



## Update Results

RECORD\_MODULE = Enforcement  
 CONTACT\_TYPE = Complainant, Lienesee, Neighbor, Occupant/Tenant, Tenant/Occupant, Vendor  
 CONTACT\_TYPE Blank  
 ADDR\_PARTIAL Begins With 495 105  
 APN = (blank)  
 DATE\_OPENED >= 1/1/2012  
 DATE\_OPENED <= 12/31/2015



CITY OF OAKLAND

## Complaint History with Inspection Log

Record ID: [1500002](#)

Address: 495 105TH AVE, APT A

APN: 045 537100801

Unit #: A

Description: Apt A: Water intrusion around windows and seeping through hardwood floor creating mold &amp; mildew.

Date Opened: 1/2/2015

Record Status: Abated

Record Status Date: 3/5/2015

Job Value: \$0.00

Requestor:

: Shantae Keeton

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/5/2015	Robert Walker	1st Inspection	Violation Verified	1/5/15 Verified gas was turned off by PG&E due to carbon monoxide leak. Heater is not working.
2/11/2015	Robert Walker	1st Inspection	Violation Verified	2/11/15 Verified heater is not working, Window safety bar releases don't work. Rear bedroom with backdoor window does not meet egress and floor threshold between kitchen and living room is broken. Took photos.
3/5/2015	Robert Walker	Follow-up Inspection	Abated	3/5/15 Verified all repairs made per my NOV letter. Case abated
	Gene Martinelli	1st Inspection	Scheduled	
	Gene Martinelli	Follow-up Inspection	Scheduled	
		Follow-up Inspection	Scheduled	
	Gene Martinelli	Follow-up Inspection	Scheduled	
	Gene Martinelli	Follow-up Inspection	Scheduled	
		Follow-up Inspection	Scheduled	

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



Update Results

**RECORD\_MODULE** = Enforcement  
**CONTACT\_TYPE** = Complainant, Liencee, Neighbor, Occupant/Tenant, Tenant/Occupant, Vendor  
**CONTACT\_TYPE** Blank  
**ADDR\_PARTIAL** Begins With 495 105  
**APN** = (blank)  
**DATE\_OPENED** >= 1/1/2012  
**DATE\_OPENED** <= 12/31/2015



## Complaint History with Comments

Record ID: **1500002**

Address: 495 105TH AVE, APT A

APN: 045 537100801

Unit #: A

Description: Apt A: Water intrusion around windows and seeping through hardwood floor creating mold &amp; mildew.

Date Opened: 1/2/2015

Record Status: Abated

Record Status Date: 3/5/2015

Job Value: \$0.00

Requestor:

: Shantae Keeton

Business Name:

License #:

Comment Date	Commenter	Comment
1/5/2015 3:44:50 PM	RWALKER	1/5/15 Verified gas was turned off by PG&E due to carbon monoxide leak. Called owner/ manager Mekong Realty 510 465-7076 left a message for a return call.
1/12/2015 1:37:44 PM	RWALKER	1/12/15 Long Win called stated PG&E has return gas service. He has e mail me copy of report stating repairs made. Submitting for scanning. Case abated.
2/11/2015 2:30:43 PM	RWALKER	2/11/15 Verified heater is not working, Window safety bar releases don't work. Rear bedroom with backdoor window does not meet egress and floor threshold between kitchen and living room is broken. Took photos. Talked to Khan of Mekong Realty & Mortgage Inc 510 465-7076 informed her of the issues.
2/11/2015 2:35:47 PM	RWALKER	2/11/15 Strike comment about window not meeting egress. Bed room has rear exit door.
2/11/2015 3:09:17 PM	RWALKER	2/11/15 CC copy to Khanh at Property Management address.
2/13/2015 2:32:44 PM	KCHENG	Ownership checked; NOV sent reg & cert w/ appeal form on 2/13/15, cert mailing # is 3989 3041; CC copy sent to 544 International Blvd Oakland CA 94606, cert mailing # is 3989 3058
3/3/2015 10:45:17 AM	RWALKER	3/3/15 Owner sent e -mail with photos showing repairs made. I left tenant a message for tenant to return my call.
3/3/2015 4:01:25 PM	RWALKER	3/3/15 Talked with tenant. she will provide access 3/5/15 10am to 2 pm for manager Danny 510 387-3045 to verify flooring complaint.
3/5/2015 3:08:35 PM	RWALKER	3/5/15 Verified all repairs made per my NOV letter. Case abated.
3/20/2015 8:11:52 AM	RWALKER	3/20/15 Owner called and left message stating tenant is not letting him to do minor floor repairs for new flooring installed.

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



## CITY OF OAKLAND

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

Department of Planning and Building

[www.oaklandnet.com](http://www.oaklandnet.com)

(510) 238-6402

FAX:(510) 238-2959

TDD:(510) 238-3254

September 25, 2013

*Regular Postage*

Luowyang LLC  
138 Lenox Way  
San Francisco CA 94127

Subject: Courtesy Notice of Violation  
Oakland Municipal Code Chapters 8.24, 12, 15.08, and 15.64, and Title 17

Property: 487 105<sup>th</sup> Ave #A

Parcel no.: 045-5371-008-01

Case no.: 1304760

Dear Property Owner:

The City's Building Services Division has received a complaint that your property may be in violation of the Oakland Municipal Code. You are receiving this letter as a **courtesy** to allow you an opportunity to correct the violations (if they exist) without any further action by the City.

Building Services is charged with protecting the City's neighborhoods and business districts to ensure that private property and the public sidewalk are adequately maintained and do not pose a threat to the life, health and safety of the community. We have enclosed brochures which explain the maintenance and hazardous material regulations, if applicable.

### Alleged Violations

*Only Marked (X) Items Apply*

#### **Yard and Vacant Lot (Landscaping, Storage, Trash and Debris, Fencing, Odors, Other)**

- |  |   |
|--|---|
| <input type="checkbox"/> Dead tree ( <i>non-imminent hazard</i> )  | <input type="checkbox"/> Laundry in the front yard/porch/balcony  |
| <input type="checkbox"/> Overgrown shrubbery/weeds/grass in the front/side rear yard ( <i>over 6 inches</i> )          | <input type="checkbox"/> Unregistered or immobile vehicles or trailers on the property  |
| <input type="checkbox"/> Overgrown vegetation obstructing the sidewalk ( <i>with reasonable movement</i> )             | <input checked="" type="checkbox"/> Appliances, furniture, material in the front/side/rear yard or front porch ( <i>does not exceed reasonable levels</i> ) |
| <input type="checkbox"/> Overgrown vegetation in the front/side/rear yard ( <i>does not exceed reasonable levels</i> ) | <input type="checkbox"/> Graffiti   |
| <input type="checkbox"/> Paint or chemicals  | <input type="checkbox"/> Deteriorated fence boards or posts   |
| <input type="checkbox"/> _____   | <input checked="" type="checkbox"/> Trash and junk stored by doorway of unit _____  |
|  | <input type="checkbox"/> _____  |

## Building Exterior

- |   |   |
|---|---|
| <input type="checkbox"/> Graffiti   | <input type="checkbox"/> Broken window glass ( <i>w/o security risks</i> )  |
| <input type="checkbox"/> Deteriorated roof  | <input type="checkbox"/> Damaged or missing windows ( <i>vacant building</i> ) and door locks ( <i>w/o security risks</i> ) |
| <input type="checkbox"/> Deteriorated paint ( <i>see enclosed Lead Paint brochure</i> ) | <input type="checkbox"/> Deteriorated/damaged exterior doors ( <i>w/o security risks</i> )                                  |
| <input type="checkbox"/> Deteriorated roof gutters                                      | <input type="checkbox"/> _____  |
| <input type="checkbox"/> Deteriorated gutter downspouts                                 | <input type="checkbox"/> _____  |
| <input type="checkbox"/> _____  |   |

## Building Interior (Plumbing, Electrical, Heating, Other)

- |  |  |
|--|--|
| <input type="checkbox"/> Damaged walls and ceilings                                    | <input type="checkbox"/> Damaged or missing interior door hardware                     |
| <input type="checkbox"/> Damaged interior doors  | <input type="checkbox"/> Deteriorated or missing baseboards, door trim and window trim |
| <input type="checkbox"/> Deteriorated bathroom counters                                | <input type="checkbox"/> Deteriorated kitchen counters                                 |
| <input type="checkbox"/> Deteriorated or missing bathroom cabinet doors                | <input type="checkbox"/> Deteriorated or missing kitchen cabinet doors                 |
| <input type="checkbox"/> _____   | <input type="checkbox"/> Deteriorated kitchen floor covering                           |
| <input type="checkbox"/> _____   | <input type="checkbox"/> _____   |
| <input type="checkbox"/> Leaking faucets   | <input type="checkbox"/> Leaking toilets ( <i>w/o mold issues</i> )                    |
| <input type="checkbox"/> Stopped up toilets (must have 2 <sup>nd</sup> working toilet) | <input type="checkbox"/> Clogged sink drains (must have 2 <sup>nd</sup> working sink)  |
| <input type="checkbox"/> Deteriorated or missing plumbing fixture handles              | <input type="checkbox"/> Deteriorated water heater ( <i>must be operable</i> )         |
| <input type="checkbox"/> Deteriorated or missing electrical receptacle                 | <input type="checkbox"/> _____   |
| <input type="checkbox"/> Deteriorated or missing thermostat                            | <input type="checkbox"/> Deteriorated or missing light fixtures                        |
| <input type="checkbox"/> _____   | <input type="checkbox"/> _____   |
|  | <input type="checkbox"/> _____   |

## Zoning (Parking, Landscaping, Fencing, Commercial, Residential, Other)

- |   |   |
|---|---|
| <input type="checkbox"/> Vehicles or trailers parked/stored in the front yard Landscape area  | <input type="checkbox"/> New concrete paving covering more than 50% of required front yard area |
| <input type="checkbox"/> New residential front yard fencing over 42 inches  | <input type="checkbox"/> _____  |
| <input type="checkbox"/> New barbed or razor wire   | <input type="checkbox"/> _____  |
| <input type="checkbox"/> Unapproved home business related to auto repair, recycling; construction contractor, retail sales, or food sales | <input type="checkbox"/> _____  |
| <input type="checkbox"/> Exterior lighting glare into adjacent residences   | <input type="checkbox"/> _____  |
| <input type="checkbox"/> Excessive noise audible to neighbors   | <input type="checkbox"/> _____  |
|   | <input type="checkbox"/> _____  |

## Public Right-of-Way (Sidewalk & Streets, Other)

- |  |                                |
|--|--------------------------------|
| <input type="checkbox"/> Sidewalk display of merchandise | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Sidewalk advertising            | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Food vending                    | <input type="checkbox"/> _____ |

## Nuisance (Animals, Other)

- |                                       |                                |
|---------------------------------------|--------------------------------|
| <input type="checkbox"/> Roosters     | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Pets (feces) | <input type="checkbox"/> _____ |

## Dumpsters and Garbage/Green Waste/Recycle Cans

- |  |  |
|--|--|
| <input type="checkbox"/> Cans not removed from the sidewalk/right-of-way by <b>noon</b> of the <b>day-after collection</b> | <input type="checkbox"/> Dumpster or cans not removed from public view by the <b>evening</b> of the <b>day of collection</b> |
| <input type="checkbox"/> _____   | <input type="checkbox"/> Cans not placed at the sidewalk/right-of-way on the day of collection                               |
| <input type="checkbox"/> _____   |  |

If some or all of the **violations marked above are present** on your property or the adjoining right-of-way, please **remove them** immediately (see enclosed Blight and Lead Paint brochures). If you believe that some or all of the violations marked above are not present, please immediately **contact Building Services** by:

- telephone at 510/ 238-6402, or by
- email at [inspectioncounter@oaklandnet.com](mailto:inspectioncounter@oaklandnet.com), or by
- facsimile at 510/ 238-2959, or by
- mail with the enclosed envelope (no postage required)

To avoid an inspection of your property and possible fee and penalty charges, please correct the violations and sign and return the enclosed **Property Owner Certification** form (**pages 4**) with dated photographs (and, in the case of unapproved uses or activities, documentation confirming City Zoning Division approval), within **(3) weeks** from the date of this Courtesy Notice. This will notify the Building Services Division that your property is in compliance.

We appreciate your responsiveness to this Courtesy Notice and your support in our efforts to Keep Oakland Beautiful, Clean and Green.

Sincerely,

BUILDING SERVICES  
Department of Planning and Building

Enclosures as applicable:

Blight brochure  
Property Owner Certification  
Lead Paint brochure  
Photographs

cc:

**Note:** If you are experiencing graffiti problems you may be interested in information about the Anti-Graffiti Coating. Google "anti-graffiti coating", Example: <http://www.ecologicalcoatings.com>.



CITY OF OAKLAND

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

Department of Planning and Building

[www.oaklandnet.com](http://www.oaklandnet.com)

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

## PROPERTY OWNER CERTIFICATION

### REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 487 105th Ave #A

Parcel no. 045-5371-008-01

Case no.: 1304760

Owner: Luowyang LLC

Courtesy Notice date: 9/25/13

Deadline to Respond: 10/16/13

#### Instructions

1. Review the property address and owner information shown at the left and make any necessary corrections:
2. Remove the violations marked below and/or cross out the violations that are not present and sign this form.
3. Before the Deadline to Respond shown at the left, return this signed form with dated photographs of your property to verify the violations were removed or not present:

E-mail: [inspectioncounter@oaklandnet.com](mailto:inspectioncounter@oaklandnet.com)

Facsimile: 510/ 238-2959

Mail: City of Oakland  
Building Services  
250 Frank H. Ogawa Plaza Suite 2340,  
Oakland, CA 94612-2031  
(Envelope enclosed – no postage required)

*I certify that I have corrected the following* violations or allegations identified in the Courtesy Notice I received from the City of Oakland:

- |  |  |   |   |                                  |  |
|--|--|---|---|----------------------------------|--|
| <input type="checkbox"/> Landscaping                 | <input type="checkbox"/> Storage   | <input type="checkbox"/> Trash and Debris               | <input type="checkbox"/> Fencing                      | <input type="checkbox"/> Odors   | <input type="checkbox"/> Building Exterior |
| <input type="checkbox"/> Building Interior           | <input type="checkbox"/> Plumbing  | <input type="checkbox"/> Electrical                     | <input type="checkbox"/> Heating                      | <input type="checkbox"/> Parking | <input type="checkbox"/> Concrete Paving   |
| <input type="checkbox"/> Fencing                     | <input type="checkbox"/> Barbed/Razor Wire   |   | <input type="checkbox"/> Sidewalk Display/Advertising |                                  |  |
| <input type="checkbox"/> Unapproved Home Business    | <input type="checkbox"/> Exterior lighting   |   | <input type="checkbox"/> Excessive Noise              |                                  |  |
| <input type="checkbox"/> Unapproved Sidewalk Display | <input type="checkbox"/> Unapproved Advertising  | <input type="checkbox"/> Unapproved Mobile Food Vending |   |                                  |  |
| <input type="checkbox"/> Roosters on Property        | <input type="checkbox"/> Dumpsters/Garbage/Green Waste/Recycle Cans (left in view, left on sidewalk) |   |   |                                  |  |
| <input type="checkbox"/>                             |  |   |   |                                  |  |

### Property Owner Certification

Print Name (print)

Date

Property Owner Signature

Day time telephone ( )

E-mail:

# County Assessor Display

## Assessor Parcel Record for APN 045- -5371-008-01

Parcel Number:	45-5371-8-1
Property Address:	491 105TH AVE, OAKLAND 94603
Owner Name:	LUOWYANG LLC
Care of:	
Attention:	
Mailing Address:	138 LENOX WAY, SAN FRANCISCO CA 94127-1113
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2000-291880
Recorder Date:	9/27/2000
Mailing Address Effective Date:	6/25/2008
Last Document Input Date:	9/27/2000
Deactivation Date:	
Exemption Code:	

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



CITY OF OAKLAND

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

Planning and Building Department

Bureau of Building

Inspections, Permits and Code Enforcement Services

[www.oaklandnet.com](http://www.oaklandnet.com)

(510) 238-6402

FAX:(510) 238-2959

TDD:(510) 238-3254

## NOTICE OF VIOLATION

February 11, 2015

*Certified and Regular mail*

To: LUOWYANG LLC  
138 LENOX WAY  
SAN FRANCISCO CA 94127

Code Enforcement Case No.: **1500002**  
Property: **491 105TH AVE ( 495 105<sup>th</sup> Ave Unit A)**  
Parcel Number: **045- -5371-008-01**  
Re-inspection Date:**3/17/15**

The Code Enforcement Division inspected your property on **2/11/15** and confirmed:

- ☒ that the violations of the Oakland Municipal Code (OMC) marked below are present.  
☐ that work was performed without permit or beyond the scope of the issued permit and you are receiving this Notice of Violation because you did not get the required permit within three (3) days of receiving the Stop Work Order. You must contact the inspector indicated below before the Re-inspection Date to stop further code enforcement action.

Photo	Description of Violation	Location	OMC Section
	<b>Property Maintenance</b>		
	<b>Building Maintenance (Code)</b>		
X	The heater in the unit is not working. Repai or replace. If heater is replaced a permit is required.	Living room.	15.08.260 A 15.08.140
	The security bars window release lever is not working. Repair or remove bars.	Bedrooms.	15.08.240 15.08.140
	The threshold between the living room and kitchen is broken. Causing a tripping hazard. Repair / replace.	Living room / kitchen.	15.08.050 15.08.140
	The electrical panel in rear bedroom is not labeled. Provide labeling.	Rear left bedroom.	15.08.260 C 15.08.140



**At this point no fees or other charges have been assessed** for these violations. To stop further code enforcement action, you are advised to correct the above violations and contact Inspector **Robert Walker**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-4773 and by email at [rwalker@oaklandnet.com](mailto:rwalker@oaklandnet.com).

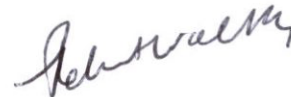
***If the Property Owner Certification is included in this notice you may also complete the form and include photographs of the corrected violations.***

If you do not contact your inspector to discuss why you cannot comply or if applicable, complete the Property Owner Certification form and the re-inspection verifies that all violations have not been corrected, you may be charged for inspection and administrative costs, which can total \$2,045.00. The City may also abate the violations and charge you for the contracting and administrative costs, which can also total over \$1,000.00. In addition, Priority Lien fees in the amount of \$1,194.00 may be assessed if fees are not paid within 30 days from the date of the invoice. Charges may be collected by recording liens on your property and adding the charges to your property taxes or by filing in Small Claims or Superior Court. Furthermore, this Notice of Violation may be recorded on your property.

***You have a right to appeal*** this Notice of Violation. You must complete the enclosed Appeal form and return it with supporting documentation in the enclosed envelope. If Code Enforcement Services does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review.

Sincerely,

Robert Walker



Planning and Building Department

Enclosures as applicable:

- ☐ Blight brochure
- ☐ Property Owner Certification
- ☐ Lead Paint brochure
- ☐ Photographs

- ☒ Residential Code Enforcement brochure
- ☒ Mold and Moisture brochure
- ☐ Undocumented Dwelling Units brochure
- ☐ Stop Work brochure

- ☐ Vehicular Food Vending brochure
- ☐ Pushcart Food Vending brochure
- ☐ Smoke Alarms brochure
- ☐ Condominium Conversion brochure

cc: Khanh  
544 International Blvd #1  
Oakland CA. 94606

City of Oakland



CITY OF OAKLAND

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

Planning and Building Department

Bureau of Building  
[www.oaklandnet.com](http://www.oaklandnet.com)

## PROPERTY OWNER CERTIFICATION

### CORRECTED OR REMOVED VIOLATIONS

Property: 491 105TH AVE ( 495 105th Ave Unit A)

Parcel no. 045- -5371-008-01

Case no.: 1500002

Owner: LUOWYANG LLC

Courtesy Notice date: N/A

Re-inspection date: 3/17/15

#### Instructions

1. Review the property address and owner information shown at the left and make any necessary corrections.
2. **If applicable, before** the Re-inspection date shown at the left, complete and return this signed form with dated photographs of your property to verify the violations were removed or not present:

E-mail: [inspectioncounter@oaklandnet.com](mailto:inspectioncounter@oaklandnet.com)

Facsimile: 510/ 238-2959

Mail: City of Oakland  
Bureau of Building  
250 Frank H. Ogawa Plaza Suite 2340  
Oakland, CA 94612-2031  
(Envelope enclosed – no postage required)

*I certify that I have corrected the following* violations identified in the Notice of Violation I received from the City of Oakland:

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---

---

---

### *Property Owner Certification*

Print Name (print)

Date

Property Owner Signature

Day time telephone ( )

E-mail:

Return to:



City of Oakland

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

Planning and Building Dept

Bureau of Building

[www.oaklandnet.com](http://www.oaklandnet.com)

(510) 238-6402

FAX: (510) 238-2959

TDD: (510) 238-3254

## Request for Service

### Tenant Complaint

Property Address: 495 105<sup>th</sup> Ave #A Date: 2-11-15

Complaint Number: 1500002

045-5371 00801

Reported by: ☒ Tenant ☐ Other

Name: Shantae Keaton

Day Phone: (510) 789-6680

Address: 495 105 Ave #A

Zip Code: 94603

Night Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Owner: Me Kong Realty Mortgage, Inc

Day Phone: (510) 465-7076

Address: 544 International Blvd #1

Night Phone: \_\_\_\_\_

City: Oakland

State: CA

Zip Code: 94606

Email Address: \_\_\_\_\_

#### Investigate:

☐ Electric – lights/outlets/switch

☐ Elevator operation

☐ Entry door locks

☐ House sewer blockage

☐ Lack of electric service

☐ Lack of gas service

☒ Lack of heat

☐ Lack of hot water or water service

☐ Lack of smoke detector

X Broken threshold in kitchen

☐ Peeling paint

☐ Plumbing leak

☐ Required exit blocked

☐ Resident manager (16 or more units)

☐ Roof leak

☐ Stairs/railing/deck

☐ Window(s) operation/broken

☒ Other Window Bar release not

☐ Other Working in Bedrooms

☐ Surface mold present on \_\_\_\_\_ See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls)

**Tenants Only:** I certify that I have notified the owner/manager of the above identified problem(s) and I will allow the owner and/or his/her agents, with proper notice as governed by State law, to enter my unit in order to make all necessary repairs.

Signature: Shantae Keaton

Date: 2/11/2015

250 Frank Ogawa Plaza, 2<sup>nd</sup> Floor, Oakland, CA 94612 Tel: 510.238-6402 TDD 510.238-3542 FAX: 510.238-2959

Email: [www.oaklandnet.com](http://www.oaklandnet.com)

Scan to: Code Enforcement-Chronology-Abatement Activities

September 2012

Distribution: Owner -White Inspector-Yellow Tenant Copy-Pink



# County Assessor Display

## Assessor Parcel Record for APN 045- -5371-008-01

Parcel Number:	45-5371-8-1
Property Address:	491 105TH AVE, OAKLAND 94603
Owner Name:	LUOWYANG LLC
Care of:	
Attention:	
Mailing Address:	138 LENOX WAY, SAN FRANCISCO CA 94127-1113
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2000-291880
Recorder Date:	9/27/2000
Mailing Address Effective Date:	6/25/2008
Last Document Input Date:	9/27/2000
Deactivation Date:	
Exemption Code:	

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

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**CERTIFIED MAIL™ RECEIPT**  
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**OFFICIAL USE**

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

TO: **LUOWYANG LLC**  
**138 LENOX WAY**  
**SAN FRANCISCO CA 94127**  
**1500002 / RW / KXC / 2-11-15**

PS Form 3800, August 2006 See Reverse

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

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

Postmark Here

**KHANH**  
**544 INTERNATIONAL BLVD**  
**OKALAND CA 94606**  
**1500002 / RW / KXC / 2-11-15**

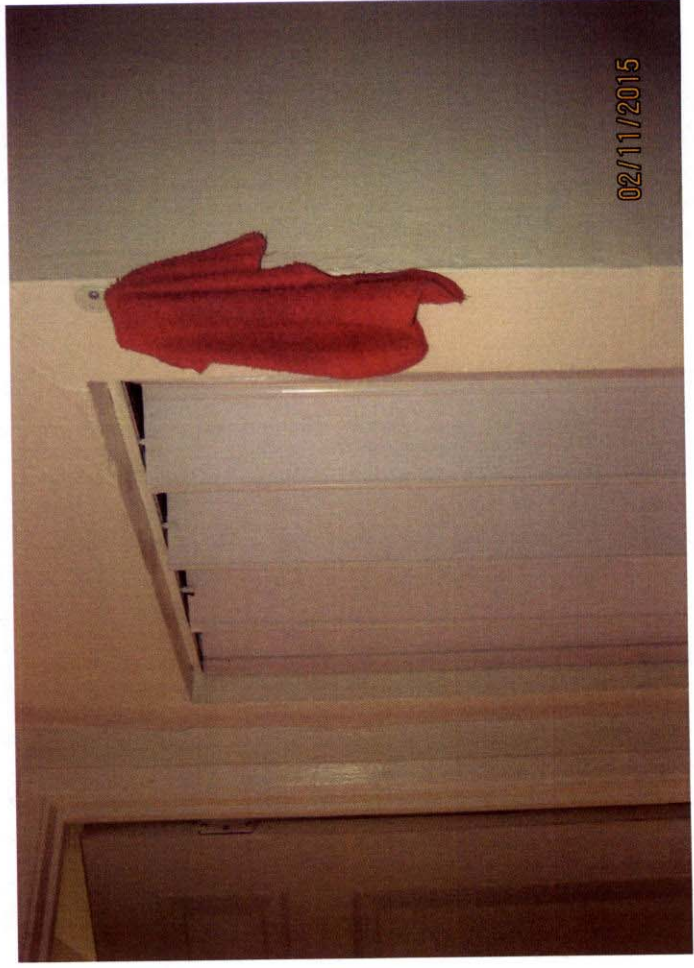
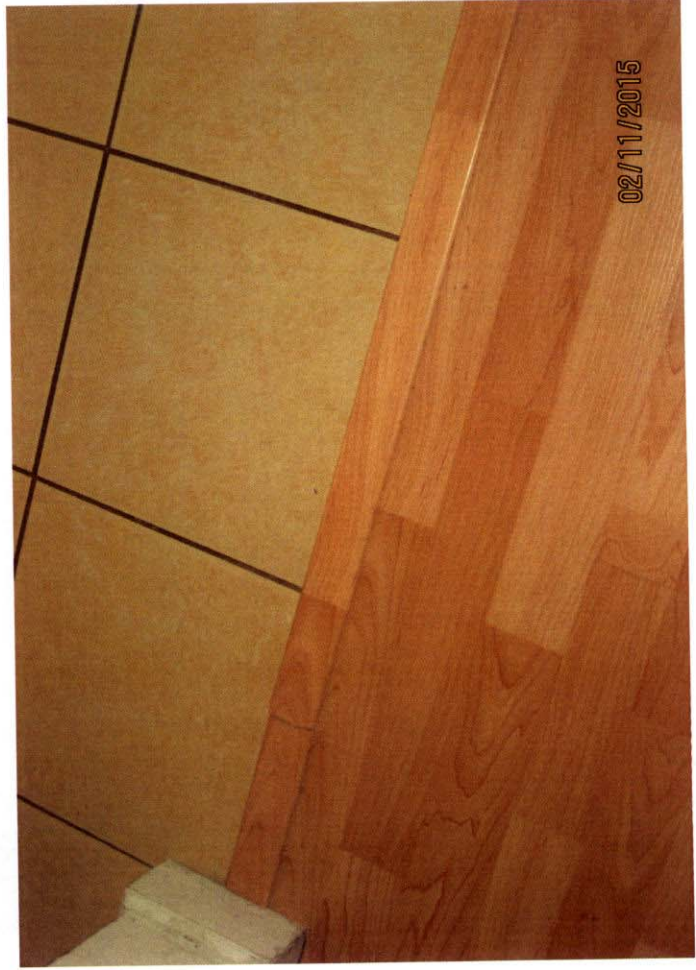
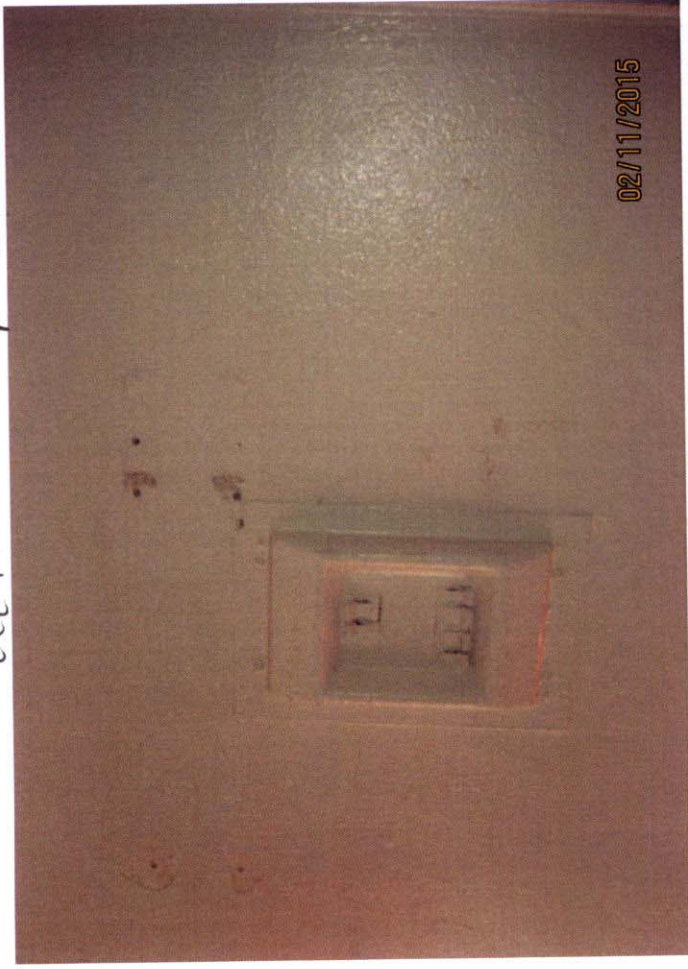
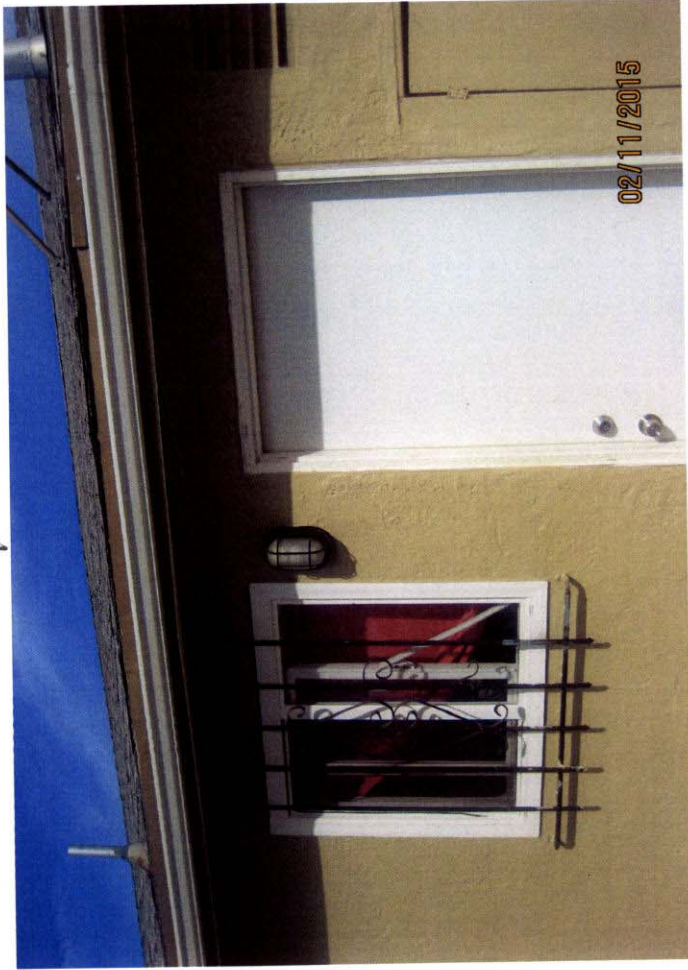
PS Form 3800, August 2006 See Reverse for Instructions

495 W 1st Ave





498 105th Ave #2 a electric panel





495 105th Ave #2

floor threshold



Window Release



Security Bars

