



Update Results

Record Detail with Inspection Log

**Record ID: 1200326**

Description: PLUMBING PROBLEMS DUE TO OLD PIPES IN KITCHEN & BATHROOM. HEATER NOTWORKING PROPERLY, SMELLS OF GAS.

APN: 028 092002100

Address: 2825 DELAWARE ST

Unit #:

Date Opened: 1/27/2012

Record Status: Abated

Record Status Date: 7/13/2015

Job Value: \$0.00

Requestor: BERTHA WOODS/ DAUGHTER (REGINA WOODS)

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/30/2012	ROBERT WALKER	1st Inspection	Unable to Verify	CONTACT DAUGHTER FOR ACCESS
1/30/2012	ROBERT WALKER	1st Inspection	Violation Verified	
3/7/2012	ROBERT WALKER	1st Inspection	No Entry	SENT OWNER NTA LETTER
3/22/2012	ROBERT WALKER	1st Inspection	Violation Verified	NO REPAIRS MADE
4/19/2012	ROBERT WALKER	1st Inspection	Violation Verified	NO REPAIRS MADE. NO CONTACT FROM OWNER
6/7/2012	ROBERT WALKER	1st Inspection	Violation Verified	NO PROGRESS ON REPAIRS
6/15/2012	ROBERT WALKER	1st Inspection	No Entry	VISTED SITE 06/07/12
8/15/2012	ISAAC WILSON	1st Inspection	Unable to Verify	Reinsp requested from insp result 82 on 06/15/12
8/28/2012	ROBERT WALKER	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	TALK TO TENANT BY PHONE
10/4/2012	ROBERT WALKER	1st Inspection	Violation Verified	Reinsp requested from insp result 82 on 08/28/12
12/5/2012	ROBERT WALKER	1st Inspection	No Entry	Reinsp requested from insp result 93 on 10/04/12
1/28/2013	ROBERT WALKER	1st Inspection	No Entry	OWNER HAS OBTAINED PERMITS
3/15/2013	ROBERT WALKER	1st Inspection	Violation Verified	NO ACCESS TO VERIFY IF REPAIRS ARE MADE
4/30/2013	ROBERT WALKER	1st Inspection	No Entry	NO COMMENTS
6/20/2013	ROBERT WALKER	1st Inspection	Violation Verified	SITE VACANT NO ACCESS TO INTERIOR
6/21/2013	ROBERT WALKER	1st Inspection	No Entry	OWNER RESCHEDULED
6/24/2013	ROBERT WALKER	1st Inspection	No Violations	VERIFIED PROGRESS BEING MADE OWNER IS CLEANING
6/25/2013	ROBERT WALKER	1st Inspection	No Entry	VISITED SITE 06/24/13
6/25/2013	ROBERT WALKER	1st Inspection	Unable to Verify	Reinsp requested from insp result 82 on 06/21/13
7/31/2013	ROBERT WALKER	1st Inspection	Unable to Verify	

7/31/2013	ROBERT WALKER	1st Inspection	Unable to Verify	Reinsp requested from insp result 95 on 06/24/13 Reinsp requested from insp result 82 on 06/25/13
8/1/2013	ROBERT WALKER	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	NO WORK BEING DONE TODAY VERIFIED REAR YARD BLIGHTED
9/9/2013	ROBERT WALKER	1st Inspection	Unable to Verify	Reinsp requested from insp result 93 on 08/01/13
7/13/2015	Robert Walker	Follow-up Inspection	Abated	7/13/15 Verified all work complete and all permits are final. Case abated.

For real-time, direct access to information via the Internet, 24 hours a day - <https://aca.accela.com/oakland>



Update Results



Record Detail with Comments

Record ID: [1200326](#)**Description:** PLUMBING PROBLEMS DUE TO OLD PIPES IN KITCHEN & BATHROOM. HEATER NOTWORKING PROPERLY, SMELLS OF GAS.**APN:** 028 092002100**Address:** 2825 DELAWARE ST**Unit #:****Date Opened:** 1/27/2012**Record Status:** Abated**Record Status Date:** 7/13/2015**Job Value:** \$0.00**Requestor:** BERTHA WOODS/ DAUGHTER (REGINA WOODS)

:

Business Name:**License #:**

Comment Date	Commenter	Comment
1/27/2012 12:00:00 AM	PTS	PLUMBING PROBLEMS DUE TO OLD PIPES IN KITCHEN & BATHROOM. HEATER NOT WORKING PROPERLY, SMELLS OF GAS.
1/21/2014 8:38:56 PM	PTS	<p> 1/30/12 Verified issues with ceiling and sheetrock and walls, Kitchen sink is loose, loose duct work for furnance in basement, Loose exhaust hood above stove, Lights over sink in bathroom not working, Burnt electrical outlet in kitchen. Tenant gave me owners address as Mike and Ling Lee 1237 Bates Road Oakland Ca. 94610 Prepaing NTA lette >>> 01/30/2012 14:01:33 WALKE#R 000R 3/22/12 No progress made by owner. Tenant gave me LEE MIKE 510465-4153 i was not able to leave a message. >>> 03/22/2012 14:23:26 WALKE#R 0010 Mail returned "Not deliverable" 04/18/12/tec >>> 04/18/2012 07:50:54 CAMPB#TE 000K 4/19/12 Called LEE MIKE 510 465-4153 i was not able to leave a messa >>> 04/19/2012 08:22:58 WALKE#R 000W 4/19/12 No repairs made. No contact from owner. >>> 04/19/2012 12:47:15 WALKE#R 000W 4/27/12 Submitted request for billing for approval. >>> 04/27/2012 14:49:02 WALKE#R 000Z Approved and forwarded the billing request for processing. >>> 05/03/2012 12:47:12 WILSO#IW 0036 6/7/12 Called LEE MIKE 510 465-4153 i was not able to leave a message >>> 06/07/2012 08:08:05 WALKE#R 001D 6/7/12 No repairs made. No contact from owner. >>> 06/07/2012 14:31:54 WALKE#R 001D 6/15/12 Called LEE MIKE 510 465-4153 i was not able to leave a message e >>> 06/15/2012 08:21:50 WALKE#R 001N 8/28/12 REGINA WOODS stated they have not heard from the previous owner or bank. She stated house will be sold in 2 weeks. no progress >>> 08/28/2012 09:25:48 WALKE#R 003B 10/4/12 left message for REGINA WOODS(510)978-8687 to return my call. >>> 10/04/2012 08:05:08 WALKE#R 0017 10/4/12 No access to verify if repairs are made. Talked with REGINA WOODS(510)978-8687 by phone she stated no repairs made. >>> 10/22/2012 14:37:56 WALKE#R 001L 10/31/12 REGINA WOODS(510)978-8687 stated the property has been sold and possible new owner is Philp Fair 342 Highland Ave Piedmont Ca. 94611 or 2077 Mountain blvd Oakland Ca 94611 i informed her a NTA will be sent to new owner once it appears on County records. >>> 10/31/2012 10:17:16 WALKE#R 001K 12/5/12 Awaiting ownership transfer before sending NTA letter. Today's inspection cancelled. >>> 12/05/2012 08:32:07 WALKE#R 001W 1/3/13 Filled out routing slip for new owners Lloyd Meltzer 510 407-4916 and Eric Wayne 925 321-9686 to pull permits to make repairs. >>> 01/03/2013 16:10:17 WALKE#R 000X 1/28/13 Verified owner has pulled permits. Property Manager called 1/23/13 Robin Parvin 510 625-0100 Stating she will have to relocate tenants to make repairs. left message for REGINA WOODS(510)978-8687 to return my call. >>> 01/28/2013 08:57:11 WALKE#R 0017 1st review of the billing dispute has been done. This dispute will be held for second review. A pending review letter went out to owner. Fees will remain on property until 2nd review. Forwarded to second</p>

re|view|>>> 02/03/2013 08:56:54 REX#D 0001|2/4/13 Talked to owner Lloyd Meltzer 510 407-4916 and left message for|Property Manager Robin Parvin 510 625-0100 informing them to check|with the Rent Control board on procedure on reloctaing tenant. I|received copy of documents to be scanned.|>>> 02/04/2013 15:12:52 WALKE#R 002H|HEARING LTR SENT ON 5 MARCH TO 6114 LASALLE AVE #107 OAKLAND, 94611. S|ENT REG & CERT MAIL # 12860612. HEARING DATE IS 21, MARCH, 2013 @ 10:3|0AM ROOM 2. VG|>>> 03/08/2013 11:05:42 TEMP#PTS 002W|3/15/13 No access to verify if repairs are made.|>>> 03/15/2013 14:55:12 WALKE#R 000M|Per hearing officer's decision dated 03/30/13 appellants appeal is den|ied. No adjustments were need. Forward filed to accounting scanning|and file.|>>> 04/09/2013 10:40:53 REX#D 0035|4/30/13 Talked to owner Lloyd Meltzer 510 407-4916 he stated tenant|will be relocated on 5/16/13 so repairs can be made,. Owner asked for|a 45 day extention after tenant is out to make repairs. I informed|him Supervision will need to grant a 45 day extention and i will to|to Supervisor Wilson about case.|>>> 04/30/2013 09:58:47 WALKE#R 0006|I will give a 1 time 30 day extention.|>>> 04/30/2013 10:00:52 WALKE#R 0006|6/20/13 No access to verify complaint.|>>> 06/20/2013 15:57:42 WALKE#R 000C|6/24/13 Met owner at site. Progress being made on Compliance plan|inspection.|>>> 06/24/2013 15:17:17 WALKE#R 001P|8/14/13 Talked to owner Lloyd Meltzer 510 407-4916 he stated he will|be selling property and will not finish open permits. I asked him|to inform me when that happens so i may contact new owner.|>>> 08/14/2013 14:15:27 LABAY#E 000N|8/19/13 Walked new owner Kent Lau to permit counter with routing slip|to get permits in his name.|>>> 08/19/2013 09:31:54 WALKE#R 000N

7/28/2015 11:53:32 RWALKER AM 7/13/15 Verified all work complete and all permits are final. Case abated.

For real-time, direct access to information via the Internet, 24 hours a day - <https://aca.accela.com/oakland>



Community and Economic Development Agency
Building Services
250 Frank H. Ogawa Plaza 2nd Floor
Oakland, California 94612
(510) 238-3381

NOTICE TO ABATE

To: LEE MIKE & LING
2825 DELAWARE ST,
OAKLAND CA 94602

Date: February 28, 2012
Complaint#: 1200326
Property Address: 2825 DELAWARE ST
APN: 028 -0920-021-00

An inspection of your property was made on 1/30/12. Attached is a List of Violations which must be corrected within the required time frame and in accordance with the codes and regulations of the City of Oakland. ***Failure to comply with this order by the compliance due date(s) for noted hazards (*), Non Hazards, may result in reinspection fee charges, all required enforcement costs, permits and related fees.*** Substandard action may also be taken to vacate the premises should conditions warrant.

Note: You or your agent **must** be present at the scheduled re-inspections. Should you or your agent not keep the appointment or the work is not performed and accessible for inspection you will be billed and notified of the next **Fee-Charged Reinspection** date. Should the bill not be paid within the prescribed time a lien shall be recorded against the property for the amount of the bill plus a lien fee of **\$446.00** and an invoice fee of **\$297.00**. The fee for releasing a lien is an additional **\$297.00**.

The first Fee Charged Reinspection is scheduled below. Morning appointments are from 9:00 a.m. to 12:00 p.m. Afternoon appointments are from 12:00 p.m. to 3:00 p.m. Reinspections made after the compliance due date will be fee-charged at **\$396.00*** per re-inspection until compliance is achieved:

Compliance Due Date: March 22, 2012

By: Robert Walker

Phone No.: (510) 238-4773

First Fee Charged Re-inspection Date: March 22, 2012

Morning ☐ Afternoon ☒

Second Fee Charged Re-inspection: April 19, 2012

Morning ☐ Afternoon ☒

July 2010

*Fees Do Not Include 9.5% Records Management Fee and 5.25% Technology Enhancement Fee

Notice to Abate

Property Address: 2825 DELAWARE ST

Date: 2/28/12

LIST OF VIOLATIONS

**** Life-threatening conditions requiring immediate correction.**

*** Hazardous conditions seriously affecting habitability.**

Item No.	(**)	(*)	Description of Violation	OMC & OPC Codes
1.			The gypsum board ceiling in the living room, bedroom and kitchen are water damaged. Repair leak and the gypsum board ceiling.	15.08.250
2.			The gypsum board ceiling and left side wall in the basement are damaged and falling down. Repair or replace. If replaced permit is required.	15.08.250 15.08.140
3.			The water heater in the basement is deteriorated. Repair or replace. If replaced a permit is required.	15.08.230 G 15.08.140
4.			The light fixture above the bathroom sink is not working. Repair or replace.	15.08.260 C
5.			The electrical outlet in the right rear of the kitchen is fire damaged. Replace.	15.08.260 C
6.			The kitchen sink drain pipe is leaking. Repair.	15.08.230 G
7.			The flue connectors for the heater in the basement are not strapped properly. Repair.	15.08.260 A
8.			The kitchen sink counter top is loose being held up with a 2 X 4. Repair or replace.	15.08.250 15.08.140

Failure to comply will result in substantial fees and penalties



Certain areas were not open for inspection any violations or deficiencies subsequently identified shall become a component part of this report and shall be corrected in an approved manner.

7010 0290 0001 1285 3539

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

LEE MIKE & LING
2825 DELAWARE ST
OAKLAND CA 94602

Sent
Street
or P.O.
City

1200326 / RLW / KXC / 2-28-12



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA • SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

April 3, 2013

**RWW Properties LLC
Attn: LLoyd Meltzer
6114 LaSalle Ave #535
Oakland, Ca 94611**

Subject Property: **2825 Delaware Street**
Complaint Number: 1200326
Parcel Number: 028 0920 021 00

Dear Property Owner:

The Billing Appeal hearing was conducted on **01/30/2013**. The Hearing Officer has confirmed the assessed fees (Attachment). Consequently, your appeal has been **denied**, no further administrative appeal is available to you.

Decisions made and determinations rendered by the Hearing Examiner shall be in all cases final and conclusive, Oakland Municipal Code (OMC) Section 1.08.080.C/15.08.450. You may wish to challenge the Hearing Examiner's decision in court and may be limited to raising only those issues that were discussed at the appeal hearing. Moreover, the time within which judicial review must be sought is governed by the **Code of Civil Procedure Section 1094.6 and the Oakland Municipal Code (OMC) Section 1.20.010, Statute of Limitations.**

Failure to pay assessed fees will result in additional fees and lien assessments and recordation on the property title. If a payment has already been made no further action is necessary.

You may pay by cash, check (**payable to the City of Oakland**), or credit card at our Cashier Office located on the 2nd floor of 250 Frank Ogawa Plaza, or you may mail your check to the City of Oakland, Building Services Department, Cashiers Office, 250 Frank Ogawa Plaza, Suite 2114, Oakland, CA 94612.

If you have questions about making a payment you may contact the Accounting Section at 510-238-3452.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise Parker". The signature is fluid and cursive, with the first name "Denise" being more prominent than the last name "Parker".

DENISE PARKER
Hearing Coordinator

Attachments: Hearing Decision

CITY OF OAKLAND
DEPARTMENT OF PLANNING, BUILDING AND NEIGHBORHOOD
PRESERVATION (BUILDING DIVISION)
HEARING OFFICER DECISION

PROPERTY OWNER: RWW Properties
ADDRESS: 2825 Delaware Street
PARCEL #: 028 0920 021 00
COMPLAINT #: 1200326
HEARING DATE: March 21, 2013
LOCATION: One Frank Ogawa Plaza, Hearing Room #2

FACTS:

This is a code enforcement billing appeal ("appeal") filed by Appellant RWW Properties, the owner of the subject property of the amounts assessed by the City for violations cited in its Notice to Abate Blight dated 02/28/12. The Appellant was present at the hearing through representative Lloyd Meltzer. The written appeal received 1/30/13 that was written for Appellant by Lloyd Meltzer does not challenge the underlying documented code violations cited by the City of Oakland ("City") but noted that RWW

Properties did not know of the violations and fees when it bought the property through a Trustee's Sale. The company did not feel that it was liable for code enforcement violations that it purchased but did not cause. The Official Notice to Abate Blight included several violations in the structure described as water damage to gypsum board ceilings, loose kitchen counter top and a left side wall falling down in basement (OMC 15.08.250 and 15.08.140); water heater deteriorated state and kitchen drain pipe in need of repair (OMC 15.08.230.G and 15.08.140); electrical outlet and light fixture not working (OMC 15.08.260.C); and flue connectors for basement heater not strapped properly (OMC 15.08.260.A).

Appellant did not specifically question the legal basis for how the City applied its assessed code enforcement fees.

PRE-HEARING FILE:

In addition to the aforementioned Notice to Abate Blight and the Appellant's billing dispute form letter, relevant documents included in the file is a Demand for Payment showing a Lien #L034820 for \$4,260.44 recorded 7/03/12, notes from the City from a prior hearing denial dated 2/03/2013 stating that

property owner purchased the property with the assessed code enforcement fees on the property, a County Assessor Display Address form dated 2/03/13 with the Appellant's mailing address listed as 6114 LaSalle Ave #535, Oakland, CA 94611 and a certified mailing receipt to Mike and Ling Lee sent to Appellant's address on 2/28/12. There was an Update/Query Invoice form from the City in the file that depicted some notes. It appears that the City was informed of the property's issues by a tenant and tried several times to reach the property owner without success through 2012 and it appeared that the property was sold sometime in October 2012.

APPEARANCES AND PRELIMINARY MATTERS AT HEARING:

In attendance for City: Account Clerk Diana Rex, Inspector Robert Walker, Hearing Coordinator Denise Parker and Assistant Hearing Coordinator Vera Gumby.

Appellant's representative Lloyd Meltzer in attendance.

All witnesses were properly sworn in.

TESTIMONY AT HEARING:

Appellant's billing dispute was the basis of Appellant's position as to why it should have to pay the code enforcement fees that are now the property lien on the property. Appellant said through the Trustee Sale that he didn't know of the assessed fees and that the property was basically bought "blight" and he hoped that the fees could be waived as he thought the might be "junior" to other senior liens on the property.

The City testified that the property got a Notice to Abate on 2/28/12 and that permits were not taken out until 1/04/13 to correct the violation. The City recounted all the invoice amounts that it had submitted in the pre-hearing file and that it charged the fees as established in the City's Master Fee Schedule and the priority liens per legal authority provided by OMC 15.08.130(C). The City stated that it believed that Appellant had sold the property on 10/31/12 2012 "as-is" and that to its knowledge the transferred liens had not yet been paid. The City explained also that Trustee Sales typically happen and often people prior to the sales check with the City to see if there are any City liens on the property. The City also produced a document printed off a

website called "WiseGeek" that explained this process and further noted that Trustee Sales are bought "as-is".

DECISION:

Appellant's appeal is denied.

ANALYSIS:

The starting place for the appeal review is to consider the scope of appeal indicated by Appellant. Per OMC 15.08.430 (Scope of hearing on appeal), "Only those matters or issues specifically raised by the appellant's written appeal shall be considered by the Hearing Examiner in the hearing of the appeal." I can only consider the appeal of the billing costs to seek abatement of the property by the City assessed to Appellant.

City's Code is clear as to responsibility of maintaining compliance with the Code. OMC 15.08.080(E) states, "Responsibilities Defined. Owners remain liable for violation of duties imposed by this Code even though an obligation is also imposed on the occupants of the building, and even though

owner has, by agreement, imposed on the occupant the duty of furnishing required equipment or of complying with this Code.”

In this matter, there is no denial by Appellant of the cited violations and while testimony presented blaming some other prior owner/tenant for the conditions, it is clear that if upon becoming a property's owner you also take on the code compliance issues with the property, especially through a blind Trustee Sale.

Therefore, the weight of the evidence supports a finding that the violations cited by the City existed and were not addressed and abated in a timely manner by the property owner. The evidence also indicates that the City did properly notify the Appellant, per its Code requirements, of the violations of the City's Code and the consequences of not making a timely payment. Appellant did not identify or argue a legal basis for challenging City's authority or application of the assessed fees pursuant to Government Code Section 53069.4. Appellant did ask for a waiver due to the possibility that it is a “junior” lien; it is not within my purview to determine whether that can or will happen with this purchase.

Appellant's appeal is denied.

DATED: March 30, 2013

A handwritten signature in black ink, appearing to read "Mohammed Hill", is written over a horizontal line.

Mohammed Hill

Administrative Hearing Officer

As noted in OMC 15.08.100(C) for review of administrative actions, the limitation period provided pursuant to California Code of Civil Procedure section 1094.6 shall apply to all petition filers seeking judicial review of an administrative determination made by the Administrative Hearing Officer.



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA • SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031

Department of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX: (510) 238-2959
TDD: (510) 238-3254

March 5, 2013

certified and regular postage

RWW Properties, LLC
6114 La Salle Ave #107
Oakland, Ca 94611

Re: Billing Appeal
Notice of Hearing
Pertaining to: 2825 Delaware Street
Complaint No.: 1200326
Parcel No.: 028 0920 021 00
Date of Hearing: **March 21, 2013**
Time of Hearing: **10:30AM**
Place of Hearing: City of Oakland
1 Frank Ogawa Plaza
Oakland, Ca 94612
Hearing Room #2

Dear Property Owner:

You submitted a code enforcement Billing Appeal on **01/30/2013** for the property located at **2825 Delaware Street**. We have scheduled your appeal hearing with a neutral Hearing Examiner on the date and time shown above (typically 30 minute duration).

Appeal – At the appeal hearing, you will be given the opportunity to provide testimony and evidence (i.e. photographs, documents) to show that the Building Services Department has erred or abused its discretion. Appellants may **request** a translator for the hearing, and they may submit testimonials (signed under penalty of perjury) from supporters and have witnesses speak on their behalf (sworn testimony). You must provide at least **two (2) copies** of your evidence at least five (5) days before the hearing date.

You may also have representation during the hearing, but you, must notify the City immediately upon receipt of this notice that you will have an attorney. If you intend to send a representative, in lieu of your personal appearance you must provide written authorization for that person to appear and act on your behalf.

Postponement - If you cannot attend this hearing, please contact us immediately by telephone at 510-238-3452 or 510-238-6402 or email at dparker@oaklandnet.com or inspectioncounter@oaklandnet.com. You may request postponement one (1) time only. Requests by Appellants for postponement of a scheduled hearing shall

be fairly and reasonably accommodated for good cause due to illness, death, or personal emergency. The request for postponement shall be submitted in writing or by email or fax by the Appellant and state the reasons and desired length of time. Postponements received less than five (5) working days before a scheduled hearing date shall be assessed a fee in the amount of \$113.00, unless the request is denied. If we do not hear from you to reschedule this hearing, the Hearing Examiner will conduct the hearing even if you are not present to give oral testimony.

Hearing – The City will also present evidence and testimony during the hearing. The documentation that will be presented by the City at your hearing is attached for your review.

If you are appealing a Violation you must show that the Building Department noticed you in error or that the violation was identified in error.

If you are appealing a Billing, you must explain why you should not be charged the fee(s) or lien(s).

The Hearing Examiner is not a member of the Department of Planning, Building and Neighborhood Preservation. The Hearing Examiner will issue a final, written decision within thirty (30) days. If the appeal is granted, the fees will be adjusted as determined by the Hearing Examiner. Decisions made and determinations rendered by the Hearing Examiner shall be in all cases final and conclusive, Oakland Municipal Code (OMC) Section 1.08.080.C/15.08.450. If the appeal is denied and you wish to challenge the Hearing Examiner's decision in court, you may be limited to raising only those issues that were discussed at the appeal hearing. Moreover, the time within which judicial review must be sought is governed by the Code of Civil Procedure Section 1094.6 and the Oakland Municipal Code (OMC) Section 1.20.010, Statute of Limitations.

If you plan to be represented by an attorney or have questions concerning the hearing procedures, please contact the undersigned at (510) 238-3452 or by email at dparker@oaklandnet.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise Parker", written over a horizontal line.

DENISE PARKER,
Administrative Hearing Coordinator
DPBNP, Building Services Department

Enclosures: Agent Authorization form
Appeal Documents:

Cc:



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA • SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031

Department of Planning, Building and

Neighborhood Preservation

www.oaklandnet.com

RECEIVE

2013 JAN 30 PM

CITY OF OAKLAND
CEDA - Building Dept.
Accounting & Finance

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

BUILDING SERVICES APPEAL FORM

Instructions

If you have received a Notice of Violation or have been charged fees related to Code Enforcement violations, you have the right to appeal. Please read the description of each type of appeal below and complete this form and mail it (along with supporting documentation) to the Building Services Department, at 250 Frank Ogawa Plaza, 2nd Floor, Oakland, CA 94612. Appeals forms must be received within 30 days of receiving notification that a fee has been charged.

Submittal Date:

1-23-13

Property Address:

2825 Delaware Street

Complaint No.

1200326

APN

28-920-21

Owner Name
(Appellant)

RWW Properties, LLC

Mailing Address:

6114 La Salle Ave #107 ; Oakland CA 94611

Contact Number:

(510) 407 4916

Email Address:

LLOYDMELTZER@GMAIL.COM

Name of Representative/Attorney (if any):

Lloyd Meltzer

Representative's Mailing Address/Email:

6114 La Salle Ave #107 ; Oakland CA 94611

Appeal

It is the responsibility of the property owner to maintain their property in accordance with the Oakland Municipal Code (OMC 8.24, 15.08 and Title 17). Once an inspection and verification of violations has occurred fees may be assessed, a lien recorded and if no payment is received all fees may be transferred to the property tax.

Below is a description of the two types of appeals you can file, Violation Appeal or Billing Appeal. Please select one appeal type and submit a written explanation of why you are appealing.

☐ Violation Appeals

You should contact the inspector, as indicated in the Notice of Violation, if you have corrected the violation or to make arrangements to correct the violations.

If you feel the City erred and either : a. Mailed the notice to the incorrect owner or; b. Noticed you but you have no blighted conditions or code enforcement violations on your property you must submit this form along with the reason you feel the City erred within 30 days from the date of the Notice of Violation.

1. If you are appealing the Notice of Violation please explain why you believe the City has erred.
2. If you are filing an appeal after the 30 day deadline please explain why your appeal should be considered by the Hearing Officer.

Your appeal will be reviewed by an independent Hearing Officer who may make a decision based on your appeal without you appearing at the hearing. You will either be scheduled for a hearing or receive a written decision within 60 days from the date you submit your appeal.

☒ Billing Appeal

You may submit this form to appeal assessed fees, liens and citations. You will have the opportunity to explain to an independent hearing officer why you believe the City erred in assessing fees or liens on your property. You must submit this form along with a written explanation of the reason you are filing a Billing Appeal. The hearing will be scheduled within 120 days from the date of your appeal submittal.

1. You may file a billing appeal within three (3) years from the date of the Notice of Violation.
2. You must be prepared to explain why you believe the fees or liens should not be assessed
3. If you are filing an appeal after the 30 day deadline please explain why your appeal should be considered by the Hearing Officer.

You may use this form to write your explanation.

The property and complaint in question was purchased through trustee sale on 10/18/12. The complaint was originally filed 2/28/12 under the former owner. This type of sale does not involve an escrow company or title company. Therefore the complaint was not disclosed at the time of purchase so RWW Properties should not be responsible for the fees. Since discovery of the complaint, RWW Properties has signed a compliance plan to correct the violation.

Lloyd Meltzer

1-23-13

Owner Name (Print)

Date

Owner Name (Print)

Date

Office Use Only

Receive Date:

Administrative Reviewer:

Administrative Determination: ☐ Approved Refund required: ☐ Yes ☐ No If yes, \$

Administrative Determination: ☐ Denied Hearing to be scheduled within 60 days ☐

Hearing Officer Decision: ☐ Approved ☐ Partial Approval - Refund required: ☐ Yes ☐ No If yes, \$

Hearing Officer Decision: ☐ Denied Date of Final Decision:

Owner notice mailed: Date/Contacted by Phone

Inspector:

100

2013

SALE IN
ESCROW/___/

AUGUST
TRANSFER/___/

CAO
RECEIVERSHIP/___/

OWNER'S
ATTACHMENTS/___/

OFD
REFERRAL/___/

RESEARCH

1. ☐ Abatement Notice mailed to wrong address/owner
2. ☐ Inspections less than time allocated
3. ☐ Abatement Notices mailed by 2+ inspectors
4. ☐ Lien recorded after property sale recorded
5. ☐ D.A.R. miscoding / data entry error
6. ☐ Incorrect parcel identified
7. ☐ PTS programming problem
8. ☒ Other Priority Lien recorded 7/3/12

REQUIRED ATTACHMENTS

- 504 F13 reprints, County Assessor Display,
- 503, F24 notes, County Assessor Display,
- 503, 504, County Assessor Display,
- 102, 113, County Assessor Display,
- 503, F24 notes, County Assessor Display,
- 501, F24 notes, parcel map, County Assessor Display,
- F24, notes, relevant PTS screen prints indicating apparent problem

RESEARCHER DISCOVERY:

Recommend to deny. Priority Lien recorded 7/3/12.

Almost 4 months before new owner recorded deed.

SNK

COURSE OF ACTION

1. ☐ Adjust fees assessed as indicated
2. ☐ Adjust liens assessed as indicated
3. ☐ Adjust property tax transfer as indicated
4. ☐ Collect from previous owner as indicated
5. ☐ Refund prior payment as indicated

☒ No adjustments warranted

☐ LIEN

☐ RELEASED -

☐ REFUND \$ ☐ ADJUST \$ ☐ SECOND DENIAL \$

REQUIRED ATTACHMENTS

- 215, 122
- 102, 113
- 215, 113
- 215, 113 and Collection Referral Form
- 215, 113, Payment Verification (tax bill, 215, etc) & Cashier's Refund Form
- Relevant PTS screen prints with explanation for denial

TERMINATION: ☐ APPROVED

☐ DENIED

☐ PARTIAL APPROVAL

SUPERVISOR'S CONCLUSIVE:

almost
lien on property for 4 months prior to ownership.
Trustee sales are AS-IS; Lien was recorded on property
not to purchase responsibility of current owner.

SUPERVISOR/MANAGER'S

SIGNATURE Diane Alex

DATE 2-3-13

CONCURRENCE



CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA • SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031

Office of Planning, Building and
Neighborhood Preservation
www.oaklandnet.com

(510) 238-6402
FAX (510) 238-3807
TDD (510) 238-3254

LETTER OF AGENCY FOR PROPERTY OWNERS (Code Enforcement)

Date: _____

NAME OF PROPERTY OWNER: _____

PROPERTY ADDRESS: _____

By my signature below I authorize _____ to act as my agent/ representative in handling Code Enforcement matters related to the Department of Planning, Building and Neighborhood Preservation for the above listed property address.

As proof of ownership, I have attached either 1) a copy of my property deed, or 2) a current tax bill which identifies me as the owner of said property.

PROPERTY OWNER'S SIGNATURE (MUST BE SIGNED BEFORE A NOTARY PUBLIC) _____

DATE _____

PRINT NAME OF PROPERTY OWNER _____

PROPERTY OWNER'S PHONE NUMBER _____

USE SPACE BELOW FOR SIGNATURE NOTARIZATION _____

State of California
County of _____

On _____ before me, _____
Name and Title of the Officer

Personally appeared _____
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____
Signature of Notary Public

Place Notary Seal Above



City of Oakland

Building Department

Hearing Information Sheet

- Fact: Appeals will be heard by an independent hearing examiner. All decisions are final and conclusive. You may file in Superior Court (Civil Procedure 1094.6) but the time limitation to do so is very short.
- Fact: All appeal decisions will be made in writing by the hearing examiner. The hearing examiner may also make a decision if the property owner does not attend the hearing.
- Fact: The hearing examiner may also make a decision based on the owner appeal submittal without convening a hearing.
- Fact: You may have representation during the hearing but must notify the City beforehand if you will have an attorney.
- Fact: You will have the opportunity to provide testimony and evidence (i.e. photographs, documents) at the hearing. You must provide at least two (2) copies before the hearing, one for the hearing officer and one for the City.
- Fact: The City inspector will also present evidence and testimony during the hearing.
- Fact: A Violation Appeal must be filed with Building Services within 30 days from the date of the initial Notice of Violation. (OMC 15.08.100)
- Fact: A Billing Appeal must be filed with Building Services within three (3) years from the date of the Notice of Violation (Civil Code 338).
- Fact: If you file a Billing Appeal more than one (1) time within the three years and the decision is denied again, you will be charged \$107.13
- Fact: A Violation Appeal can only be filed for the initial Notice of Violation.

Appeal Approved

- Fact: You will receive a letter along with the hearing examiner's decision that your appeal is approved (fully or partially) and any fees or liens that are not waived must be paid within the time determined by the hearing examiner. Payments can be made with a credit card or check by calling 510-238-4774.
- Fact: If you have already paid the fees, liens and assessments through the County Recorder's office, you will need to provide documentation of payment and complete a Refund Request form, which is available from our website www.oaklandnet.com or in person from our Cashiering Station, 250 Frank Ogawa Plaza 2nd Floor. If you paid the fees at the City, we will prepare and process the Refund Request. You should receive your refund within 60 days from submittal of the Refund Request.

CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031
Department of Planning, Building & Neighborhood Preservation
Building Services

FAX (510) 238-3807

February 3, 2013

RWW Properties LLC
6114 La Salle Ave # 107
Oakland CA 94611

Subject: 2825 Delaware Street
Reference: 1200326
Parcel Number: 028 -0920-021-00

Lloyd Meltzer,

We have received the Code Enforcement billing appeal you submitted 01/23/13. Your billing appeal is under second review by a Hearing Officer.

The amount of \$4,260.44 is still due to the City of Oakland. Fees and liens will remain on property and will **not** be removed or reduced until review of your appeal is complete.

Please note that per the County Assessor's Office the mailing address for this property is 6114 La Salle Ave 535, Oakland Ca 94611. The City of Oakland Building Services mails all notices to the address recorded at the County Assessor's Office. If this is not the correct address, please correct with the County of Alameda Assessor's Office. Here is a link to change your address, <http://www.acgov.org/forms/assessor/mailing.pdf>.

Thank you,

A handwritten signature in dark ink, appearing to read "Diana Alex". The signature is fluid and cursive.

Billing Appeals Unit, Dept. of Planning, Building & Neighborhood Preservation
510-238-3452 (p), billingappeals@oaklandnet.com (email)

CC: 6114 La Salle Ave 535, Oakland CA 94611

County Assessor Display

Assessor Parcel Record for APN 028- -0920-021-00

Parcel Number:	28-920-21
Property Address:	2825 DELAWARE ST, OAKLAND 94602
Owner Name:	RWW PROPERTIES LLC
Care of:	
Attention:	
Mailing Address:	6114 LA SALLE AVE 535, OAKLAND CA 94611
Use Code:	SINGLE FAMILY RESIDENTIAL HOMES USED AS SUCH
Recorder Number:	2012-360245
Recorder Date:	10/31/2012
Mailing Address Effective Date:	10/31/2012
Last Document Input Date:	12/31/2012
Deactivation Date:	
Exemption Code:	

[Home](#)[Enter
Assessor
Parcel
Number](#)[Assessments](#)[Property
Details](#)[GIS Parcel
Map](#)[Alameda
County
Web Site](#)[Use Codes](#)

City of Oakland

BOOK NUMBER

Dept of Planning, Building & Neighborhood Preservation

DATE 02/03/13

Cashier Station

PAGE 1 OF 2

250 Frank H. Ogawa Plaza - 2nd Floor

Oakland, California 94612

HEARING DEMAND
LLOYD MELTZER;RWW PROPERTIES
BILLING APPEALS UNIT

DEMAND FOR PAYMENT

Parcel Number: 028 -0920-021-00
Property Address: 2825 DELAWARE ST
Oakland, California

The following is a detail of charges on the subject property for which you requested a Code Enforcement Demand For Payment:

Document	Doc	Date	Lien#	Invoice#	Description	\$ Amount
12212989	07/03/12	L034820	I0076003	PROCESS VIOLATION		396.00
12212989	07/03/12	L034820	I0076003	BLIGHT VIOLATION INVESTIGA		99.00
12212989	07/03/12	L034820	I0076003	PREPARE NOTICE TO ABATE		297.00
12212989	07/03/12	L034820	I0076003	FEE CHARGE REINSPECTION		396.00
12212989	07/03/12	L034820	I0076003	PREPARE SCHEDULED REINSPEC		297.00
12212989	07/03/12	L034820	I0076003	FEE CHARGE REINSPECTION		396.00
12212989	07/03/12	L034820	I0076003	PREPARE SCHEDULED REINSPEC		297.00
12212989	07/03/12	L034820	I0076003	PREPARE INVOICE		297.00
12212989	07/03/12	L034820	I0076003	RECORDS MANAGEMENT FEE		235.00
12212989	07/03/12	L034820	I0076003	TECHNOLOGY ENHANCEMENT FEE		130.00
12212989	07/03/12	L034820	I0076048	PREPARE PRIORITY LIEN		297.00
12212989	07/03/12	L034820	I0076048	PREPARE PRIORITY LIEN TERM		297.00
12212989	07/03/12	L034820	I0076048	RECORD PRIORITY LIEN		50.00
12212989	07/03/12	L034820	I0076048	NOTARIZING DOCUMENTS		99.00
12212989	07/03/12	L034820	I0076048	PREPARE INVOICE		297.00
12212989	07/03/12	L034820	I0076048	RECORDS MANAGEMENT FEE		99.00
12212989	07/03/12	L034820	I0076048	TECHNOLOGY ENHANCEMENT FEE		55.00
		L034820		*INTEREST 216 DAYS @\$1.1		239.76
		COMPLAINT#1200326		**SUBTOTAL LIEN# L034820		4,273.76*

TOTAL AMOUNT DUE: \$4,273.76**

Interest - 12 days (13.32)

Please add \$1.11 per day from the date above.

This demand includes (recorded and unrecorded) fees and penalties assessed to the referenced property, and not transferred to the Alameda County Secured Tax rolls, as of the date of this demand. Additional fees may be assessed that are not included in this demand.

To ensure timely and accurate processing of your payment, please make your check payable to "City of Oakland". Please mail the check to:

City of Oakland
Dept of Planning, Building & Neighborhood Services
250 Frank H. Ogawa Plaza - 2nd Floor Cashier
Oakland, California 94612

Upon receipt of your payment, Releases of Priority Lien(s) will be forwarded to the County of Alameda for recordation. Upon receipt of your payment and compliance of your property, Prospective Lien(s) and/or Declaration of Substandard/Public Nuisance documents may be released.

There is/are active cases on the property. A compliance plan may be needed to bring the

>>>

CONTINUED ON NEXT PAGE

<<<

>>> CONTINUED FROM PREVIOUS PAGE <<<

property into compliance or obtain permits. Additional fees are associated with a compliance plan.

NOTE: The Property Owner is liable for all (recorded and unrecorded) fees and penalties assessed after this demand date and prior to the recorded property transfer date.

Sincerely,

PTS221-01

PRIORITY LIENS

2/03/13 09:38:20

Next Option: I02

LIEN#: L034820 FILED: 06/19/12
CUST#: PARCEL: 028 -0920-021-00 SITE: 2825 DELAWARE ST
LIENEE: LEE MIKE & LING TEL:
ADDRESS: 2825 DELAWARE ST OAKLAND CA ZIP: 94602
AGENT: TEL:

RECORDED: 07/03/12 DOCUMENT#: 12212989 VOIDED: NULL:
RELEASE: RECORDED: DOCUMENT#:
TRANSFER? (Y/N): TRN DATE:
ASSESMNT: PRINC: INT: SRCHRG:
TAX PMT1: PAID: TAX PMT2: PAID:
COMMENT:

PRINTER: BSCN06

X INVOICE#	INV DATE	DUE DATE	SCH	PAID	VOID	TOTAL DUE	BALANCE DUE
- I0076003	05/04/12	06/03/12				2,840.00	2,840.00
- I0076048	06/21/12	07/21/12				1,194.00	1,194.00

TOTAL: 4,034.00 4,034.00

F3=Ext F5=Chg F6=Add F7=Fwd F8=Bck F11=Fnd F12=Prv F14=Void F15=Spec F24=Com

City of Oakland
Dept of Planning, Building & Neighborhood
Preservation - Building Services
250 Frank H. Ogawa Plaza - Room 2340
Oakland, California 94612

INVOICE DATE 05/04/12
PAYMENT DUE DATE 06/03/12
COMPLAINT# 1200326
CUSTOMER#

PAGE 1 OF 1

PROPERTY OWNER

LEE MIKE & LING
2825 DELAWARE ST
OAKLAND CA 94602

The TOTAL AMOUNT DUE for this invoice is being charged to you for services to abate blight and/or correct health and life safety violations of the Oakland Housing, Planning, or Municipal Code on the following property:

Assessor Parcel Number: 028 -0920-021-00
Property Address: 2825 DELAWARE ST
Oakland, California

----- DESCRIPTION OF SERVICES -----			
Item	Service Date	Service Category	\$ Amount
01	02/28/12	PROCESS VIOLATION	396.00
02	02/28/12	BLIGHT VIOLATION INVESTIGATION	99.00
03	02/28/12	PREPARE NOTICE TO ABATE	297.00
04	03/22/12	FEE CHARGE REINSPECTION	396.00
05	03/22/12	PREPARE SCHEDULED REINSPECTION	297.00
06	04/19/12	FEE CHARGE REINSPECTION	396.00
07	04/19/12	PREPARE SCHEDULED REINSPECTION	297.00
08	05/04/12	PREPARE INVOICE	297.00
09	05/04/12	RECORDS MANAGEMENT FEE	235.00
10	05/04/12	TECHNOLOGY ENHANCEMENT FEE	130.00

INVOICE# I0076003 TOTAL AMOUNT DUE \$2,840.00

FOR INFORMATION ABOUT THE SERVICES PERFORMED telephone (510) 238-4773
Your inspector is ROBERT WALKER

The TOTAL AMOUNT DUE for this invoice does not include amounts which may have been previously invoiced for other services to abate this code violation, and which may remain unpaid.

FOR INFORMATION ABOUT UNPAID INVOICES telephone (510)238-6402

Make check, money order, or cashier's check payable to the "City of Oakland". Write the INVOICE# and COMPLAINT# on the check. Mail or bring a copy of this invoice to the above address. Retain the original invoice for your records. Payment by VISA or MasterCard is also accepted. DO NOT SEND CASH BY MAIL.

If this invoice is not paid by the PAYMENT DUE DATE, the City of Oakland will record a Priority Lien against the described property for the TOTAL AMOUNT DUE plus lien preparation, recording and release fees plus interest.

Failure to pay the lien in full will result in the cost being added as a Special Assessment to your general property tax bill. Failure to pay or delinquency in paying the tax bill can result in foreclosure and sale of the property.

City of Oakland

Community and Economic Development Agency
Building Services - Code Compliance Section
250 Frank H. Ogawa Plaza - Room 2340
Oakland, California 94612

INVOICE DATE 06/21/12
PAYMENT DUE DATE 07/21/12
COMPLAINT# 1200326
CUSTOMER#
PAGE 1 OF 1

PROPERTY OWNER

LEE MIKE & LING
2825 DELAWARE ST
OAKLAND CA

94602

The TOTAL AMOUNT DUE for this invoice is being charged to you for the preparation, recording, and release of a lien against the property described below, because prior invoices for abatement services have not been paid:

Assessor Parcel Number: 028 -0920-021-00
Property Address: 2825 DELAWARE ST
Oakland, California
CEDA Lien#: L034820

----- DESCRIPTION OF SERVICES -----			
Item	Service Date	Service Category	\$ Amount
01	06/19/12	PREPARE PRIORITY LIEN	297.00
02	06/19/12	PREPARE PRIORITY LIEN TERMINATION	297.00
03	06/19/12	RECORD PRIORITY LIEN	50.00
04	06/19/12	NOTARIZING DOCUMENTS	99.00
05	06/19/12	PREPARE INVOICE	297.00
06	06/19/12	RECORDS MANAGEMENT FEE	99.00
07	06/19/12	TECHNOLOGY ENHANCEMENT FEE	55.00

INVOICE# I0076048 TOTAL AMOUNT DUE \$1,194.00

The TOTAL AMOUNT DUE for this invoice does not include amounts which may have been previously invoiced for other services to abate this code violation, and which may remain unpaid.

The City of Oakland has recorded a Priority Lien against the described property for the TOTAL AMOUNT DUE for this invoice and for other invoices previously sent to you for abatement services. In order to release the lien from the property, full payment must be received for all invoices associated with the lien, plus interest at 10% annual percentage rate.

FOR INFORMATION ABOUT UNPAID INVOICES telephone (510)238-6402

Make check, money order, or cashier's check payable to the "City of Oakland". Write the INVOICE# and COMPLAINT# on the check. Mail or bring a copy of this invoice to the above address. Retain the original invoice for your records. Payment by VISA or MasterCard is also accepted. DO NOT SEND CASH BY MAIL.

Failure to pay the lien in full will result in the cost being added as a Special Assessment to your general property tax bill. Failure to pay or delinquency in paying the tax bill can result in foreclosure and sale of the property.

RECORDING REQUESTED BY:
CITY OF OAKLAND



2012212989

07/03/2012 11:41 AM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 18.00

WHEN RECORDED MAIL TO:

City of Oakland
CEDA Building Services
Bldg Services - Code Compliance
250 Frank H. Ogawa Pl - Rm 2340
Oakland, California 94612



2 PGS

THIS SPACE FOR RECORDER'S USE ONLY

No Fee For Recordation
Calif Government Code Sections 27383, 27387

P R I O R I T Y L I E N A N D S P E C I A L A S S E S S M E N T

Assessor's Parcel Number 028 -0920-021-00
Property Address 2825 DELAWARE ST
Oakland, California

Complaint 1200326
CEDA Lien L034820
Lien Inv: I0076048

Other Invoices: I0076003

Property Owner LEE MIKE & LING

PRIORITY LIEN & SPECIAL ASSESSMENT \$4,034.00 + Interest

WHEREAS, the owners, as known to the City of Oakland, of the referenced real property were lawfully noticed by the City of a nuisance or substandard or hazardous or injurious condition on the property maintained in violation of code or ordinance; AND

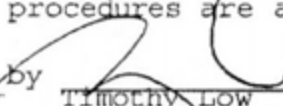
WHEREAS, the City lawfully initiated abatement action when the condition on the property was not corrected expeditiously by the owners; AND

WHEREAS, the owners, upon demand, failed to reimburse the City fully for accumulating fees and costs and accruing interest lawfully assessed for abatement action; THEREFORE

NOTICE IS NOW GIVEN, to the owners and to mortgagees and holders of liens and other encumbrance of record and to beneficiaries under deeds of trust of record or other heirs or successors or assigns and to purchasers, whether for value or by delinquency sale or transference or conveyance, among others having a legal interest in the property that the City encumbers the property with a priority lien for the referenced dollar amount and accruing interest from the general levy of property taxes with a special assessment (GOV 38773, GOV 53935, R&T 3712); AND

NOTICE IS ALSO GIVEN, for the priority lien and special assessment, that all laws applicable to the levy and collection and enforcement of municipal and county property taxes are equally applicable and similarly that under foreclosure and delinquent sale all penalties and interest and procedures are also equally applicable.

BUILDING OFFICIAL
CITY OF OAKLAND

by  Dated 06/19/12
Timothy Low
Inspections Manager - CEDA



Community and Economic Development Agency
Building Services
250 Frank H. Ogawa Plaza 2nd Floor
Oakland, California 94612
(510) 238-3381

NOTICE TO ABATE

To: LEE MIKE & LING
2825 DELAWARE ST,
OAKLAND CA 94602

Date: February 28, 2012
Complaint#: 1200326
Property Address: 2825 DELAWARE ST
APN: 028 -0920-021-00

An inspection of your property was made on 1/30/12
Attached is a List of Violations which must be corrected within the required time frame and in accordance with the codes and regulations of the City of Oakland. *Failure to comply with this order by the compliance due date(s) for noted hazards (*), Non Hazards, may result in reinspection fee charges, all required enforcement costs, permits and related fees.* Substandard action may also be taken to vacate the premises should conditions warrant.

Note: You or your agent **must** be present at the scheduled re-inspections. Should you or your agent not keep the appointment or the work is not performed and accessible for inspection you will be billed and notified of the next **Fee-Charged Reinspection** date. Should the bill not be paid within the prescribed time a lien shall be recorded against the property for the amount of the bill plus a lien fee of \$446.00 and an invoice fee of \$297.00. The fee for releasing a lien is an additional \$297.00.

The first Fee Charged Reinspection is scheduled below. Morning appointments are from 9:00 a.m. to 12:00 p.m. Afternoon appointments are from 12:00 p.m. to 3:00 p.m. Reinspections made after the compliance due date will be fee-charged at \$396.00* per re-inspection until compliance is achieved:

Compliance Due Date: March 22, 2012

By: Robert Walker

Phone No.: (510) 238-4773

First Fee Charged Re-inspection Date: March 22, 2012

Morning ☐ Afternoon ☒

Second Fee Charged Re-inspection: April 19, 2012

Morning ☐ Afternoon ☒

July 2010

*Fees Do Not Include 9.5% Records Management Fee and 5.25% Technology Enhancement Fee

Notice to Abate

Property Address: 2825 DELAWARE ST

Date: 2/28/12

LIST OF VIOLATIONS

**** Life-threatening conditions requiring immediate correction.**

*** Hazardous conditions seriously affecting habitability.**

Item No.	(**)	(*)	Description of Violation	OMC & OPG Codes
1.			The gypsum board ceiling in the living room, bedroom and kitchen are water damaged. Repair leak and the gypsum board ceiling.	15.08.250
2.			The gypsum board ceiling and left side wall in the basement are damaged and falling down. Repair or replace. If replaced permit is required.	15.08.250 15.08.140
3.			The water heater in the basement is deteriorated. Repair or replace. If replaced a permit is required.	15.08.230 G 15.08.140
4.			The light fixture above the bathroom sink is not working. Repair or replace.	15.08.260 C
5.			The electrical outlet in the right rear of the kitchen is fire damaged. Replace.	15.08.260 C
6.			The kitchen sink drain pipe is leaking. Repair.	15.08.230 G
7.			The flue connectors for the heater in the basement are not strapped properly. Repair.	15.08.260 A
8.			The kitchen sink counter top is loose being held up with a 2 X 4. Repair or replace.	15.08.250 15.08.140

Failure to comply will result in substantial fees and penalties

- ☒ Certain areas were not open for inspection any violations or deficiencies subsequently identified shall become a component part of this report and shall be corrected in an approved manner.

7010 0290 0001 1285 3559

U.S. Postal Service
CERTIFIED MAIL[®] RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

To: LEE MIKE & LING
2825 DELAWARE ST
OAKLAND CA 94602
1200326 / RLW / KXC / 2-28-12

Sent
Street
or P.O.
City

PS Form 3800, August 2006

See Reverse for Instructions

Complaint#: 1200326

Filed: 01/27/12 Rcvd by: ASM Station* CLERICAL Source* 2 TELEPHONE CALL

Address: 2825 DELAWARE ST Suite: Parcel: 028 -0920-021-00

-----COMMENTS-----

Complaint#: 1200326

1/30/12 Verified issues with ceiling and sheetrock and walls, Kitchen sink is loose, loose duct work for furnace in basement, Loose exhaust hood above stove, Lights over sink in bathroom not working, Burnt electrical outlet in kitchen. Tenant gave me owners address as

Mike and Ling Lee 1237 Bates Road Oakland Ca. 94610 Prepaing NTA lette

>>> 01/30/2012 14:01:33 WALKE#R QPADEV000R

3/22/12 No progress made by owner. Tenant gave me LEE MIKE 510465-4153 i was not able to leave a message.

>>> 03/22/2012 14:23:26 WALKE#R QPADEV0010

Mail returned "Not deliverable" 04/18/12/tec

87

>>> 04/18/2012 07:50:54 CAMPB#TE QPADEV000K

4/19/12 Called LEE MIKE 510 465-4153 i was not able to leave a messa

on

>>> 04/19/2012 08:22:58 WALKE#R QPADEV000W

12

4/19/12 No repairs made. No contact from owner.

F14=Prcl

m

F3=Cancel ENTER=Update F6=Open F9=Compress F10=Export More...

Complaint#: 1200326

Filed: 01/27/12 Rcvd by: ASM Station* CLERICAL Source* 2 TELEPHONE CALL

Address: 2825 DELAWARE ST Suite: Parcel: 028 -0920-021-00

-----COMMENTS-----

Complaint#: 1200326

>>> 04/19/2012 12:47:15 WALKE#R QPADEV000W

4/27/12 Submitted request for billing for approval.

>>> 04/27/2012 14:49:02 WALKE#R QPADEV000Z

Approved and forwarded the billing request for processing.

>>> 05/03/2012 12:47:12 WILSO#IW QPADEV0036

6/7/12 Called LEE MIKE 510 465-4153 i was not able to leave a message

>>> 06/07/2012 08:08:05 WALKE#R QPADEV001D

6/7/12 No repairs made. No contact from owner.

>>> 06/07/2012 14:31:54 WALKE#R QPADEV001D

6/15/12 Called LEE MIKE 510 465-4153 i was not able to leave a message

87

e

>>> 06/15/2012 08:21:50 WALKE#R QPADEV001N

on

8/28/12 REGINA WOODS stated they have not heard from the previous
owner or bank. She stated house will be sold in 2 weeks. no progress

12

F14=Prcl

m

F3=Cancel ENTER=Update F6=Open F9=Compress F10=Export More...

Complaint#: 1200326

Filed: 01/27/12 Rcvd by: ASM Station* CLERICAL Source* 2 TELEPHONE CALL

Address: 2825 DELAWARE ST Suite: Parcel: 028 -0920-021-00

-----COMMENTS-----

Complaint#: 1200326

>>> 08/28/2012 09:25:48 WALKE#R QPADEV003B

10/4/12 left message for REGINA WOODS(510)978-8687 to return my call.

>>> 10/04/2012 08:05:08 WALKE#R QPADEV0017

10/4/12 No access to verify if repairs are made. Talked with
REGINA WOODS(510)978-8687 by phone she stated no repairs made.

>>> 10/22/2012 14:37:56 WALKE#R QPADEV001L

10/31/12 REGINA WOODS(510)978-8687 stated the property has been sold
and possible new owner is Philp Fair 342 Highland Ave Piedmont Ca.
94611 or 2077 Mountain blvd Oakland Ca 94611 i informed her a NTA will
be sent to new owner once it appears on County records.

87

>>> 10/31/2012 10:17:16 WALKE#R QPADEV001K

12/5/12 Awaiting ownership transfer before sending NTA letter. Today's
inspection cancelled.on
12

>>> 12/05/2012 08:32:07 WALKE#R QPADEV001W

F14=Prcl

m

F3=Cancel ENTER=Update F6=Open F9=Compress F10=Export More...

Complaint#: 1200326

Filed: 01/27/12 Rcvd by: ASM Station* CLERICAL Source* 2 TELEPHONE CALL

Address: 2825 DELAWARE

ST Suite:

Parcel: 028 -0920-021-00

-----COMMENTS-----

Complaint#: 1200326

1/3/13 Filled out routing slip for new owners Lloyd Meltzer
510 407-4916 and Eric Wayne 925 321-9686 to pull permits to make
repairs.

>>> 01/03/2013 16:10:17 WALKE#R QPADEV000X

1/28/13 Verified owner has pulled permits. Property Manager called
1/23/13 Robin Parvin 510 625-0100 Stating she will have to relocate
tenants to make repairs. left message for REGINA WOODS(510)978-8687
to return my call.

>>> 01/28/2013 08:57:11 WALKE#R QPADEV0017

1st review of the billing dispute has been done. This dispute will be
held for second review. A pending review letter went out to owner.
Fees will remain on property until 2nd review. Forwarded to second re
view

87

on
12

>>> 02/03/2013 08:56:54 REX#D

QPADEV0001

F14=Prcl

m

F3=Cancel ENTER=Update F6=Open F9=Compress F10=Export More...