement
- INSTALL**
- Sub-Surface Drainage System
 - Floor Drainage System
 - Submersible Sump Pump Relief System

Buyer and Co Buyer(s) jointly and severally agree(s) to pay Seller for the above materials and services as follows
CASH PRICE \$ 425 CASH DEPOSIT WITH EXECUTION OF CONTRACT \$ _____
CASH PAYMENT UPON FINAL COMPLETION \$ 425

SERVICE AGREEMENT

Seller agrees to service the seepage of water through the sub soil masonry walls for the areas specified herein for a period of one year from the date of this agreement, without additional charge to Buyer for labor or materials. Such agreement may be extended yearly for a period of up to two (2) years, for an additional sum of \$750 per year, payable each consecutive year by Buyer on or before the anniversary date of this agreement, provided Buyer has fulfilled all the terms and conditions of this agreement.

THIS AGREEMENT IS SUBJECT TO THE ADDITIONAL PROVISIONS SET FORTH ON THE REVERSE SIDE HEREOF, THE SAME BEING INCORPORATED HEREIN. REFERENCE THIS CONTRACT CONTAINS THE ENTIRE AGREEMENT BETWEEN BUYER AND SELLER AND NO OTHER REPRESENTATIONS, AGREEMENTS OR WARRANTIES, ORAL OR WRITTEN, SHALL BE BINDING ON SELLER.

THE OWNER (BUYER) HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS CONTRACT

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

Executed by all parties this 5th day of May, 1980.

SELLER: [Signature] Ex. V.P. Address: ABOVE

BUYER: [Signature] FEDERAL MAINTENANCE CO INC Address: 720 STATLER OFFICE BUILDING BOSTON, MASS 02116

CO-BUYER: [Signature] Address: _____

October 26, 1979
65 Summer Street
Portland, Maine 04102

Charles Pace
Housing Management Division
HUD
Norris F. Cotton Building
275 Chestnut Street
Manchester, N.H. 03103

Dear Mr. Pace:

In an effort to keep HUD fully informed of the situation at Danforth Heights in Portland recognizing the latest deadline re: the rent increase request by the owner is days away, we wish to provide you with the following information.

The City of Portland's legal action against Jason Schochet and Federal Management was today carried over by the Portland District Court into November and therefore remains unresolved. Federal Management says that the conditions leading to the City's citation for violation of the Housing Code have been substantially repaired but the City, through its Neighborhood Conservation Office, has made it clear that if all work is indeed completed there still must be substantial rainfall in order to determine if all leaks have been permanently repaired before a final resolution can be arrived at. It should be noted that as recently as a week and a half ago there still were leaks in several apartments in the C building at 48 Salem Street.

Based on discussions with officials at the Portland Housing Authority it is our understanding that Federal Management is not yet in compliance with that agency's housing standards. Consequently, the Portland Housing Authority intends to withhold rent payment for at least one of "its units" for the month of November until all repairs cited by its inspectors have been completed. We understand you have been advised of this situation by the PIA.

In addition, State Representative Laurence Connolly spoke today via a telephone conference call with Jason Timmons and Ron Paulito of Federal Management regarding management's progress in completing repairs as agreed at our 10/16/79 meeting and again in our letter of 10/19/79 to Jason Schochet (this is the so-called memorandum of understanding). Mr. Connolly was informed that an effort was finally underway to do the minimal work all parties agree must be completed prior to HUD approval of a rent increase. He was told that several items on the list of repairs could not be finished by October 31 and will have to be finished by the middle to the end of November. These include repair of leaks around windows, repair of interior damage caused by leaks, repair of plumbing and interior damage caused by plumbing problems, and cleaning of rugs and painting of hallways in the A, B, and C buildings.

Based on our own inspections of this past week, the information provided today by Federal Management stating all agreed repairs will not be completed by October 31, the fact that the Portland Housing Authority will continue to withhold rent for the month of November, and the fact that the City of Portland's legal action vs. the owner has not been satisfactorily resolved, HUD cannot in good faith approve a rent increase as requested at this time. All promises must be fulfilled and legal actions resolved before HUD can consider approval of a rent increase at Danforth Heights.

We intend to send you updated information on Tuesday, October 30, by telegram. We trust your obligations to tenants at Danforth Heights will be met. It is not our intention to cause undue hardship to the owner and management. However we do

Pace:

-2-

feel the issues are clear and that the agreements to which you were a witness are most reasonable. Indeed, many tenants feel we have compromised our position too much. We intend, however, to keep our word and trust HUD will hold owner and management to theirs.

We understand that there is a possibility that HUD inspectors may visit Danforth Heights prior to the end of the month. Should that happen we expect that HUD will notify us in advance in order that we can make arrangements to accompany them.

Sincerely,

Mary Gage
Cochran Tenants Association

cc: Governor Joseph Erenman
Senator Edmund Muskie
Joseph Gray, Neighborhood Conservation Office
Pine Tree Legal Assistance, Inc.

HOUSING DIVISION - HEALTH DEPARTMENT
CITY OF PORTLAND

DOCKET NO. _____
LOCATION 48 Salem Street
Danforth Heights
PHONE # _____

A. OWNER - AGENT - TENANT Jay Schochet
B. INSPECTOR (WITNESS) N. Cough

DATES:

A. FIRST NOTICE 9-12-78 EXPIRED 10-12-78 NO. VIOLATIONS 1
B. ADMINISTRATIVE HEARING SET _____ APPEARED: YES _____ NO _____
C. RESULTS OF ADMIN. HEARING _____
D. ADMINISTRATIVE DECISION _____ TIME EXTENDED TO Several Extensions Granted
E. FINAL NOTICE _____ NO. VIOLATIONS _____
F. LATEST RE-INSPECTION 5-25-79 NO. VIOLATIONS Overall roof leaks
G. TO CORPORATION COUNSEL -
REQUEST FOR LEGAL ACTION 5-31-79 REQUEST RETURNED _____
H. DATE COMPLAINT FILED IN DISTRICT COURT _____
I. EXPLANATION FOR COURT ACTION Failure to repair leaking roof
J. TO APPEAR AT DISTRICT COURT 8-31-79

COURT ACTION DATE: 8-31-79
A. PLEA TO _____ JUDGE Devine
B. COUNTY ATTORNEY Lourie ATTORNEY Emerson PHONE _____
C. INSPECTOR -- TIME --
D. DISPOSITION Continued to 9-21-79 by agreement of Corp. Counsel and Defense Counsel

COURT ACTION DATE: 9-21-79
A. PLEA TO _____ JUDGE Devine
B. COUNTY ATTORNEY Lourie ATTORNEY Emerson
C. INSPECTOR --- TIME ---
D. DISPOSITION Continued to 10-26 - repairs in progress

COURT ACTION

DATE: 10-26-79

- A. PLEA TO / -- JUDGE --
B. COUNTY ATTORNEY Lourie ATTORNEY Emerson PHONE #
C. INSPECTOR TIME --
D. DISPOSITION Continued to 11-2-79 - but defense atty. filed motion on 10-30-79

COURT ACTION

DATE: 10-30-79

- A. PLEA TO JUDGE Rogers
B. COUNTY ATTORNEY Lourie ATTORNEY Emerson
C. INSPECTOR Cough-MacIsaac TIME 3 hours
D. DISPOSITION Defense attorney filed motion for dismissal, judge agreed, case dismissed.

COURT ACTION

DATE:

- A. PLEA TO JUDGE
B. COUNTY ATTORNEY ATTORNEY
C. INSPECTOR TIME
D. DISPOSITION

COURT ACTION

DATE:

- A. PLEA TO JUDGE
B. COUNTY ATTORNEY ATTORNEY
C. INSPECTOR TIME
D. DISPOSITION

COURT ACTION

DATE:

- A. PLEA TO JUDGE
B. COUNTY ATTORNEY ATTORNEY
C. INSPECTOR TIME
D. DISPOSITION

Federal Management Co., Inc.

A SUBSIDIARY OF Schochet Associates

720 STATLER OFFICE BUILDING
TEL. (617) 482-8026

BOSTON, MASS 02118
CABLE: SCHOCHET BOSTON

May 19, 1980

Mr. Lyle D. Noyes
Housing Code Administrator
City of Portland
City Hall
Portland, ME 04101

RE: 48 Salem Street, #107
58-A-13

Dear Mr. Noyes:

The conditions causing the above-captioned violation have been corrected. A floor drainage system has been installed in Apartment 107 at the above address. In addition, the leakage in the second floor middle hall exitway ceilings has been corrected.

A reinspection may be scheduled.

Sincerely,

Jason J. Timmons
JASON J. TIMMONS, CPM®
Executive Vice President

JJT/kp
cc: Mr. Merlin Leary

*Merlin
F. Y. I.
Check out after the
next inspection - 5/21/80
Y. C.*

Federal Management Co., Inc.

A subsidiary of Schochet Associates

720 STATLER OFFICE BUILDING
TEL (617) 482-8925

BOSTON, MASS 02116
CABLE: SCHOCHET BOSTON

May 19, 1980

Mr. Lyle D. Noyes
Housing Code Administrator
City of Portland
City Hall
Portland, ME 04101

RE: 48 Salem Street, #107
58-A-13

Dear Mr. Noyes:

The conditions causing the above-captioned violation have been corrected. A floor drainage system has been installed in Apartment 107 at the above address. In addition, the leakage in the second floor middle hall exitway ceilings has been corrected.

A reinspection may be scheduled.

Sincerely,


Jason J. Timmons, CPM®
Executive Vice President

JJT/kp
cc: Mr. Merlin Leary

Federal Management Co., Inc.

A SUBSIDIARY OF SCHOCHET ASSOCIATES

720 STATLER OFFICE BUILDING
TEL. (617) 482-8925

BOSTON, MASS. 02116
CABLE: SCHOCHET BOSTON

April 25, 1980

Mr. Lyle D. Noyes
Housing Code Administrator
City of Portland
Portland City Hall - Room 315
Portland, Maine 04101

Re: 48 Salem Street

Dear Sir:

We are in receipt of your letter dated April 16, 1980 concerning the leak at the above referenced address. Please be advised that we are currently in the process of obtaining quotes from contractors and waterproofing companies to make the necessary repair.

We will keep you informed of our progress.

Sincerely,



Bette Anderson

Corrected 10/2/78 - X

September 12,, 1978 ✓

Federal Management Company, Inc.
720 Statler Office Building
20 Providence Street
Boston, Mass. 02116
Atten: Mr. Jay Schochet & Mr. Edward Rice

X

Dear Sirs: Re: 48 Salem Street, Portland, Maine NCP-West End 58-A-13

We recently received a complaint and an inspection was made by Housing Inspector Gough of the property owned by you at 48 Salem Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- 1. ~~Apartment 104C, 204C, 241G, 205C, 606C, 108B, 110B.~~
~~OVERALL - ROOF - determine the reason and remedy the conditions causing leakage in the above-mentioned apartments.~~ 31f
- ok 2. ~~Apartment 110C - Provide adequate supply of hot water for this apartment.~~ 6c

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 12, 1978.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By *Lyle D. Noyes*
Lyle D. Noyes,
Chief of Housing Inspections

Inspector *M. Gough*
M. Gough

PS Form 3811, Nov. 1976

SENDER Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- Show to whom and date delivered 25¢
 - Show to whom, date, & address of delivery 45¢
 - RESTRICTED DELIVERY. Show to whom and date delivered 85¢
 - RESTRICTED DELIVERY. Show to whom, date, and address of delivery .. \$1 05
- (Fees shown are in addition to postage charges and other fees).

2. ARTICLE ADDRESSED TO:
Federal Management Co., Inc.
750 State Office Bldg.
29 Hampshire St.
Boston, Mass 02116
Attn: G. Scherler & E. Rice

3. ARTICLE DESCRIPTION:

| | | |
|----------------|---------------|-------------|
| REGISTERED NO. | CERTIFIED NO. | INSURED NO. |
| | 520031 | |

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized Agent

[Signature]

4. DATE OF DELIVERY *9/18/78* POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

78

A

205
612 EARL

WINDMILL HILL MAINE 511
MAR 30 2

g
K
H
S
M
L
L
C
O
U
N
T
Y
O
F
M
A
I
N
E

OK
BY: MLC
DATE: 10/30/79
1616

September 12, 1978

US
105

Federal Management Company, Inc.
720 Statler Office Building
20 Providence Street
Boston, Mass. 02116
Attn: Mr. Jay Schochat & Mr. Edward Rice

Dear Sirs: Re: 48 Salem Street, Portland, Maine NCP-West End 58-A-13

We recently received a complaint and an inspection was made by Housing Inspector Gough of the property owned by you at 48 Salem Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

1. ~~Apartment 104C, 204C, 241C, 205C, 606G, 108B, 110E.
 OVERALL ROOF - determine the reason and remedy the conditions
 causing leakage in the above mentioned apartments. 3a~~
2. ~~Apartment 110C - Provide adequate supply of hot water for this
 apartment. 6c~~

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before October 12, 1978. 140 10160

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

By Lyle D. Noyes
Lyle D. Noyes,
Chief of Housing Inspections

Inspector N. Gough

107
107
903
112C
STUD LOWERS
USTIC
205
4/2/79
all done

5-2179-4
612-6060
205
107
LEAKS USTIC

REINSE 205
2478

March 14, 1979

Federal Management Co., Inc.
720 Statler Office Bldg.
20 Providence Street
Boston, Mass. 02116
Attn: Mr. Jay Schochet & Mr. Edward Rice

Dear Sirs: Re: 48 Salem Street, Portland, Maine NCP-WE 58-A-13

A recent inspection was made by Housing Inspector Gough of the property owned by you at 48 Salem Street, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- ~~1. SIXTH-FLOOR-RIGHT-REAR-EXTERIOR-WALL - replace missing siding. 3a~~
- ~~2. FIRST & SECOND-FLOORS--RIGHT-MIDDLE-HALL-WINDOWS-- replace broken glass. 3c~~
- ~~3. FIRST-FLOOR-LEFT-FRONT-EXTERIOR-WALL-- replace broken downspout. 3a~~
- ~~4. THIRD FLOOR RIGHT-HALL WALL-- repair broken emergency lights. 8a~~
- ~~5. SECOND & SIXTH-FLOORS- MIDDLE-HALL-WALLS-- replace missing plaster. 3b~~
- 5. BASEMENT & 1- CLOSET WALL-BEDROOM- repair leak in the rear bedroom. 3a

The above mentioned conditions are in violation of Chapter 307 of the Municipal Code of the City of Portland, Maine, and must be corrected on or before April 14, 1979.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E. Gray, Jr., Director
Neighborhood Conservation

Inspector M. Gough
5-25-79

By Lyle D. Noyes

1 DAY NOT SHORT HEAVY RAIN

PAGE 5

69 DU'S
200
137 00
RE 8/19-79

7- ONE DAY NOT SHORT HEAVY RAIN

STRUCTURE 6 YRS OLD

1015 HARKLEY + HALL (waterproofing) 1015
1015 COVERLLO

DANFORTH HEIGHTS APTS
48 SALON ST
CITY

ATTY JOHNY DESJARDINS

107

52579 204 LEGAL PI, CLOSET NO LEAK 6/17 7-1 LEAK IN CLOSET - 8/30 NO LEAK
 179 NA 205 LEGAL STILL LEAKS BDRM 6/19 NA 7-1 NA (8/30 NA)
 102 NA 206 NO LEAK 7-1 NA
 102 NA 207 NA NA LEAKS IN HALL BESIDE FRONT DOOR 6/19 NO LEAK 8/30 LEAKS
 201 NO LEAK 7-1 NO LEAK NEVER
 202 NA NA 7-1 NA
 203 NA NA 7-1 NA

102 NA 203 LEAK IN FOLS YRS 8/30/79 TRASK

614 NA NA NA
 613 NA NA NA
 612 NA = RIF BD LET LIVING MARRA ROBINSON NO LEAK 6/19 (8/30 NA)
 611 NO LEAK NO LEAK 7-1
 610 NO LEAK NO LEAK 7-1
 609 NA NA NA NA
 607 NA NA NA CONTACTED TENANT NO LEAK (8/30)
 608 NO LEAK 7-1 NO LEAK NEVER ANY PROBLEM
 602 NO LEAK NA
 601 NA NA NO LEAKS IN HALL BESIDE FRONT DOOR NO LEAK 6/19
 603 C NA NA 7-1 NA 8/30 CT NO LEAK
 604 NA NA NEVER LEAKED 7-1-79
 605 NA NA
 606 NO LEAK NA

104 NA 104 ADDED LEAK - GAGE / HALL OUTSIDE 104 LEAKS (8/30 DUMP)
LEAK BY CL LE

102 NA 101-C CLOSET STILL LEAKS (8/30) STILL LEAKS + BDRM

1011 # 503
303 TRASK LEAKS

107

52579 204 LEGASPI, CLOSEL
205 USTIC STILL LEAKS BARN
206 NO LEAK
207 NA NA LEAKS IN HALL BESIDE FRONT DOOR
201 NO LEAK
202 NA NA
203 NA NA

614 NA NA
613 NA NA
329 612 NA = RIF BD CE + LIVING MARTHA ROWANSON
611 NO LEAK
610 NO LEAK
609 NA NA
607 NA NA
608 NO LEAK
602 NO LEAK

509 601 NA NA LEAKS IN HALL BESIDE FRONT DOOR
603 C. NA NA
604 NA NA
605 NA NA
606 NO LEAK

REINSPECTION RECOMMENDATIONS

LOCATION 45 SALEM

INSPECTOR Gough

PROJECT N.P.

OWNER FED. MOUNT EXP

NOTICE OF HOUSING CONDITIONS
Issued _____ Expired MAY 14

HEARING NOTICE
Issued _____ Expired _____

FINAL NOTICE
Issued _____ Expired _____

APR 14 91

A reinspection was made of the above premises and I recommend the following action:

DATE _____ ALL VIOLATIONS HAVE BEEN CORRECTED _____ POSTING RELEASE _____
Send "CERTIFICATE OF COMPLIANCE" _____

SATISFACTORY Rehabilitation in Progress
Time Extended To: _____

Time Extended To: _____

Time Extended To: _____

UNSATISFACTORY Progress
Send "HEARING NOTICE" _____ "FINAL NOTICE" _____

"NOTICE TO VACATE"
POST Entire _____
POST Dwelling Units _____

UNSATISFACTORY Progress
"LEGAL ACTION" To Be Taken _____

41879 716 INSPECTOR'S REMARKS: active - waiting on parts for emergency
lights - ota 7 days

INSTRUCTIONS TO INSPECTOR: _____

Federal Management Co., Inc.

A SUBSIDIARY OF SCHOCHET ASSOCIATES

720 STATLER OFFICE BUILDING
TEL. 617 482-8926

BOSTON, MASS. 02116
CABLE: SCHOCHET BOSTON

March 20, 1979

Mr. M. Gough, Inspector
City of Portland
Neighborhood Conservation
389 Congress Street
Portland, Maine 04101

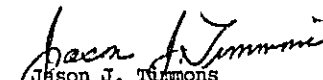
Re: 48 Salem Street
Portland, Maine

Dear Mr. Gough:

Your letter of March 14, 1979 has been forwarded to the maintenance staff at Danforth Heights for immediate action.

As soon as the conditions have been rectified, you will be contacted for an inspection.

Sincerely,


Jason J. Timmons
Executive Vice President

JJT/mbh

cc: Glenyce Underhill

Federal Management Co., Inc.

A SUBSIDIARY OF Schochet Associates

720 STATLER OFFICE BUILDING

BOSTON, MASS. 02116

TEL. (617) 482-8925

CABLE: SCHOCHET BOSTON

20 PROVIDENCE ST.

September 29, 1978

Mr. Lyle D. Noyes
Chief of Housing Inspections
City of Portland
City Hall
Portland, Maine

Dear Mr. Noyes:

We received your letter concerning the leaks in various apartments at Danforth Heights. We have been in touch with roofing contractors who will be submitting bids to us for correcting these leaks. As soon as these bids have been received a contractor will be chosen and the work will be done.

Sincerely,



Bette J. Anderson

make

FYI

Please file

[Signature]

11/2/78
memo

Roofers will be
at South's Hqts. to
finish job tomorrow.

L

Joe Simmons. Office
Called today

DANFORTH HEIGHTS

J. Timmons

Fed'l Mgmt.

Ptd 772-4386

Boston 617-482-8925

one section of roof
completed - will complete
the rest soon but probably
won't be finished by end
of Oct,

~~SECRET~~
~~SECRET~~

To M. Joseph
Date 1/27/78 Time 3:35

WHILE YOU WERE OUT

M Gay Timmons
of Danforth Heights
Phone 772-4386

| | | | |
|-------------------|-------------------------------------|-------------------|-------------------------------------|
| TELEPHONED | <input checked="" type="checkbox"/> | PLEASE CALL | <input checked="" type="checkbox"/> |
| CALLED TO SEE YOU | <input type="checkbox"/> | WILL CALL AGAIN | <input type="checkbox"/> |
| WANTS TO SEE YOU | <input type="checkbox"/> | URGENT--RET. CALL | <input type="checkbox"/> |

Message _____

Deb
CLERK

Wink
F-IT
To

Syle

Date 23rd Time 11:25

(over)

WHILE YOU WERE OUT

SEE RUTH WMS
ACT ANGR
M Jay Timmons
of 617-482-8925
Phone Boston - Fed Management

| | | | |
|-------------------|-------------------------------------|------------------|--------------------------|
| TELEPHONED | <input checked="" type="checkbox"/> | PLEASE CALL | <input type="checkbox"/> |
| CALLED TO SEE YOU | <input type="checkbox"/> | WILL CALL AGAIN | <input type="checkbox"/> |
| WANTS TO SEE YOU | <input type="checkbox"/> | URGENT-RET. CALL | <input type="checkbox"/> |

Message re: Danforth
flights roof - are
fixing now - 48
Salem has been repaired
& workers will be back in
today, should be
completed by end of month.

INSPECTOR Gough

48 SALEM ST

SEPT 9-12-78 REC'D COMPLAINT & SENT L.D.

OCT 10-5-78 CRE WAITING ON CONTRACTOR'S OTR CREDIT

OCT 10-11-78 CRE SAME OTR

OCT 10-12-78 CRE WAITING ON HVD LOAN OTR

OCT 10-24-78 CRE WORK STARTED OTR ✓ 2 DAYS

OCT 10-27-78 TIMMONS CALLED SAID WORK TO BE FINISHED
BY END OF OCT 28

NOV 11-6-78 STILL NOT ENOUGH SUBSTANTIAL RAIN TO
CK ROOF LEAK - MET W/ TOM CARSEN FROM BOSTON
"CHIEF OF MAINTENANCE" WHO SAID ROOFERS FROM
BOSTON WOULD BE DOWN WED TO COMPLETE
REPAIRS

NOV 11-8-78 W - CONTACTED J. TIMMONS + HIS BOSTON
ROOFER A.R. POSKEY WHO EXPLAINED DUE
TO RAIN IN BOSTON WORK WAS BEING
SET BACK A FEW DAYS - CREW SHOULD
BE UP SAT OR MON TO FINISH

NOV 15 W WORKERS TOOK TWO DAYS TO COMPLETE
MON + TUE - NOW COMPLETE - WILL
REIN RETER OR DURING NEXT HEAVY
RAIN STORM

REINSPECTION RECOMMENDATIONS

LOCATION 48 SALEM

INSPECTOR [Signature]

PROJECT NOP

OWNER FED. MARSH

| NOTICE OF HOUSING CONDITIONS | | HEARING NOTICE | | FINAL NOTICE | |
|------------------------------|----------|----------------|---------|--------------|---------|
| Issued | Expired | Issued | Expired | Issued | Expired |
| 9/27/78 | 10/12/78 | | | | |

A reinspection was made of the above premises and I recommend the following action:

| DATE | | |
|------|--|--|
| | | ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ POSTING RELEASE _____ |
| | | SATISFACTORY Rehabilitation in Progress Time Extended To: _____ |
| | | Time Extended To: _____ |
| | | Time Extended To: _____ |
| | | UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____ |
| | | "NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____ |
| | | UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____ |

INSPECTOR'S REMARKS: CRW CT ACT

10-5 MIG CRW CT ACT

10-11 MIG CRW CT ACT

10-12 MIG CRW CT ACT

10-24 MIG CRW CT ACT

10-30 MIG LDC

1-5 MIG new leak CO RR 1-15-79

1-15 MIG institute CO WILL RESHOW 12-5-79

1-25-79 MIG SWING STORM DRAINAGE REPAIRS

1-29-79 MIG NO RR 1-24-79 (QUAKE + FLASHING) FAIR ATTEMPT MADE
HOWEVER PD STILL LEAKS BUT NOT AS BAD -
 INSTRUCTIONS TO INSPECTOR: FOR RUMBER - CHIEF of MIND (MIG)
DICK EMERSON ATTY FOR DUFFIN HEIGHTS
TOWN MANAGER - BOSTON WORKING ON TIER 1
NEW MANAGER FOR DUFFIN HEIGHTS THE UNDERHILL

REINSPECTION RECOMMENDATIONS

INSPECTOR G. Jones LOCATION 118 S. 4th St
 PROJECT WCP
 OWNER FED MUNIT

| NOTICE OF HOUSING CONDITIONS | | HEARING NOTICE | | FINAL NOTICE | |
|------------------------------|----------|----------------|---------|--------------|---------|
| Issued | Expired | Issued | Expired | Issued | Expired |
| 9-12-78 | 10-12-78 | | | | |

Reinspection was made of the above premises and I recommend the following action:

| DATE | RECOMMENDATION |
|------|---|
| | ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>1</u> POSTING RELEASE <u> </u> |
| | SATISFACTORY Rehabilitation in Progress Time Extended To: <u> </u> |
| | Time Extended To: <u> </u> |
| | Time Extended To: <u> </u> |
| | UNSATISFACTORY Progress Send "HEARING NOTICE" <u> </u> "FINAL NOTICE" <u> </u> |
| | "NOTICE TO VACATE" POST Entire <u> </u> POST Dwelling Units <u> </u> |
| | UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken <u> </u> |

INSPECTOR'S REMARKS: cont'd condall roofing (pt 111)
to give an estimate re WCP
one contacted tenants adjacent to roof where leak
problem was - they advise chipping in along roof
around over apt's w/ leakage problem - then
removing layers coats of tar -
one leak left in 2 mid hall places - contractors
sewing back 2" on 2 1/2" to repair that leak -
no leak occurrence w/ light rain thru 7-2-79
will rain next heavy rain
more common area inspection + sent list of defects
 INSTRUCTIONS TO INSPECTOR: RAINING - LEAK NOT AS BAD BUT
still persists in mid halls - roof (goodall) working on
next place + will be back to re repair on 3-7-79
goodall left for another job will contact again
goodall did + advise - advise that indicate bid immediately - to complete
3/2 9:30 AM BY 3-16-79 m. j. l.

REINSPECTION RECOMMENDATIONS

INSPECTOR Donk

LOCATION 48 JALEM ST
 PROJECT N 42
 OWNER FED ARMY

| NOTICE OF HOUSING CONDITIONS | | HEARING NOTICE | | FINAL NOTICE | |
|------------------------------|---------|----------------|---------|--------------|---------|
| Issued | Expired | Issued | Expired | Issued | Expired |
| | | | | | |

A reinspection was made of the above premises and I recommend the following action:

| DATE | RECOMMENDATION |
|------|--|
| | 'LL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" <u>NO</u> <u>LIST</u> "POSTING RELEASE" <u>before corrected</u> |
| | SATISFACTORY Rehabilitation in Progress Time Extended To: _____ |
| | Time Extended To: _____ |
| | Time Extended To: _____ |
| | UNSATISFACTORY Progress Send "HEARING NOTICE" <u>Donk</u> "FINAL NOTICE" _____ |
| | NOTICE TO VACATE POST Entire _____ POST Dwelling Units _____ |
| | UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken _____ |

9-26-79 MS INSPECTOR'S REMARKS: went on roof with civil engineer to
DETERMINE WHAT REPAIRS WERE NEEDED - HE SUGGESTED
SEVERAL AREAS OF NEGLIGENCE WERE DONE ORIGINALLY
+ SEVERAL SMALL AREAS WOULD HAVE TO BE
REPAIRED.
Dismissed by court LDC

10/29/79

INSTRUCTIONS TO INSPECTOR: _____

REINSPECTION RECOMMENDATIONS

INSPECTOR [Signature]

LOCATION 118 5th St

PROJECT N/OAD

OWNER ICM - MARRIOTT

| NOTICE OF HOUSING CONDITIONS | | HEARING NOTICE | | FINAL NOTICE | |
|------------------------------|---------|----------------|---------|--------------|---------|
| Issued | Expired | Issued | Expired | Issued | Expired |
| | | | | | |

reinspection was made of the above premises and I recommend the following action:

| DATE | | ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ POSTING RELEASE _____ |
|-----------------------------|------------|--|
| | | SATISFACTORY Rehabilitation in Progress Time Extended To: _____ |
| | | Time Extended To: _____ |
| | | Time Extended To: _____ |
| | | UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____ |
| | | "NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____ |
| 5-29-79 | MIG | UNSATISFACTORY Progress "LEGAL ACTION" To Be Taken <u>✓</u> |
| CONT'D 5-29-79 4-2-11 | MIG MIG | INSPECTOR'S REMARKS: <u>ENTIRE AREA WALLS NOW RECENTLY COATED 1/2" THK WITH BEST GRADE STAIN -</u> <u>will be finished as bid w/ heavy rain, contacted J Timmons on 4/2/79 - said he would hire local contractors to finish remedial work in days etc - told him we will take them to court if not resolved by next rain -</u> <u>met J Timmons at property - he explained work would start by Baseline ending by the week end -</u> <u>talked w/ J Timmons from Boston - some roof patching has been done - notes not finished yet sent after</u> |
| 5-15-79 | MIG | INSTRUCTIONS TO INSPECTOR: <u>next heavy rain -</u> |
| 5-21-79 | MIG | <u>RAINING LIGHTLY - still leaks</u> |
| 5-25-79 | MIG | <u>RAINING still leaks - legal action</u> |
| 5-29-79 | MIG | <u>no lead refer to page (3)</u> |

22 YEARS OF EXPERIENCE

JOHN S. CAVALLARO

SHEET METAL WORK
ROOFING
SHINGLES • ASPHALT
SLATE • GUTTERS • LINING

18 PLEASANT HILL ROAD
PALMOUTH, MAINE 04108
FREE ESTIMATES
PHONE 773-2002

Proposal

| | | |
|--|--------------|--------------------------------|
| PROPOSAL SUBMITTED TO <i>Mr. Conroy, Hebert's</i> | PHONE | DATE <i>October 2, 1979</i> |
| STREET <i>1000 ...</i> | JOB NAME | |
| CITY, STATE AND ZIP CODE <i>Portland, Me. 04107</i> | JOB LOCATION | |

We hereby submit specifications and estimates for

... of roof.
 ... over of ... joints.
 ... 6" x 9" fibre glass ...
 ... and ... in ... in.
 ...

We propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of
 three thousand one hundred _____ dollars (\$ 3,100.00)

Payment to be made as follows

... on completion of job.

"NOTICE TO OWNER"

Under the Mechanics' Lien Law, any contractor, subcontractor, laborer, materialman or other person who helps to improve your property and is not paid for his labor, services or material, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work of improvement, an original contract for the work of improvement of a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract.

Authorized Signature *[Signature]*

Note: This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: *10/5/79*

Signature *[Signature]*

Signature *[Signature]*

22 YEARS OF EXPERIENCE

JOHN S. CAVALLARO

SHEET METAL WORK
ROOFING
SHINGLES - ASPHALT
SLATE - GUTTERS - LINING

18 PLEASANT HILL ROAD
PALMOUTH, MAINE 04106
FREE ESTIMATES
PHONE 778-8098

Proposal

| | | |
|--|-------------------------------------|-------------------------|
| PROPOSAL SUBMITTED TO Dan Jones, Electric | PHONE | DATE October 2, 1977 |
| STREET 125 State Street | JOB NAME | |
| CITY, STATE AND ZIP CODE Portland, ME 04103 | JOB LOCATION Wilderness Ave. and | |

We hereby submit specifications and estimates for

Irregular gutters and conductor pipes
on buildings by City and Co.

Labor \$400.00

Louver

We propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of

Payment to be made as follows: _____ dollars (\$ 400.00)

"NOTICE TO OWNER"

Under the Mechanics' Lien Law, any contractor, subcontractor, laborer, materialman or other person who helps to improve your property and is not paid for his labor, services or material, has a right to enforce his claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work of improvement, an original contract for the work of improvement or a modification thereof, in the office of the county recorder of the county where the property is situated and requiring that a contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract.

Authorized Signature _____

Note This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature *Louise J. ...*

Date of Acceptance 10/5/77

Signature *Ex. V.P. ...*

Proposal

HASCALL & HALL, INC.
 Restoration & Waterproofing Contractors
 P. O. Box 1922 - Portland, Maine 04104
 Phone (207) 775-1481

| | | | |
|---|---------------|--------------------------|-----------------------------------|
| PROPOSAL SUBMITTED TO Unit on the Heights | | PHONE | DATE September 11, 1991 |
| STREET 16 Salem Street | | JOB NAME SALES | |
| CITY, STATE AND ZIP CODE Portland, Maine | | JOB LOCATION | |
| ARCHITECT | DATE OF PLANS | JOB PHONE | |

We hereby submit specifications and estimates for

All labor, equipment and material to complete the following scope of work on the masonry walls of the above mentioned building:

- 1. Clean and caulk all vertical joints at corners, both masonry to masonry and masonry to metal.
- 2. Clean and caulk all push and door perimeter joints.
- 3. Cut out all cracked mortar joints and repoint with factory prepared pointing mortar.
- 4. Apply two saturation coats of 15% Hydrozo clear sealer.

NOTE: As they do not appear to be leaking, the small amounts of exposed masonry at the piers in the metal covered section of the building have not been included. Also, the areas under the downspouts have not been included.

To complete the above outlined work we quote **thirteen thousand seven hundred dollars (\$13,700.00)** for a two man crew including all equipment except compressed air.

One hundred thirty five dollars per day (\$135.00/day) for a three man crew, if necessary.

Two hundred sixty five dollars per day (\$265.00/day) for a four man crew, if necessary.

Thank you for the opportunity to submit this proposal.

I, the Proposer, hereby to furnish material and labor — complete in accordance with above specifications, for the sum of **THIRTEEN THOUSAND SEVEN HUNDRED DOLLARS (\$13,700.00)** as stated above.

Payment to be made as follows:
Monthly Progress Payments - Balance Due 30 Days From Completion of Work

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be accrued only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workmen are fully covered by Workmen's Compensation Insurance.

Authorized Signature: *[Signature]*
 Date: **9/11/91**

Note: This proposal may be withdrawn by us if not accepted within **30** days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: **9/11/91**
 Signature: *[Signature]*

DANA W CHILDS
WILLIAM E. MCKINLEY
RICHARD S. EMERSON, JR.
RODERICK R. ROVZAR

COPY

CHILDS MCKINLEY EMERSON & ROVZAR
ATTORNEYS AT LAW
522 DEERING AVENUE
PORTLAND, MAINE 04103

TELEPHONE
207-773-0275
P.O. BOX 41
WOODFORDS STATION

September 17, 1979

David Lourie
Deputy Corporation Counsel
City Hall
Portland, Maine 04101

RE: City of Portland vs. William Doyle
and Jay R. Schochet

Dear David:

As I indicated in my last correspondence, my clients are taking the preliminary steps towards complete repair of the roof on "C" Building at the Danforth project. However, in order to avoid unnecessary delay and duplicitous efforts, I would appreciate it if you and/or Mr. Gough would prepare a complete list of the Housing Code violations that gave rise to the suit so that my clients may take whatever steps necessary to correct those violations. I do not want to see my clients expend many thousands of dollars to repair the roof only to find that the Housing Inspector feels Code violations still exist.

As you are aware, it is extremely important that the pending suit be dismissed before my clients are eligible to receive a rent increase. Without the benefit of the rent increase, the financial ability of maintaining the building in compliance with the standards established by the Housing Code approaches the impossible.

In addition to the specific violations referred to in the pending suit, please list any other violations that have evidenced themselves subsequent to those that gave rise to the suit. With a list of all violations in hand, my clients will be able to address themselves to the specific problems.

DANA W CHILDS
WILLIAM E. MCKINLEY
RICHARD S EMERSON JR
RODERICK R ROVZAR

COPY

CHILDS MCKINLEY EMERSON & ROVZAR

ATTORNEYS AT LAW
522 DEERING AVENUE
PORTLAND, MAINE 04103

TELEPHONE
207-773-0275
P O BOX 41
WOODFORDS STATION

September 17, 1979

David Lourie
Deputy Corporation Counsel
City Hall
Portland, Maine 04101

RE: City of Portland vs. William Doyle
and Jay R. Schochet

Dear David:

As I indicated in my last correspondence, my clients are taking the preliminary steps towards complete repair of the roof on "C" Building at the Danforth project. However, in order to avoid unnecessary delay and duplicitous efforts, I would appreciate it if you and/or Mr. Gough would prepare a complete list of the Housing Code violations that gave rise to the suit so that my clients may take whatever steps necessary to correct those violations. I do not want to see my clients expend many thousands of dollars to repair the roof only to find that the Housing Inspector feels Code violations still exist.

As you are aware, it is extremely important that the pending suit be dismissed before my clients are eligible to receive a rent increase. Without the benefit of the rent increase, the financial ability of maintaining the building in compliance with the standards established by the Housing Code approaches the impossible.

In addition to the specific violations referred to in the pending suit, please list any other violations that have evidenced themselves subsequent to those that gave rise to the suit. With a list of all violations in hand, my clients will be able to address themselves to the specific problems.

David Lourie

-2-

September 17, 1979

I believe it would be Mr. Gough's opinion that the repair of the roof would resolve most, if not all, of the violations. However, if it is necessary for us to proceed with an action before any court, I would like to be able to show that we have attempted to correct each individual violation.

I would appreciate your prompt attention to this request so that we may in turn give our prompt attention to the violations.

Very truly yours,

Richard S. Emerson, Jr.

RSE/mp

cc: M. Gough, Inspector
J. Timmons
J. Schochet

SENATE

HOWARD M. TROTZKY, PENOBSCOT, CHAIRMAN
BARBARA DILL, CUMBERLAND
CARROLL E. MINKOWSKY, ANDROSCOGGIN

PATRICIA A. ROLLINS, COMMITTEE ASSISTANT
ROBERT K. CLARKE, LEGISLATIVE ASSISTANT



HOUSE

LAURENCE E. CONNOLLY, JR., PORTLAND, CHAIRMAN
EDITH R. BEAULIEU, PORTLAND
STEPHANIE LOCKE, BERES
NEIL ROLDE, YORK
MARIAN E. GOWEN, STANBISH
JOYCE E. LEWIS, AUBURN
A. HAROLD FENLASON, DANFORTH
WALTER A. BIRT, EAST HILLINGDETT
LELAND C. DAVIS, JR., MORGANTHAU
PORTER D. LEIGHTON, HARRISON

STATE OF MAINE

ONE HUNDRED AND NINTH LEGISLATURE
COMMITTEE ON EDUCATION

NOTE -

*Thanks - I'll be away next
week. If anything develops
please give Mary Sage a call.*

*Thank again,
Terry Connelley*

THE CODMAN CHRONICLE

CODMAN TENANTS ASSOCIATION

AUGUST 31, 1979

RENT INCREASE STOPPED - TENANTS ASSOCIATION WINS MAJOR VICTORY

Kevin Cox, spokesman for the Codman Tenants Association, said today that the Department of Housing and Urban Development (HUD) announced that it had "denied the request of Federal Management to increase the rents at Danforth Heights by \$50 a month until promises to make repairs had been fulfilled." Cox said this is a major victory for tenants because of the long history of bad management, unkept promises, and neglect.

The promises made to tenants include repair of all leaks from roofs and around windows and repair of interior damage caused by leaks; providing screens for all doors and windows where they are missing or broken; provide security so that all intercoms and buzzers work, outside doors in A B & C buildings will be locked at night, provide locks and keys for all mailboxes, and provide locks for doors and windows in the Townhouses so that sticks and poles are not necessary.

The promises also include repair of all fire safety equipment and the cleaning of all hallways that are the source of attraction for ants, bugs, and roaches. Painting of townhouses, repairs to gutters and landscaping have also been sited as problems that need to be corrected.

↙ The City of Portland has continued its legal action against Federal Management for violations of the city housing code. September 21 st has been set as the court date which could result in a substantial fine for the owners. Governor Brennan and Senator Muskie have notified HUD that they are watching the situation at Danforths Heights very closely and hope that the tenants will not be ignored.

Cox said that just because the tenants have won this victory we should not think that the fight is over. We must make sure that HUD continues to keep its promises to us and not allow any rent increase until all the repairs are made.

IF YOU NEED SCREENS, YOUR APARTMENT PAINTED, REPAIRS TO YOUR APARTMENT BECAUSE OF WATER DAMAGE, LOCKS FOR YOUR DOORS, WINDOWS OR MAIL BOXES OR ANY OTHER KIND OF HELP FROM THE MANAGEMENT MAKE SURE THAT THE OFFICE HAS A WORK ORDER OTHERWISE THEY CAN SAY THEY NEVER KNEW ABOUT YOUR PROBLEM LET THE TENANTS ASSOCIATION KNOW IF YOU DON'T GET RESULTS. CALL: MARY GAGE 774-8819 or HELEN YORK 772- 7245 or LARRY CONNOLLY 775-0105

REMEMBER WE'VE WON A VICTORY LETS STAY TOGETHER AND CONTINUE TO PUT PRESSURE ON THE MANAGEMENT FOR LIVABLE CONDITIONS.

May 10, 1979

CODMAN-DANFORTH PROJECT CALLS:

INSPECTOR- GOUGH

| DATE | PURPOSE | INSPECTED | | ACTION |
|--------|-------------------------|-----------|-----------|---|
| | | STRUCTURE | DWELLINGS | |
| 9/7/78 | Complaint Investigation | 1 | 18 | List of Defects |
| 10-13 | Reinspection | 1 | 5 | Time Extension |
| 10-27 | " | 1 | 2 | " " |
| 11-6 | " | 1 | 5 | " " |
| 11-8 | " | 1 | 2 | " " |
| 11-14 | " | 1 | | " " |
| 11-15 | " | 1 | 2 | " " |
| 11-16 | " | 1 | 1 | " " |
| 1-5-79 | Complaint Investigation | 1 | 10 | Orders outstanding |
| 1-8 | Reinspection | 1 | 3 | Time Extension |
| 1-10 | " | 1 | | Incomplete reinspection |
| 1-11 | " | 1 | 2 | Time Extension |
| 1-15 | " | 1 | 2 | " " |
| 1-17 | " | 1 | | " " |
| 1-23 | " | 1 | 6 | " " |
| 1-29 | " | 1 | 3 | " " |
| 2-5 | " | 1 | 2 | " " |
| 2/13 | " | 1 | 3 | " " |
| 2-14 | " | 1 | 2 | One leak left in 2nd floor middle rear hall closet- contractors coming back the 20th or 21st to repair that leak. |
| 2-23 | " | 1 | 2 | No leak recurrence with light rain on the 22nd. Will reinspect next heavy rain. |

continud

May 10, 1979

GODMAN-DANFORTH PROJECT CALLS CONT.

INSPECTOR-GOUGH

| DATE | PURPOSE | INSPECTED | | ACTION |
|--------|------------------------|-----------|-----------|---|
| | | STRUCTURE | DWELLINGS | |
| 3-5-79 | Common Area Inspection | 1 | | Sent list of defects - 8 violations light rain - leak not as bad but still persists in Middle Rear Halls. Goodall Roofing Co., working on next bldg. and will be back to repair on 3-7-79. |
| 3-6-79 | Rainspection | 1 | | Goodall Roofing left for another roof emergency - will return 3-9. |
| 3-7-79 | " | 1 | | |
| 3-9-79 | " | | | Goodall didn't return - now local roofer will be hired immediately to complete 3-16. |
| 3-16 | " | 1 | | Entire rear hall roof now heavily coated with tar. Time Extension until next rainsp. term. |
| 4-27 | " | 1 | | First heavy rain, still leaks but not as bad. Contacted J. Timmons again on 4/30/79. Stated he would immediately hire local roofers to finish repairing roof. Seven days Time Extension. Fair attempt was made. Told Mr. Timmons if roof was not repaired will rainspect after next heavy rain. |

Muel J.

L. Connolly called, he and Mary inspected the Codman bldg this morning and say the heavy rain of yesterday entered at:

303-C kitchen ceiling. 830

2nd floor hallway at far end.

Stairway 2nd, 3rd & 4th floors

windows, main entrance stairway between 3rd & 4th.

and asks if you will check these, and other areas, before the 3:30 meeting this p.m.

DICK EMERSON WILL CALL DAVID LOWRY SEPT 10TH
SEPT 21ST Hearing

STATE OF MAINE
CUMBERLAND, ss.

DISTRICT COURT
DISTRICT Nine
DIVISION of Southern
Cumberland
Civil Violation _____

CITY OF PORTLAND,)
Plaintiff)
V.)
JAY R. SCHOCHET and)
WILLIAM DOYLE)
Defendants)

CITATION AND COMPLAINT FOR VIOLATION OF
CITY OF PORTLAND MUNICIPAL ORDINANCE
CHAPTER 307, MINIMUM STANDARDS FOR HOUSING

To the Defendant s JAY R. SCHOCHET and WILLIAM DOYLE :

This citation and complaint constitutes a commencement of a lawsuit by the Plaintiff against you for the collection of a fine of not less than \$50.00 and not more than \$1,000.00 for each day's alleged violation, pursuant to Portland Municipal Code Section 307 24 The alleged violation occurred on the 27th day of April , 19 79, and ~~consisted of~~ continued through the 2nd day of July, 1979, and consisted of your failure to correct Housing Code violations at the Codman-Danforth Heights Housing Project within a reasonable time after being so ordered by the Health Officer*.

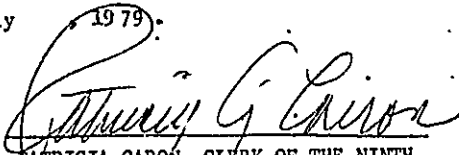
You are directed to appear in the said District Court at 142 Federal Street, Portland, Maine on the 24th day of August , 1979 , at 9:00 o'clock in the A.M. to answer the above allegations orally.

IMPORTANT WARNING: FAILURE TO APPEAR AS DIRECTED HEREIN, CONSTITUTES A CLASS E CRIME AND MAY RESULT IN THE ISSUANCE OF A WARRANT OF ARREST. IN ADDITION, IF YOU FAIL TO ANSWER AT THE TIME STATED ABOVE, OR IF YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A DEFAULT MAY BE ENTERED BY THE CLERK AND JUDGMENT ENTERED THEREON. IF THIS OCCURS, YOUR EMPLOYER MAY BE ORDERED TO PAY PART OF YOUR WAGES TO THE PLAINTIFF, OR YOUR PERSONAL PROPERTY, INCLUDING BANK ACCOUNTS AND YOUR REAL ESTATE MAY BE TAKEN TO SATISFY THE JUDGMENT. DO NOT FAIL TO ANSWER AT THE SPECIFIED TIME.

If you believe that you have not committed the civil violation alleged herein, you should talk to a lawyer. If you feel you cannot afford to pay a fee to a lawyer, you may ask the office of the Clerk of District Court at the Cumberland County Courthouse or any other County Courthouse for information as to places where you may seek legal assistance.

Dated at Portland this 30th day of July , 1979.

* As defined in
Municipal Codes


PATRICIA CARON, CLERK OF THE NINTH
DISTRICT COURT

M. GOUGH, HOUSING INSPECTOR

Docket No. _____

Aug 24

STATE OF MAINE
DISTRICT COURT

CITATION AND COMPLAINT

N7 8

117
CITY OF PORTLAND

VS.

V
JAY R. SCHOCHET and
WILLIAM DOYLE

*720 Statler Office Building
20 Providence St.
Boston, Mass.*

CHARGE:

Civil Violation of Portland
Municipal Code Chapter 307

V
ADDRESS: 720 Statler Office Building
20 Providence St., Boston,
Date ordered to appear: _____ Mass.

August 24, 1979 at 9:00 A.M.

*Buster D Mac Isaac
Asst Chief, Housing Div
Room 315 City Hall
Portland, Maine 04111*

24072



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF
NEIGHBORHOOD CONSERVATION
July 30, 1979

SHERIFF'S DEPARTMENT, SUFFOLK COUNTY
Boston, Massachusetts

Dear Sirs:

Enclosed is a citation we wish served on JAY R. SCHOCHET, 720 Statler Office Building, 20 Providence Street, Boston.

We enclose a stamped, self-addressed envelope for your convenience in returning to us the original citation with your notation on the reverse that service has been made. The carbon copy is served on the defendant.

Please bill us for your charges for this service, and our thanks for your attention.

Very truly yours,

BURTON G. MACISAAC
Assistant Chief, Housing Division

~~GREENLAND, ss.~~ COMMONWEALTH OF MASSACHUSETTS, SUFFOLK, SS

On the 12th day of July, 19 79 I made service of the citation and complaint upon the defendant Jay Schochet by delivering a copy of it to Jason Timmons, his Agent

Fees; \$5.00

Melvin M. Toon
Deputy Sheriff

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

BOSTON July 12, 1979

Then and there personally appeared before me, Sheriff of the County of Suffolk, the said Melvin M. Toon

and subscribed and made solemn oath to the truth of the foregoing return, by him subscribed, And I certify that said Melvin M. Toon and at the time of said service was a Deputy Sheriff of said County, commissioned, sworn, and duly qualified to serve civil process therein.

In witness whereof, I have hereunto set my hand this 12th day of July A.D. 1979

Dennis J. Kearney
Sheriff

STATE OF MAINE
DISTRICT COURT

July 27

DECLARATION AND COMPLAINT

Doccket No. _____

M. GOUGH, HOUSING INSPECTOR

VS.
JAY SCHOCHET, Defendant and THE CORMAN CO., INC. Defendant

720 Stetler Office Bldg
Box 7m.

CHARGE: Civil Violation of Portland Municipal Code Chapter 307

221026

ADDRESS: 720 Stetler Office Building
20 Providence Street
Boston, Massachusetts
Date ordered to appear:

July 27, 1979 at 9:00 A.M.

*City of Portland
Jason Timmons
3559 Congress St
Portland, ME 04101*

STATE OF MAINE
CUMBERLAND, ss.

DISTRICT COURT
DISTRICT Nine
DIVISION of Southern
Cumberland
Civil Violation

CITY OF PORTLAND
Plaintiff
V.
JAY SCHOCHET,
Defendant and
THE CODMAN CO., INC.
Defendant

CITATION AND COMPLAINT FOR VIOLATION OF
CITY OF PORTLAND MUNICIPAL ORDINANCE
CHAPTER 307, MINIMUM STANDARDS FOR HOUSING

To the Defendant JAY SCHOCHET AND THE CODMAN CO., INC.

This citation and complaint constitutes a commencement of a lawsuit by the Plaintiff against you for the collection of a fine of not less than \$50.00 and not more than \$1,000.00 for each day's alleged violation, pursuant to Portland Municipal Code Section 307.2. The alleged violation occurred on the 27th day of April, 1979, and ~~consisted of~~ continued through the 2nd day of July, 1979, and consisted of failure to correct Housing Code violations at the Codman-Danforth Heights Housing Project within a reasonable time after being so ordered by the Health Officer*, The Codman Co., Inc. being owner of record of the property and Jay Schochet being agent of the Codman Co., Inc. exercising care and management of the property within the meaning of Chapter 307.


You are directed to appear in the said District Court at 142 Federal Street, Portland, Maine on the 27th day of July, 1979, at 9:00 o'clock in the A.M. to answer the above allegations orally.

IMPORTANT WARNING: FAILURE TO APPEAR AS DIRECTED HEREIN, CONSTITUTES A CLASS E CRIME AND MAY RESULT IN THE ISSUANCE OF A WARRANT OF ARREST. IN ADDITION, IF YOU FAIL TO ANSWER AT THE TIME STATED ABOVE, OR IF YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A DEFAULT MAY BE ENTERED BY THE CLERK AND JUDGMENT ENTERED THEREON. IF THIS OCCURS, YOUR EMPLOYER MAY BE ORDERED TO PAY PART OF YOUR WAGES TO THE PLAINTIFF, OR YOUR PERSONAL PROPERTY, INCLUDING BANK ACCOUNTS AND YOUR REAL ESTATE MAY BE TAKEN TO SATISFY THE JUDGMENT. DO NOT FAIL TO ANSWER AT THE SPECIFIED TIME.

If you believe that you have not committed the civil violation alleged herein, you should talk to a lawyer. If you feel you cannot afford to pay a fee to a lawyer, you may ask the office of the Clerk of District Court at the Cumberland County Courthouse or any other County Courthouse for information as to places where you may seek legal assistance.

Dated at Portland this 3rd day of July, 1979

* As defined in
Municipal Codes


PATRICIA CARON, CLERK OF THE NINTH
DISTRICT COURT.

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

BOSTON

July 18, 1979

Then and there personally appeared before me, Sheriff of the County of Suffolk,
the said

Melvin M. Toon

and subscribed and made solemn oath to the truth of the foregoing return, by him
subscribed, And I certify that said Melvin M. Toon
and at the time of said service was a Deputy Sheriff of said County, commissioned,
sworn; and duly qualified to serve civil process therein.

In witness whereof, I have hereunto set my hand this 18th day of
July A.D. 1979

Dennis J. Kearney
Sheriff

Citation and complaint upon the defendant Lawrence Bianchi

leaving
by authorizing a copy of it to be at his last and usual place of abode to wit:

46 Chestnut Street, Boston.

Fees: \$25.00

Melvin J. Tom

Deputy Sheriff

Docket No. M. GOUGH, HOUSING INSPECTOR

STATE OF MAINE
DISTRICT COURT

July

CITATION AND COMPLAINT

CITY OF PORTLAND

VS:

7/27/79
LAWRENCE BIANCHI, Defendant and
46 Chestnut St. Boston
THE CODMAN CO. INC., Defendant

CHARGE:

Civil Violation of Portland
Municipal Code Chapter 307

ADDRESS: 46 Chestnut Street
Boston, Massachusetts

Date ordered to appear:

2097
~~July 27, 1979~~
July 27, 1979 at 9:00 A.M.

*City of Portland
John F. Gray
355 Congress St
Portland, Me*

STATE OF MAINE
CUMBERLAND, ss.

DISTRICT COURT
DISTRICT Nine
DIVISION of Southern
Cumberland
Civil Violation

CITY OF PORTLAND,
Plaintiff
V.
LAWRENCE BIANCHI, Defendant; and
THE CODMAN CO., INC.,
Defendant

CITATION AND COMPLAINT FOR VIOLATION OF
CITY OF PORTLAND MUNICIPAL ORDINANCE
CHAPTER 307, MINIMUM STANDARDS FOR HOUSING.

To the Defendants LAWRENCE BIANCHI AND THE CODMAN CO., INC.

This citation and complaint constitutes a commencement of a lawsuit by the Plaintiff against you for the collection of a fine of not less than \$50.00 and not more than \$1,000.00 for each day's alleged violation, pursuant to Portland Municipal Code Section 307.21. The alleged violation occurred on the 27th day of April, 1979, and ~~continued~~ continued through the 2nd day of July, 1979, and consisted of failure to correct Housing Code violations at the Codman-Danforth Heights Housing Project within a reasonable time after being so ordered by the Health Officer*, The Codman Co., Inc. being owner of record of the property and Lawrence Bianchi being President of the Codman Co., Inc. exercising care and management of the property within the meaning of Chapter 307.

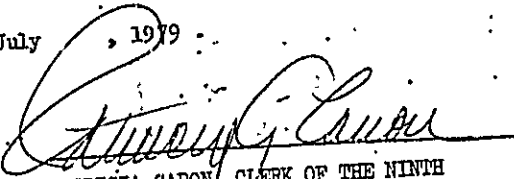
You are directed to appear in the said District Court at 142 Federal Street, Portland, Maine on the 27th day of July, 1979, at 9:00 o'clock in the A.M. to answer the above allegations orally.

IMPORTANT WARNING: FAILURE TO APPEAR AS DIRECTED HEREIN, CONSTITUTES A CLASS E CRIME AND MAY RESULT IN THE ISSUANCE OF A WARRANT OF ARREST. IN ADDITION, IF YOU FAIL TO ANSWER AT THE TIME STATED ABOVE, OR IF YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A DEFAULT MAY BE ENTERED BY THE CLERK AND JUDGMENT ENTERED THEREON. IF THIS OCCURS, YOUR EMPLOYER MAY BE ORDERED TO PAY PART OF YOUR WAGES TO THE PLAINTIFF, OR YOUR PERSONAL PROPERTY, INCLUDING BANK ACCOUNTS AND YOUR REAL ESTATE MAY BE TAKEN TO SATISFY THE JUDGMENT. DO NOT FAIL TO ANSWER AT THE SPECIFIED TIME.

If you believe that you have not committed the civil violation alleged herein, you should talk to a lawyer. If you feel you cannot afford to pay a fee to a lawyer, you may ask the office of the Clerk of District Court at the Cumberland County Courthouse or any other County Courthouse for information as to places where you may seek legal assistance.

Dated at Portland this 3rd day of July, 1979

* As defined in
Municipal Codes


PATRICIA CARON, CLERK OF THE NINTH
DISTRICT COURT



DENNIS J. KEARNEY, Sheriff

PROCESS SERVICE DIVISION
SHERIFF'S DEPARTMENT
SUFFOLK COUNTY COURT HOUSE
BOSTON, MASSACHUSETTS 02108

Postage Fees: \$5.00

BOSTON, MA 021
PM
26 JUL
1979

BOSTON MASS
JUL 26 1979
U.S. POSTAGE
25
POST OFFICE
BOSTON MASS 02108

Rec'd 8-2-79

STATE OF MAINE
CUMBERLAND, ss.

DISTRICT COURT
DISTRICT NINE
DIVISION of Southern
Cumberland
Civil Violation

CITY OF PORTLAND,
Plaintiff
v.
JAY R. SCHOCHET and
WILLIAM DOYLE
Defendants

CITATION AND COMPLAINT FOR VIOLATION OF
CITY OF PORTLAND MUNICIPAL ORDINANCE
CHAPTER 307, MINIMUM STANDARDS FOR HOUSING

To the Defendant s JAY R. SCHOCHET and WILLIAM DOYLE

This citation and complaint constitutes a commencement of a lawsuit by the Plaintiff against you for the collection of a fine of not less than \$50.00 and not more than \$1,000.00 for each day's alleged violation, pursuant to Portland Municipal Code Section 307 24 The alleged violation occurred on the 27th day of April , 19 79, and consisted of continued through the 2nd day of July, 1979, and consisted of your failure to correct Housing Code violations at the Codman-Danforth Heights Housing Project within a reasonable time after being so ordered by the Health Officer*.

You are directed to appear in the said District Court at 142 Federal Street, Portland, Maine on the 24th day of August , 1979 , at 9:00 o'clock in the A.M. to answer the above allegations orally.

IMPORTANT WARNING: FAILURE TO APPEAR AS DIRECTED HEREIN, CONSTITUTES A CLASS E CRIME AND MAY RESULT IN THE ISSUANCE OF A WARRANT OF ARREST. IN ADDITION, IF YOU FAIL TO ANSWER AT THE TIME STATED ABOVE, OR IF YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A DEFAULT MAY BE ENTERED BY THE CLERK AND JUDGMENT ENTERED THEREON. IF THIS OCCURS, YOUR EMPLOYER MAY BE ORDERED TO PAY PART OF YOUR WAGES TO THE PLAINTIFF, OR YOUR PERSONAL PROPERTY, INCLUDING BANK ACCOUNTS AND YOUR REAL ESTATE MAY BE TAKEN TO SATISFY THE JUDGMENT. DO NOT FAIL TO ANSWER AT THE SPECIFIED TIME.

If you believe that you have not committed the civil violation alleged herein, you should talk to a lawyer. If you feel you cannot afford to pay a fee to a lawyer, you may ask the office of the Clerk of District Court at the Cumberland County Courthouse or any other County Courthouse for information as to places where you may seek legal assistance.

Dated at Portland this 30th day of July , 1979 .

* As defined in
Municipal Codes .

PATRICIA CARON, CLERK OF THE NINTH
DISTRICT COURT

STATE OF MAINE
CUMBERLAND, ss.

DOYLE #4249

DISTRICT COURT
DISTRICT Nine
DIVISION of Southern
Cumberland
Civil Violation 4249

CITY OF PORTLAND
Plaintiff
V.
WILLIAM DOYLE and
JAY R. SCHOCHET
Defendant^s

CITATION AND COMPLAINT FOR VIOLATION OF
CITY OF PORTLAND MUNICIPAL ORDINANCE
CHAPTER 307, MINIMUM STANDARDS FOR HOUSING

To the Defendants WILLIAM DOYLE and JAY R. SCHOCHET :

This citation and complaint constitutes a commencement of a lawsuit by the Plaintiff against you for the collection of a fine of not less than \$50.00 and not more than \$1,000.00 for each day's alleged violation, pursuant to Portland Municipal Code Section 307.2. The alleged violation occurred on the 27th day of April, 1979, and ~~continued~~ continued through the 2nd day of July, 1979, and consisted of your failure to correct Housing Code violations at the Codman-Danforth Heights Housing Project within a reasonable time after being so ordered by the Health Officer*.

You are directed to appear in the said District Court at 142 Federal Street, Portland, Maine on the 24th day of August, 1979, at 9:00 o'clock in the A.M. to answer the above allegations orally.

IMPORTANT WARNING: FAILURE TO APPEAR AS DIRECTED HEREIN, CONSTITUTES A CLASS E CRIME AND MAY RESULT IN THE ISSUANCE OF A WARRANT OF ARREST. IN ADDITION, IF YOU FAIL TO ANSWER AT THE TIME STATED ABOVE, OR IF YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A DEFAULT MAY BE ENTERED BY THE CLERK AND JUDGMENT ENTERED THEREON. IF THIS OCCURS, YOUR EMPLOYER MAY BE ORDERED TO PAY PART OF YOUR WAGES TO THE PLAINTIFF, OR YOUR PERSONAL PROPERTY, INCLUDING BANK ACCOUNTS AND YOUR REAL ESTATE MAY BE TAKEN TO SATISFY THE JUDGMENT. DO NOT FAIL TO ANSWER AT THE SPECIFIED TIME.

If you believe that you have not committed the civil violation alleged herein, you should talk to a lawyer. If you feel you cannot afford to pay a fee to a lawyer, you may ask the office of the Clerk of District Court at the Cumberland County Courthouse or any other County Courthouse for information as to places where you may seek legal assistance.

Dated at Portland this 30th day of July, 1979.

* As defined in
Municipal Codes

Burton G. MacIsaac
AUTHORIZED REPRESENTATIVE OF THE
HEALTH OFFICER

MUNICIPAL COURT ACTION RECEIVED

4249-

HOUSING DIVISION - HEALTH DEPARTMENT
CITY OF PORTLAND

DOCKET NO. _____
LOCATION Sanforth Heights

A: OWNER - AGENT - TENANT Jay Schochet + Wm Doyle 4249 PHONE # _____

B. INSPECTOR (WITNESS) Mr Gough

DATES:

A. FIRST NOTICE 9-12-78 EXPIRED 10-12-78 NO. VIOLATIONS 1

B. ADMINISTRATIVE HEARING SET _____ APPEARED: YES _____ NO _____

C. RESULTS OF ADMIN. HEARING _____

D. ADMINISTRATIVE DECISION _____ TIME EXTENDED TO _____

E. FINAL NOTICE _____ NO. VIOLATIONS _____

F. LATEST RE-INSPECTION 7-2-79 NO. VIOLATIONS 1

G. TO CORPORATION COUNSEL - REQUEST FOR LEGAL ACTION 7-2-79 REQUEST RETURNED 7-3-79

H. DATE COMPLAINT FILED IN DISTRICT COURT 7-3-79

I. EXPLANATION FOR COURT ACTION Structure to correct roof leaks

J. TO APPEAR AT DISTRICT COURT 8-24-79

COURT ACTION _____ DATE: 8-24-79

A. PLEA TO Not guilty JUDGE Dewine

B. COUNTY ATTORNEY _____ ATTORNEY Emerson PHONE _____

C. INSPECTOR Gough/MacIsaac TIME 2 hrs

D. DISPOSITION cont for hearing to 8-31 at 10

COURT ACTION _____ DATE: 8-31-79

A. PLEA TO _____ JUDGE _____

B. COUNTY ATTORNEY _____ ATTORNEY _____

C. INSPECTOR _____ TIME _____

D. DISPOSITION _____

DANA W CHILDS
WILLIAM E MCKINLEY
RICHARD S. EMERSON, JR
RODERICK R. ROVZAR

TELEPHONE
207-773-0275
P O. BOX 41
WOODFORDS STATION

CHILDS MCKINLEY EMERSON & ROVZAR
ATTORNEYS AT LAW
522 DEERING AVENUE
PORTLAND, MAINE 04103

August 14, 1979

M. Gough, Housing Inspector
City of Portland
City Hall
Portland, Maine 04101

Re: City of Portland vs. Jay Schochet
and The Codman Co., Inc.

Dear Mr. Gough:

It is my understanding that the Citation and Complaint previously served erroneously has been reserved upon my client.

I am still awaiting a response to my letter of July 17th. I am without the necessary information to discuss the matter with you.

I would be pleased to meet with you at your convenience and review the violations. I will then meet with my client to determine what steps they have taken to resolve this difficulty.

I will look forward to hearing from you in the near future.

Very truly yours,

R. S. Emerson Jr.
Richard S. Emerson, Jr.

RSE/mp

cc: Jay Timmons



CITY OF PORTLAND

JOSEPH E. GRAY, JR
DIRECTOR OF
NEIGHBORHOOD CONSERVATION
July 30, 1979

SHERIFF'S DEPARTMENT, SUFFOLK COUNTY
Boston, Massachusetts

Dear Sirs:

Enclosed is a citation we wish served on JAY R. SCHOCHET, 720 Statler Office Building, 20 Providence Street, Boston.

We enclose a stamped, self-addressed envelope for your convenience in returning to us the original citation with your notation on the reverse that service has been made. The carbon copy is served on the defendant.

Please bill us for your charges for this service, and our thanks for your attention.

Very truly yours,

BURTON G. MACISAAC
Assistant Chief, Housing Division

DANA W CHILDS
WILLIAM E MCKINLEY
RICHARD S EMERSON, JR
RODERICK R ROVZAR

TELEPHONE
207-773-0276
P. O. BOX 41
WOODFORDS STATION

CHILD S MCKINLEY EMERSON & ROVZAR
ATTORNEYS AT LAW
522 DEERING AVENUE
PORTLAND, MAINE 04103

July 17, 1979

M. Gough, Housing Inspector
City of Portland
City Hall
Portland, Maine 04101

RE: City of Portland vs. Jay Schochet
and The Codman Co., Inc.

Dear Mr. Gough:

This office represents the above defendants.

Would you please forward to my attention any and all available reports outlining the alleged violations and any correspondence you have had with the above defendants.

I am available if you wish to call and discuss the matter.

Very truly yours,

Richard S. Emerson, Jr.
Richard S. Emerson, Jr.

RSE/mp

cc: Jay Schochet

DANA W. CHILDS
WILLIAM E. MCKINLEY
RICHARD S. EMERSON, JR.
RODERICK R. ROVZAR

COPY

CHILDS MCKINLEY EMERSON & ROVZAR

ATTORNEYS AT LAW
522 DEERING AVENUE
PORTLAND, MAINE 04103

TELEPHONE
207-773-0275
P. O. BOX 41
WOODFORDS STATION

July 17, 1979

Patricia A. Caron, Clerk
NINTH DISTRICT COURT
P. O. Box 412, DTS
Portland, Maine 04112

Re: City of Portland vs. Jay
Schochet and The Codman Co., Inc.

Dear Mrs. Caron:

Kindly enter my appearance on behalf of the
above defendants who are due to appear on Friday,
July 27, 1979, at 9:00 a.m. in your Court.

Subject to the Court's approval, I would like
to enter a plea of not guilty on behalf of the
defendants and ask that the matter be assigned
for hearing.

Very truly yours,

Richard S. Emerson, Jr.

RSE/mp

cc: Jay Schochet
M. Gough, Housing Inspector

David -

It would seem, from this,
that the BIANCHI complaint
should be dismissed
tomorrow, 7-27.

If you agree, please
let me know and also
sign a stipulation for
me to take over
tomorrow.

Wpolsaan
448