

Update Results

RECORD MODULE = Enforcement

 $\textbf{CONTACT_TYPE = Complainant, Lienee, Neighbor, Occupant/Tenant, Tenant/Occupant, Vendor Complainant, Compl$

CONTACT_TYPE Blank

ADDR PARTIAL Begins With (blank)

APN = 045 536901103 **DATE_OPENED >= 1/1/2010** DATE_OPENED <= 12/31/2020



Complaint History with Inspection Log

Record ID: <u>1601590</u> Address: 324 105TH AVE APN: 045 536901103 Unit #:

Description: Unattended Unapproved donation collection box

Date Opened: 5/3/2016 **Record Status: Violation Verified** Record Status Date: 5/18/2016

Job Value: \$0.00 Requestor:

Business Name: License #:

Inspection Date Status / Result **Result Comments** Inspector Name **Inspection Type**

Violation Verified 5/18/2016 Greg Clarke 1st Inspection 6/21/2016 Greg Clarke Follow-up Inspection Abated

Record ID: 1504351 Address: 314 105TH AVE APN: 045 536901103 Unit #:

Description: Water is not draining out of parking lot

Date Opened: 12/15/2015 **Record Status: Abated**

Record Status Date: 12/31/2015

Job Value: Requestor:

Business Name: License #:

Inspection Date Inspector Name Inspection Type Status / Result **Result Comments**

Record ID: <u>1504354</u> Address: 314 105TH AVE APN: 045 536901103

Unit #:

Description: Driveway throughout apartments frequently floods due to rain, possible drainage issue.

Date Opened: 12/15/2015 **Record Status: Abated** Record Status Date: 12/31/2015

Job Value: \$0.00 Requestor:

Business Name:

License #: Inspection Date Inspector Name **Inspection Type** Status / Result

12/21/2015 Violation Verified Verified one large puddle.3" deep Ivan G Ramirez 1st Inspection Follow-up Inspection Abated 12/31/2015 Ivan G Ramirez

Record ID: <u>1504175</u> Address: 314 105TH AVE APN: 045 536901103

Description: Apt A. Electricity was shut off. No meter.

Date Opened: 11/23/2015

Result Comments

Record Status: Partially Abated Record Status Date: 12/31/2015

Job Value: \$0.00 Requestor: : ANA

Business Name: License #:

Result Comments Inspection Date Inspector Name **Inspection Type** Status / Result 11/25/2015 Ivan G Ramirez 1st Inspection Violation Verified Verified and prepared nov 12/31/2015 Ivan G Ramirez Follow-up Inspection No Entry

Record ID: 1502239 Address: 324 105TH AVE

APN: 045 536901103 Unit #:

Description: Cracked concrete(driveway/walkway) between apartment buildings 314 and 324. Is a hazard for people walking and drivers.

Date Opened: 6/29/2015 **Record Status: Abated** Record Status Date: 8/25/2015

Job Value: \$0.00 Requestor:

Business Name: License #:

Inspection Type Status / Result **Result Comments Inspection Date Inspector Name**

Violation Verified 7/7/2015 Ivan G Ramirez 1st Inspection 8/24/2015 Ivan G Ramirez Follow-up Inspection Abated

Record ID: 1500523 Address: 318 105TH AVE APN: 045 536901103

Unit #:

Description: MOLD IN BEDROOM (UNIT F)

Date Opened: 2/13/2015 **Record Status: Abated** Record Status Date: 2/17/2015

Job Value: \$0.00 Requestor: : MICHAEL JACKSON **Business Name:**

License #:

Inspection Date Inspector Name **Inspection Type** Status / Result **Result Comments**

> Robert Walker 1st Inspection Cancelled 1st Inspection Pending

Record ID: <u>1500426</u> Address: 324 105TH AVE, APT E

APN: 045 536901103

Unit #: E

Description: Damaged & inoperable front window; deteriorated kitchen floor; dilapidated kitchen cabinets; holes in walls; faulty electrical

outlets; broken bathroom faucet; plumbing drainage issues.

Date Opened: 2/4/2015 **Record Status: Abated** Record Status Date: 4/9/2015

Job Value: \$0.00 Requestor: : Jose Ibarra **Business Name:** License #:

Inspection Date Inspector Name **Inspection Type** Status / Result **Result Comments**

2/6/2015 Hugo Barron 1st Inspection Violation Verified several plumbing and building code violations

4/8/2015 Abated Hugo Barron Follow-up Inspection Follow-up Inspection Cancelled Hugo Barron

Record ID: 1404047 Address: 324 105TH AVE APN: 045 536901103

Unit #:

Description: Unit #F: leaking sink and toilet, drainage problem with kitchen sink, windows cannot open and close, and broken door knob

Date Opened: 11/18/2014 **Record Status: Violation Verified** Record Status Date: 11/20/2014

Job Value: \$0.00

Requestor: : Lucila Santa Cruz **Business Name:** License #:

Inspection Date Inspector Name Inspection Type Status / Result **Result Comments** 11/20/2014 Hugo Barron 1st Inspection Violation Verified several code violations plumbing and electrical 12/22/2014 Hugo Barron Follow-up Inspection Abated met the owner and tenant, case abated.

> Hugo Barron Follow-up Inspection

Record ID: 1403550 Address: 320 105TH AVE, UNIT F

APN: 045 536901103 Unit #: F

Description: LEAK IN BATHROOM RUNNING INTO KITCHEN

Date Opened: 10/2/2014 **Record Status: Abated**

Record Status Date: 11/26/2014

Job Value: \$0.00 Requestor: : Rosa **Business Name:** License #:

Inspection Type Status / Result **Result Comments Inspection Date Inspector Name** 10/8/2014 Hugo Barron 1st Inspection Violation Verified verified code violations.

11/12/2014 Hugo Barron Follow-up Inspection Partially Abated need to repair the furnace and the hole in the wall behind the range

Status / Result

abated

Result Comments

9/23/14 Repairs made. case abated

Cancelled

Hugo Barron Follow-up Inspection Abated Scheduled Greg Clarke Follow-up Inspection

Record ID: 1403241 Address: 318 105TH AVE APN: 045 536901103

11/25/2014

Description: UNIT W- TENANT COMPLAINT- EXPOSED ELECTRICAL WIRE, ELECTRICAL PROBLEMS

Inspection Type

Follow-up Inspection

Date Opened: 8/29/2014 **Record Status: Abated** Record Status Date: 9/23/2014

Job Value: \$0.00 **Requestor: Business Name:**

License #:

Inspection Date Inspector Name 9/23/2014 Robert Walker

Follow-up Inspection Abated Scheduled Greg Clarke 1st Inspection Greg Clarke Scheduled Follow-up Inspection

Record ID: 1402487 Address: 314 105TH AVE APN: 045 536901103

Description: APT D: Mold, Deteriorated interior walls and damaged outlets.

Date Opened: 6/30/2014 **Record Status: Closed**

Record Status Date: 8/27/2014

Job Value: \$0.00 Requestor: **Business Name:** License #:

Inspection Date Inspector Name Inspection Type Status / Result **Result Comments** 6/30/2014 Hugo Barron 1st Inspection Violation Verified 6/30/14: unit d: code violations were verified on 6/26/14, notice will e sent to owner. 8/5/2014 Partially Abated met the owner and tenant , need to abate items 1, 6 and Hugo Barron Follow-up Inspection 12 of NOV dated 7/1/14 8/26/2014 Hugo Barron Follow-up Inspection Abated original list was abated, but tenant will send any code problems to manager

Cancelled

Record ID: 1402488

Address: 324 105TH AVE, UNIT H

Hugo Barron

APN: 045 536901103

Description: Tenant Complaint.

Date Opened: 6/30/2014 **Record Status: Abated** Record Status Date: 8/8/2014

Job Value: \$0.00 Requestor:

Business Name: License #:

Inspection Date Status / Result **Inspector Name Inspection Type Result Comments** 6/30/2014 Violation Verified 6/30/14: unit h: code violations were verified on Hugo Barron 1st Inspection

6/26/14, notice will be sent to owner. 8/7/2014 Follow-up Inspection Abated Hugo Barron met the owner and the tenant, case abated. Hugo Barron Follow-up Inspection Cancelled

Record ID: 1402489 Address: 324 105TH AVE APN: 045 536901103

Unit #:

Description: Tenant complaint Apt K.

Date Opened: 6/30/2014 **Record Status: Violation Verified** Record Status Date: 6/26/2014

Job Value: Requestor: **Business Name:** License #:

Inspection Date Inspector Name Inspection Type Status / Result **Result Comments** 6/30/2014 Hugo Barron 1st Inspection Violation Verified 6/30/14: unit k: code violations were verified on

6/26/14, notice will be sent to owner 8/6/2014 Hugo Barron Follow-up Inspection Abated met the owner and the tenant, case abated.

Record ID: 1402375 Address: 320 105TH AVE APN: 045 536901103 Unit #:

DESCRIPTION: UNIT F. BATHROOM TUB LEAKS INTO KITCHEN CEILING, PLUMBING PROBLEMS, MOLD LOCATED IN BATHROOM, ELECTRICAL

SOCKETS DO NOT WORK. Date Opened: 6/20/2014 **Record Status: Abated** Record Status Date: 8/7/2014

Job Value: Requestor:

Business Name: License #:

Inspection Date Status / Result **Result Comments Inspector Name Inspection Type**

6/26/2014 Hugo Barron 1st Inspection Violation Verified

8/6/2014 Hugo Barron Follow-up Inspection Ahated met the owner and the tenant, case abated.

Record ID: 1402382 Address: 314 105TH AVE APN: 045 536901103

Unit #:

Description: UNIT B MOLD, WATER LEAKING FROM UPPER UNIT, WINDOWS DO NOT CLOSE PROPERLY, ROACH AND SPIDER INFESTATION.

Date Opened: 6/20/2014 **Record Status: Closed**

Record Status Date: 8/27/2014

Job Value: \$0.00 Requestor: : MARIA AMBRIZ **Business Name:** License #:

Inspection Type Status / Result **Result Comments Inspection Date Inspector Name** 6/26/2014 1st Inspection Violation Verified Hugo Barron 8/5/2014 Hugo Barron Follow-up Inspection No Entry no access, owner was present but tenant was not. 8/26/2014 Hugo Barron Follow-up Inspection No Entry met the owner for second time and there was no access to verify, owner stated that meade repairs, case closed.

Record ID: 1402355 Address: 314 105TH AVE APN: 045 536901103

Description: UNIT E - WINDOWS DON'T LOCK PROPERLY, VERY OLD CARPETS, BATHTUB NOT SEALED PROPERLY

Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/6/2014

Job Value: \$0.00 Requestor: : MONICA **Business Name:** License #:

Status / Result **Result Comments Inspection Date** Inspector Name **Inspection Type**

Violation Verified 6/26/2014 Hugo Barron 1st Inspection

8/5/2014 Hugo Barron Follow-up Inspection Abated met the owner and tenant, case was abated.

Address: 314 105th AVE, #E

APN: 045 536901103

Description: UNIT E - WINDOWS DON'T LOCK PROPERLY, VERY OLD CARPETS, BATHTUB NOT SEALED PROPERLY

Date Opened: 6/19/2014 Record Status: Abated Record Status Date: 8/6/2014

Job Value: \$0.00 Requestor: : MONICA **Business Name:** License #:

Inspection Date **Inspector Name Inspection Type** Status / Result **Result Comments**

6/26/2014 Hugo Barron 1st Inspection Violation Verified

8/5/2014 Hugo Barron Follow-up Inspection Abated met the owner and tenant, case was abated.

Record ID: <u>1402360</u> Address: 314 105TH AVE APN: 045 536901103

Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets broken or missing handles, clogged drains, insect

infestation, mold on walls Date Opened: 6/19/2014

Record Status: Pending Investigation Record Status Date: 6/19/2014

Job Value: Requestor: : Luis Ortega **Business Name:** License #:

Inspection Type Status / Result **Result Comments Inspection Date Inspector Name**

> Dennis Foster 1st Inspection Scheduled

Address: 324 105TH, #B APN: 045 536901103

Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets broken or missing handles, clogged drains, insect

infestation, mold on walls Date Opened: 6/19/2014

Record Status: Pending Investigation Record Status Date: 6/19/2014

Job Value: Requestor: : Luis Ortega **Business Name:** License #:

Status / Result **Result Comments Inspection Date Inspector Name Inspection Type**

> Dennis Foster 1st Inspection Scheduled

Record ID: <u>1402361</u> Address: 324 105TH AVE APN: 045 536901103

Unit #:

Description: Unit B - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestation, mold on walls Date Opened: 6/19/2014 **Record Status: Abated**

Record Status Date: 8/8/2014

Job Value: \$0.00 Requestor:

: CONSUELA OLIVAREZ

Business Name:

License #:

Inspection Date Inspector Name Inspection Type Status / Result **Result Comments**

6/26/2014 Violation Verified Hugo Barron 1st Inspection

8/7/2014 Follow-up Inspection Abated met the owner and the tenant, case abated. Hugo Barron Cancelled

Follow-up Inspection Hugo Barron

Address: 324 105TH AVE, #E

APN: 045 536901103

Description: Unit B - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestation, mold on walls Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/8/2014

Job Value: \$0.00 Requestor:

: CONSUELA OLIVAREZ

Business Name:

License #:

Inspector Name Inspection Date Inspection Type Status / Result **Result Comments**

6/26/2014 Hugo Barron 1st Inspection Violation Verified

8/7/2014 Hugo Barron Follow-up Inspection Abated met the owner and the tenant, case abated.

> Hugo Barron Follow-up Inspection Cancelled

Record ID: 1402363 Address: 320 105TH AVE APN: 045 536901103

Description: Unit E - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestation, mold on walls

Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/7/2014

Job Value: Requestor:

: YOLANDA ORTEGA **Business Name:**

License #:

Inspection Date Inspector Name Inspection Type Status / Result **Result Comments**

6/26/2014 Hugo Barron 1st Inspection Violation Verified

met the owner and the tenant, case abated. 8/6/2014 Hugo Barron Follow-up Inspection Abated

Address: 320 105TH, #E APN: 045 536901103

Description: Unit E - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestation, mold on walls

Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/7/2014

Job Value: Requestor:

: YOLANDA ORTEGA

Business Name:

License #:

Inspection Type Result Comments Inspection Date Inspector Name Status / Result

6/26/2014 Hugo Barron 1st Inspection Violation Verified

8/6/2014 Hugo Barron Follow-up Inspection Abated met the owner and the tenant, case abated.

Record ID: 1402364 Address: 324 105TH AVE APN: 045 536901103

Description: Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect

infestation, mold on walls Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/8/2014

Job Value: \$0.00 Requestor: : SONIA VALDEZ **Business Name:** License #:

Inspection Type Status / Result **Inspection Date Inspector Name Result Comments**

6/26/2014 Hugo Barron 1st Inspection Violation Verified 8/7/2014 Hugo Barron Follow-up Inspection Abated met the owner and the tenant, case abated.

> Hugo Barron Follow-up Inspection Cancelled

Address: 324 105th AVE, #C

APN: 045 536901103

Unit #: C

Description: Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect

infestation, mold on walls Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/8/2014

Job Value: \$0.00 **Requestor:** : SONIA VALDEZ **Business Name:** License #:

Inspection Date Inspector Name Inspection Type Status / Result **Result Comments**

6/26/2014 Hugo Barron 1st Inspection Violation Verified

8/7/2014 Follow-up Inspection Abated met the owner and the tenant, case abated. Hugo Barron

> Hugo Barron Follow-up Inspection Cancelled

Record ID: 1402365 Address: 320 105TH AVE APN: 045 536901103

Description: Unit C - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestation, mold on walls Date Opened: 6/19/2014

Record Status: Abated Record Status Date: 8/7/2014

Job Value: Requestor:

: CECILIA VILLEGAS **Business Name:**

License #:

Inspection Date Inspector Name Inspection Type Status / Result **Result Comments**

6/26/2014 Hugo Barron 1st Inspection Violation Verified

8/6/2014 Follow-up Inspection Abated met the owner and tenant, case abated. Hugo Barron

Address: 320 105TH AVE, #C

APN: 045 536901103

Description: Unit C - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestation, mold on walls Date Opened: 6/19/2014

Record Status: Abated Record Status Date: 8/7/2014

Job Value: Requestor:

: CECILIA VILLEGAS

Business Name:

License #:

Inspection Date Inspector Name Inspection Type Status / Result **Result Comments**

6/26/2014 Hugo Barron 1st Inspection Violation Verified

8/6/2014 Hugo Barron Follow-up Inspection Abated met the owner and tenant, case abated.

Record ID: 1402367 Address: 320 105TH AVE APN: 045 536901103

Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestations, mold on walls

Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/7/2014

Job Value: \$0.00 Requestor: : ALMA GUZMAN **Business Name:** License #:

Status / Result **Result Comments Inspection Date Inspector Name Inspection Type**

6/26/2014 Violation Verified Hugo Barron 1st Inspection

8/6/2014 Follow-up Inspection Hugo Barron Abated met the owner and tenant, case abated.

Address: 320 105th AVE, #D

APN: 045 536901103

Unit #: D

Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestations, mold on walls

Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/7/2014

Job Value: \$0.00 Requestor: : ALMA GUZMAN **Business Name:** License #:

Inspection Date Inspector Name Inspection Type Status / Result **Result Comments**

Violation Verified 6/26/2014 Hugo Barron 1st Inspection 8/6/2014 Hugo Barron Follow-up Inspection Abated met the owner and tenant, case abated.

Record ID: 1301303 Address: 318 105TH AVE, #P

APN: 045 536901103 Unit #: P

Description: MOLD INSIDE UNIT, KITCHEN FAUCET IS LOOSE

Date Opened: 3/12/2013 **Record Status: Abated** Record Status Date: 4/19/2013

Job Value: \$0.00

Requestor: NARCISO FUENTES

Business Name: License #:

Inspection Date Inspector Name **Inspection Type** Status / Result **Result Comments**

3/14/2013 GREGORY CLARKE 1st Inspection Violation Verified

Violation Verified 4/19/2013 GREGORY CLARKE 1st Inspection SEE NOTES

Record ID: 1107224 Address: 318 105TH AVE, #J

APN: 045 536901103

Unit #: J

Description: WATER LEAKING THRU WALLS AND WINDOWS CAUSING MOLD. WINDOWS ARE NOTSECURED.

Date Opened: 11/16/2011 **Record Status: Abated** Record Status Date: 11/17/2011

Job Value: \$0.00

Requestor: ANDREA GREEN

Business Name: License #:

Inspection Date Inspector Name **Inspection Type** Status / Result **Result Comments** ANTHONY L 1st Inspection CONTACT ANDREA @ 689-4597 11/17/2011 No Entry

HARBAUGH

Record ID: 1000415 Address: 318 105TH AVE, #J

APN: 045 536901103

DESCRIPTION: BLIGHTED PROPERTY SINK IS LEAKING; MOLD & MILDEW THROUGHOUT APT; WHOLEIN BEDROOM WALL; CARPET IS OLD AND

DAMP Date Opened: 1/28/2010

Record Status: Abated Record Status Date: 5/4/2010

Job Value: \$0.00

Requestor: YOLANDA ORTEGA

Business Name: License #:

Inspection D	ate Inspector Name	Inspection Type	Status / Result	Result Comments
1/29/2010	JAMES G ANDERS	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	PLEASE CALL YOLANDA ORTEGA, TENANT @(510)409-3694
4/1/2010	JAMES B ANDERS	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
4/26/2010	JAMES B ANDERS	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 05/04/10
5/4/2010	JAMES B ANDERS	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	

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Update Results

RECORD MODULE = Enforcement

CONTACT_TYPE = Complainant, Lienee, Neighbor, Occupant/Tenant, Tenant/Occupant, Vendor

CONTACT TYPE Blank

ADDR_PARTIAL Begins With (blank)

APN = 045 536901103 DATE OPENED >= 1/1/2010 DATE_OPENED <= 12/31/2020



Complaint History with Comments

Record ID: 1601590 Address: 324 105TH AVE APN: 045 536901103

Unit #:

Description: Unattended Unapproved donation collection box

Date Opened: 5/3/2016

Record Status: Violation Verified Record Status Date: 5/18/2016

Job Value: \$0.00 Requestor:

Business Name: License #:

Comment Date Commenter Comment

5/18/2016 7:58:54 AM

ELABAYOG

Case re-assigned to Greg Clarke

5/19/2016 10:27:25 GCLARKE

AM

5-18-16: Site visit today 5-18 verified the Donation Box for clothing located in the center of the parking area in this apartment complex. Noted a bike frame adjacent to the box. Place Posting on the donation box with the re-inspection

scheduled for 6-1-16. GXC x2168. 05/27/16 - Ownership verified thru county records. NOV mailed reg and cert mail 7015 0640 0003 5386 6639

5/27/2016 9:01:02 SFORD AM

6/28/2016 9:14:32 GCLARKE

AM

6-21-16: Site visit today 6-21 found donation box removed. Forward paper work to S. Smith. GXC x2168

Record ID: 1504351 Address: 314 105TH AVE APN: 045 536901103

Unit #:

Description: Water is not draining out of parking lot

Date Opened: 12/15/2015 **Record Status: Abated**

Record Status Date: 12/31/2015

Job Value: Requestor: **Business Name:**

License #:

Comment Date Commenter Comment

Record ID: 1504354 Address: 314 105TH AVE APN: 045 536901103

Unit #:

Description: Driveway throughout apartments frequently floods due to rain, possible drainage issue.

Date Opened: 12/15/2015 **Record Status: Abated**

Record Status Date: 12/31/2015

Job Value: \$0.00 Requestor:

Business Name: License #:

Comment Date Commenter Comment

12/21/2015 2:51:35 IRAMIREZ

PM

Noted puddle 3" deep at the deepest point will review with E.Labayog to make a determination.

Record ID: 1504175 Address: 314 105TH AVE APN: 045 536901103

Unit #:

Description: Apt A. Electricity was shut off. No meter.

Date Opened: 11/23/2015 **Record Status: Partially Abated** Record Status Date: 12/31/2015

Job Value: \$0.00 Requestor: : ANA **Business Name:** License #:

Comment Date Commenter Comment

PM

11/25/2015 5:14:47 IRAMIREZ

Electrical service meter is missing from the service equipment. There is no electrical supply to the outlets in unit A. Light and receptacles are not working propery throughout the unit. Obtain required permits, inspections and approvals. Window is broken in the kitchen. Hot water handle is not working properly for the lavatory in the bathroom upstairs. Electrical receptacles are missing cover plates in the living room. Smoke and carbon monoxide detectors are missing or not working properly Damaged floor in the living room is a tripping hazard.

Spoke with landlord who denies responsibility and says he does not need a meter reset despite what the report says

Ownership verified via County Assessor Records. NOV mailed certified and regular with appeal form Cert # 7015 1660

11/25/2015 5:38:12 IRAMIREZ

11/25/2015 5:52:09 IRAMIREZ

11/30/2015 3:14:25 AMEEKINS

12/1/2015 6:06:55

IRAMIREZ

card.

from PG&E

0000 0859 7735

Returned tenants call, says owner is still refusing to comply with pge requirement and balance has been paid. Tenant provided pge number as the only proof that would confirm the requirement for the meter reset. Called PGE and spoke with Tammy out of fresno 1-877-743-7782 who confirmed the PGE will not turn on power until a final permit is submitted to pge. Tammy confirmed PGE removed meter due to tampering. Tennant claims that they had called PGE to have the service turned on their name because they hadn't received and electric bill along with the gas bill the 1st 2 month. Tenant claims when PGE came in to install service they noted that unit had no meter and was being illegally supplied all along this way and even pge was unaware. PGE cut off power and required they pay balance and get a meter reset. Tenant paid balance and PGE confirmed meter reset is required. Called owner and he seemed upset and irritable I provided my PGE contact and attempted to explain tampered meter and reason it is required. He claimed

David informed me all repairs have been made. Left a message to tenants contact person. No entry at inspection. left

that he could not hear me and hung up. I called him back and urged him to call me asap. But hasn't. David owner 925-719-8241

12/1/2015 6:08:54 **IRAMIREZ**

PM

12/31/2015 1:25:16 IRAMIREZ

PM

Record ID: <u>1502239</u> Address: 324 105TH AVE

APN: 045 536901103

Unit #:

drivers.

Description: Cracked concrete(driveway/walkway) between apartment buildings 314 and 324. Is a hazard for people walking and

Verified 11/25/15. Nov 11/30/15. Follow-up on 12/30/15.

Date Opened: 6/29/2015 **Record Status: Abated**

Record Status Date: 8/25/2015

Job Value: \$0.00 Requestor: **Business Name:**

License #:

Comment Date Commenter

7/9/2015 1:46:47 PM IRAMIREZ

Damaged driveway and walking paths in the parking lot are a tripping hazard. Repair cracks, potholes, breaks and uneven surfaces on the ground in an approved manner.

7/9/2015 1:47:20 PM IRAMIREZ 7/14/2015 11:17:10 KCHENG

7/7 verified. 7/10 NOV 8/24 follow up

AM

Ownership checked; NOV sent reg & cert w/ appeal form on 7/13/15, cert mailing # is 1795 9684

Record ID: <u>1500523</u> Address: 318 105TH AVE APN: 045 536901103

Unit #:

Description: MOLD IN BEDROOM (UNIT F)

Date Opened: 2/13/2015 **Record Status: Abated**

Record Status Date: 2/17/2015

Job Value: \$0.00

Requestor:

: MICHAEL JACKSON

Business Name:

License #:

Comment Date Commenter Comment

2/17/2015 10:11:16 RWALKER

2/17/15 Tenant called to withdraw his complaint.

Record ID: <u>1500426</u> Address: 324 105TH AVE, APT E

APN: 045 536901103

Unit #: E

Description: Damaged & inoperable front window; deteriorated kitchen floor; dilapidated kitchen cabinets; holes in walls; faulty electrical outlets; broken bathroom faucet; plumbing drainage issues.

Date Opened: 2/4/2015 **Record Status: Abated**

Record Status Date: 4/9/2015 Job Value: \$0.00 Requestor:

: Jose Ibarra **Business Name:** License #:

Comment Date Commenter Comment

2/13/2015 2:41:34 **KCHENG** Ownership checked; NOV sent reg & cert w/ appeal form on 2/13/15, cert mailing # is 3989 2945

3/9/2015 9:07:11 AM HBARRON 3/6/15 : owner working in the unit, he will call by 3/13/15 to inspect the items except the carpet , he is planning to

replace the carpet by wood floor.

4/9/2015 8:45:34 AM HBARRON 4/8/15: met the owner and tenant, case abated.

Record ID: <u>1404047</u> Address: 324 105TH AVE APN: 045 536901103

Description: Unit #F: leaking sink and toilet, drainage problem with kitchen sink, windows cannot open and close, and broken door

knob also.

Date Opened: 11/18/2014 **Record Status: Violation Verified** Record Status Date: 11/20/2014

Job Value: \$0.00 **Requestor:** : Lucila Santa Cruz **Business Name:** License #:

Comment Date Commenter Comment

11/25/2014 11:36:45 KCHENG

AM

Ownership checked; NOV sent reg & cert w/ appeal form & brochures on 11/25/14, cert mailing # is 3985 2369

Record ID: 1403550 Address: 320 105TH AVE, UNIT F

APN: 045 536901103

Unit #: F

Description: LEAK IN BATHROOM RUNNING INTO KITCHEN

Date Opened: 10/2/2014 Record Status: Abated

Record Status Date: 11/26/2014

Job Value: \$0.00 Requestor: : Rosa **Business Name:** License #:

Comment Date Commenter Comment

10/10/2014 11:57:22 KCHENG

Ownership checked; NOV sent reg & cert w/ appearl form & brochures on 10/10/14, cert mailing # is 3988 6302

Record ID: <u>1403241</u> Address: 318 105TH AVE APN: 045 536901103

Description: UNIT W- TENANT COMPLAINT- EXPOSED ELECTRICAL WIRE, ELECTRICAL PROBLEMS

Date Opened: 8/29/2014 **Record Status: Abated**

Record Status Date: 9/23/2014

Job Value: \$0.00

Requestor:

Business Name:

License #:

Comment Date Commenter

9/3/2014 3:20:21 PM RWALKER

9/3/14 Verified rear bedroom light fixture is hanging of wall. Bathroom exhaust fan cover is missing, Fire path for both bedroom windows is blocked with appliances and locked gates that can only be opened with a key. Windows in the living room and bedrooms are not locking and closing. Unapproved lighting in 2 sheds behind unit. Talked with owner. Chae Kim 925 719-8241 He stated tenant did not let him know about issues and will make repairs.

9/15/14 Verified repairs made in the interior of unit W. Owner to address detached structures and call me complete.

Notice of Violation sent regular and certified mail (#5828 0075) with Violation Appeal on 7.2.14.

Unit D: Tenant called requested a copy of the NOV, I told him to call 3 weeks after the day of the inspection.

9/15/2014 3:54:11 **RWALKER**

9/23/2014 1:27:21 **RWALKER** 9/23/14 Repairs made. case abated

PM

Record ID: <u>1402487</u> Address: 314 105TH AVE APN: 045 536901103

Description: APT D: Mold, Deteriorated interior walls and damaged outlets.

Date Opened: 6/30/2014 **Record Status: Closed**

Record Status Date: 8/27/2014

Job Value: \$0.00 Requestor:

Business Name:

License #:

Comment Date Commenter Comment

7/3/2014 3:41:52 PM RTEGAN 7/9/2014 9:03:54 AM HBARRON

Record ID: <u>1402488</u>

Address: 324 105TH AVE, UNIT H

APN: 045 536901103 Unit #: H

Description: Tenant Complaint. Date Opened: 6/30/2014 **Record Status: Abated** Record Status Date: 8/8/2014

Job Value: \$0.00 Requestor:

Business Name: License #:

Comment Date Commenter Comment

7/2/2014 9:02:55 AM HBARRON 7/3/2014 3:39:47 PM RTEGAN

6/26/14: Unit H, code violations were verified, owner was notified. Notice of Violation sent regular and certified mail (#5828 0068) with Violation Appeal on 7.2.14.

Record ID: <u>1402489</u> Address: 324 105TH AVE APN: 045 536901103

Unit #:

Description: Tenant complaint Apt K.

Date Opened: 6/30/2014 **Record Status: Violation Verified** Record Status Date: 6/26/2014

Job Value: Requestor: **Business Name:**

License #:

Comment Date Commenter

Comment

7/2/2014 8:57:35 AM HBARRON 7/1/14: Unit K: code violations were verified, owner was notified. Notice of Violation sent regular and certified mail (#5828 0051) with Violation Appeal on 7.2.14. 7/3/2014 3:38:42 PM RTEGAN

Record ID: 1402375 Address: 320 105TH AVE APN: 045 536901103

Description: UNIT F. BATHROOM TUB LEAKS INTO KITCHEN CEILING, PLUMBING PROBLEMS, MOLD LOCATED IN BATHROOM,

ELECTRICAL SOCKETS DO NOT WORK.

Date Opened: 6/20/2014

Record Status: Abated Record Status Date: 8/7/2014

Job Value: **Requestor:**

Business Name: License #:

Comment Date Commenter Comment

6/26/14: Unit F: code violations were verified, owner was notified. 7/2/2014 8:54:09 AM HBARRON

7/3/2014 3:37:57 PM RTEGAN Notice of Violation sent regular and certified mail (#5828 0044) with Violation Appeal on 7.2.14.

Record ID: <u>1402382</u> Address: 314 105TH AVE APN: 045 536901103

Unit #:

Description: UNIT B MOLD, WATER LEAKING FROM UPPER UNIT, WINDOWS DO NOT CLOSE PROPERLY, ROACH AND SPIDER

INFESTATION.

Date Opened: 6/20/2014 **Record Status: Closed**

Record Status Date: 8/27/2014

Job Value: \$0.00 Requestor: : MARIA AMBRIZ **Business Name:** License #:

Comment Date Commenter Comment

7/2/2014 8:44:04 AM HBARRON 6/26/14: Unit B: Code violations verified, owner was notified, owner was notified.

7/2/2014 4:50:56 PM MEARLY NOV sent reg/cert mail #1292 6028, sent by M. Early

7/17/2014 10:05:39 HBARRON 7/17/14: owner called and returned his phone call at 925-719-8241

Record ID: <u>1402355</u> Address: 314 105TH AVE

APN: 045 536901103

Description: UNIT E - WINDOWS DON'T LOCK PROPERLY, VERY OLD CARPETS, BATHTUB NOT SEALED PROPERLY

Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/6/2014

Job Value: \$0.00 Requestor: : MONICA **Business Name:** License #:

Comment Date Commenter Comment

7/2/2014 8:46:51 AM HBARRON 6/26/14: Unit E, code violations were verified, owner was notified.

7/2/2014 4:53:01 PM MEARLY NOV sent reg/cert mail #1292 6011, sent by M. Early

Address: 314 105th AVE, #E

APN: 045 536901103

Unit #: E

Description: UNIT E - WINDOWS DON'T LOCK PROPERLY, VERY OLD CARPETS, BATHTUB NOT SEALED PROPERLY

Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/6/2014

Job Value: \$0.00 Requestor: : MONICA **Business Name:** License #:

Comment Date Commenter Comment

7/2/2014 8:46:51 AM HBARRON 6/26/14: Unit E, code violations were verified, owner was notified.

7/2/2014 4:53:01 PM MEARLY NOV sent reg/cert mail #1292 6011, sent by M. Early

Record ID: 1402360 Address: 314 105TH AVE APN: 045 536901103

Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets broken or missing handles, clogged drains,

insect infestation, mold on walls Date Opened: 6/19/2014

Record Status: Pending Investigation

Record Status Date: 6/19/2014

Job Value: Requestor: : Luis Ortega **Business Name:** License #:

Comment Date Commenter Comment

Address: 324 105TH, #B APN: 045 536901103

Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets broken or missing handles, clogged drains,

insect infestation, mold on walls Date Opened: 6/19/2014

Record Status: Pending Investigation Record Status Date: 6/19/2014

Job Value: Requestor: : Luis Ortega **Business Name:** License #:

Comment **Comment Date** Commenter

Record ID: 1402361 Address: 324 105TH AVE APN: 045 536901103

Unit #:

Description: Unit B - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestation, mold on walls

Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/8/2014

Job Value: \$0.00 Requestor:

: CONSUELA OLIVAREZ

Business Name: License #:

Comment Date Commenter Comment

7/2/2014 8:59:16 AM HBARRON 6/26/14: unit B: cove violations were verified, owner was notified

NOV sent reg/cert mail #1292 6035, sent by M. Early 7/2/2014 4:43:35 PM MEARLY

7/17/2014 11:02:40 HBARRON 7/17/14: Previous comment made in error, this unit E has not been inspected because there was not access, tennat AM

needs to call the office and request an inspection. Owner has not been notified yet.

Address: 324 105TH AVE, #E

APN: 045 536901103

Unit #: E

Description: Unit B - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestation, mold on walls Date Opened: 6/19/2014

Record Status: Abated Record Status Date: 8/8/2014 Job Value: \$0.00

Requestor: : CONSUELA OLIVAREZ

Business Name: License #:

Comment Date Commenter Comment

7/2/2014 8:59:16 AM HBARRON 6/26/14: unit B: cove violations were verified, owner was notified 7/2/2014 4:43:35 PM MEARLY NOV sent reg/cert mail #1292 6035, sent by M. Early

7/17/2014 11:02:40 HBARRON 7/17/14: Previous comment made in error, this unit E has not been inspected because there was not access, tennat

AM needs to call the office and request an inspection. Owner has not been notified yet.

Record ID: <u>1402363</u> Address: 320 105TH AVE

APN: 045 536901103

Description: Unit E - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestation, mold on walls Date Opened: 6/19/2014 **Record Status: Abated**

Record Status Date: 8/7/2014

Job Value:

Requestor:

: YOLANDA ORTEGA

Business Name:

License #:

Comment Date Commenter Comment

7/2/2014 8:51:52 AM HBARRON

6/26/14: Unit E: code violations were verified, owner was notified.

7/3/2014 3:43:08 PM RTEGAN

Address: 320 105TH, #E APN: 045 536901103

Unit #: E

Description: Unit E - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestation, mold on walls

Date Opened: 6/19/2014 **Record Status: Abated**

Record Status Date: 8/7/2014

Job Value: Requestor:

: YOLANDA ORTEGA

Business Name:

License #:

Comment Date Commenter Comment

7/2/2014 8:51:52 AM HBARRON

6/26/14: Unit E: code violations were verified, owner was notified.

7/3/2014 3:43:08 PM RTEGAN

Notice of Violation sent regular and certified mail (#5828 0099) with Violation Appeal on 7.2.14.

Notice of Violation sent regular and certified mail (#5828 0099) with Violation Appeal on 7.2.14.

Record ID: <u>1402364</u> Address: 324 105TH AVE

APN: 045 536901103

Description: Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect

infestation, mold on walls Date Opened: 6/19/2014 **Record Status: Abated**

Record Status Date: 8/8/2014

Job Value: \$0.00 Requestor: : SONIA VALDEZ **Business Name:** License #:

Comment Comment Date Commenter

7/2/2014 9:01:32 AM HBARRON 6/26/14: Unit C, code violations were verified, owner was notified.

Notice of Violation sent regular and certified mail (#5828 0082) with Violation Appeal on 7.2.14. 7/3/2014 3:42:27 PM RTEGAN

Address: 324 105th AVE. #C

APN: 045 536901103

Description: Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains, insect

infestation, mold on walls Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/8/2014

Job Value: \$0.00 **Requestor:** : SONIA VALDEZ **Business Name:** License #:

Comment Date Commenter Comment

7/2/2014 9:01:32 AM HBARRON 6/26/14: Unit C, code violations were verified, owner was notified.

7/3/2014 3:42:27 PM RTEGAN Notice of Violation sent regular and certified mail (#5828 0082) with Violation Appeal on 7.2.14.

Record ID: <u>1402365</u> Address: 320 105TH AVE APN: 045 536901103

Unit #:

Description: Unit C - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestation, mold on walls Date Opened: 6/19/2014 **Record Status: Abated**

Record Status Date: 8/7/2014

Job Value: Requestor:

: CECILIA VILLEGAS

Business Name:

License #:

Comment Date Commenter Comment

7/2/2014 8:48:24 AM HBARRON 6/26/14: Unit C: code violations were verified, owner was notified.

Notice of Violation sent regular and certified mail (#5828 0037) with Violation Appeal on 7.2.14. 7/3/2014 3:35:45 PM RTEGAN

Address: 320 105TH AVE, #C

APN: 045 536901103

Description: Unit C - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestation, mold on walls Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/7/2014

Job Value:

Requestor:

: CECILIA VILLEGAS

Business Name:

License #:

Comment Comment Date Commenter

7/2/2014 8:48:24 AM HBARRON 6/26/14: Unit C: code violations were verified, owner was notified.

7/3/2014 3:35:45 PM RTEGAN Notice of Violation sent regular and certified mail (#5828 0037) with Violation Appeal on 7.2.14.

Record ID: <u>1402367</u> Address: 320 105TH AVE APN: 045 536901103

Unit #:

Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestations, mold on walls

Date Opened: 6/19/2014 **Record Status: Abated** Record Status Date: 8/7/2014

Job Value: \$0.00 Requestor: : ALMA GUZMAN **Business Name:** License #:

Comment Date Commenter Comment

7/2/2014 8:49:44 AM HBARRON 6/26/14: Unit D: code violations were verified, owner was notified.

7/2/2014 4:53:33 PM MEARLY NOV sent reg/cert mail #1292 6004, sent by M. Early

Address: 320 105th AVE, #D APN: 045 536901103

Unit #: D

Description: Unit D - Inoperable or damaged electrical outlets, damaged flooring, cabinets damaged or missing handles, clogged drains,

insect infestations, mold on walls Date Opened: 6/19/2014 **Record Status: Abated**

Record Status Date: 8/7/2014

Job Value: \$0.00 Requestor: : ALMA GUZMAN **Business Name:** License #:

Comment Date Commenter Comment

7/2/2014 8:49:44 AM HBARRON 6/26/14: Unit D: code violations were verified, owner was notified.

7/2/2014 4:53:33 PM MEARLY NOV sent reg/cert mail #1292 6004, sent by M. Early

Record ID: <u>1301303</u> Address: 318 105TH AVE, #P

APN: 045 536901103

Unit #: P

Description: MOLD INSIDE UNIT, KITCHEN FAUCET IS LOOSE

Date Opened: 3/12/2013 **Record Status: Abated** Record Status Date: 4/19/2013 Job Value: \$0.00 **Requestor: NARCISO FUENTES**

Business Name: License #:

Comment Date Commenter Comment 3/12/2013 12:00:00 PTS

MOLD INSIDE UNIT, KITCHEN FAUCET IS LOOSE

1/21/2014 8:35:21 PTS

PM

|Called complainant NARCISO FUENTES 912-7878, had M. Flores do|translation. Site visit schedule between 1-3 today 3-14-13. GXC \times 2168|>>> 03/14/2013 09:43:00 CLARK#G 001F|Site visit on 3-14-13 verified the complaints. Property ownership|verified through the County Assessor Display. Violation letter|submitted with the re-inspection set for 4-19-13. GXC x2168.|>>> 03/19/2013 12:49:49 CLARK#G

AND UPDATED AS FOLLOW: PREVIOUS OWNER INFO: LU MIANDA PROPERTIES LLC | 544 INTERNATIONAL BLVD | OAKLAND CA Zip: 94606 | NEW OWNER INFO: | KIM CHAE & JIMMY | 10081 ALCOSTA BLVD | SAN RAMON CA 94583|>>> 03/21/2013 13:29:40 CHENG#K 000W|OWNERSHIP IS VERIFIED; NO CHANGE IN OWNER NAME & MAILING ADDRESS|NOV SENT REG & CERT W/APPEAL ON 3/21/13 - KXC|>>> 03/21/2013 13:30:40 CHENG#K 000W|Owner called stating he has replaced the faucet and cleaned the mold.|GXC x2168.|>>> 03/28/2013 12:39:45 CLARK#G 002B|Owner called stating he has completed the work. GXC x2168.|>>> 04/15/2013 11:04:52 CLARK#G 001N|Received self certification letter from owner along with photos. This|complaint is abated. GXC x2168.|>>> 04/17/2013 13:44:08 CLARK#G 0015|CERT MAIL RETURNED AS "UNCLAIMED" - KXC|>>> 05/14/2013 16:53:57 CHENG#K 002T

Record ID: 1107224

Address: 318 105TH AVE, #J

APN: 045 536901103

Unit #: J

Description: WATER LEAKING THRU WALLS AND WINDOWS CAUSING MOLD, WINDOWS ARE NOTSECURED.

Date Opened: 11/16/2011 **Record Status: Abated**

Record Status Date: 11/17/2011

Job Value: \$0.00

Requestor: ANDREA GREEN

Business Name: License #:

Comment Date Commenter

11/16/2011 12:00:00 PTS

AM

WATER LEAKING THRU WALLS AND WINDOWS CAUSING MOLD, WINDOWS ARE NOT SECURED.

|Visited site and was not able to varify complaint. Coding dar 12/97.|>>> 11/21/2011 10:58:00 HARBA#A 0019

1/21/2014 8:31:23 PTS PM

Record ID: 1000415

Address: 318 105TH AVE, #J

APN: 045 536901103

Unit #: 1

Description: BLIGHTED PROPERTY SINK IS LEAKING; MOLD & MILDEW THROUGHOUT APT; WHOLEIN BEDROOM WALL; CARPET IS OLD

AND DAMP

Date Opened: 1/28/2010 **Record Status: Abated** Record Status Date: 5/4/2010

Job Value: \$0.00

Requestor: YOLANDA ORTEGA

Business Name: License #:

Commenter Comment Date

1/28/2010 12:00:00 AM

1/21/2014 8:38:47 PTS

PM

Comment

Comment

BLIGHTED PROPERTY SINK IS LEAKING; MOLD & MILDEW THROUGHOUT APT; WHOLE IN BEDROOM WALL; CARPET

IS OLD AND DAMP

|01/29/10 complaint verified.|>>> 03/11/2010 15:35:22 ANDER#J 0001|02/25/10 Prepared NTA and forwarded to clerical staff for mailing to the property owner. $>>> 03/11/2010\ 15:37:09\ ANDER \# J\ 0001|04/01/10\ Unable\ to\ gain \ Unable\ to\ gain \ Unable\ to\ gain\ Unable\ to\ gain\ Unable\ U$ access to inspect. Left business card.|>>> 04/12/2010 08:32:53 ANDER#J 0011|04/12/10 Sent reinspections schedule with follow up dates of 04/26/10|and 05/10/10.|>>> 04/12/2010 08:33:30 ANDER#J 0011|Ownership verified per County Assessor: NO CHANGES to information.|>>> 04/12/2010 09:11:21 TEMP#PTS 002W|04/29/10

Property manager will participate in the inspection of 05/04|/10. He can be reached at 589-0172.|>>> 04/29/2010 10:04:24 ANDER#J 0007|05/04/10 Complaint abated.|>>> 05/26/2010 15:54:56 ANDER#J 0001

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: LU MIANDA PROPERTIES LLC

c/o MEKONG REALTY 544 International Blvd #1 OAKLAND CA 94606-2973 **Date:** February 25, 2010 **Complaint#:** 1000415

Property Address: 318 105th Ave #J

APN: 045- -5369-011-03

An inspection of your property was made on 01/29/10

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 dates(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 \$420.00. The fee for releasing a lien is an additional \$210.00.

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 \$371.00* per re-inspection until compliance is achieved:

achieved:	
Compliance Due Date: 03/18/10 By	y: James Anders Specialty Combination Inspector Building Services, Inspections Services Unit janders@oaklandnet.com Phone No.: (510) 238-6144
First Fee Charged Re-inspection Date: 03/18/10 Morning Afternoon	
Second Fee Charged Re-inspection: Morning	

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

Notice to Abate

Property Address: 318 105th Ave #J Date: February 25, 2010	Property Address:	318 105th Ave #J	Date: February 25, 2010
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LIST OF VIOLATIONS

- Life-threatening conditions requiring immediate correction. Hazardous conditions seriously affecting habitability.

t en No	Description of Violation There is a leak under the kitchen sink.	OMC & OPC
1.	There is a leak under the kitchen sink. Repair the leak.	15.08.230.D
2.	The bedroom window leaks and the bathroom window is not air tight. Repair the water and air leaks.	15.08.250.B
3.	There is wall damage in the bedroom. Repair the dmaged wall.	15.08.230.C
_		

Failure to comply will result in substantial fees and penalties

Ш	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.

51	(Domestic Mail	ED MAIL _{II} RE	Coverage Provided)
m	For delivery info	rmation visit our websit	e at www.usps.com ₈
LJ.		FICIA	. USE
186	Posta	1.	
	Certified Fe	ee	
000	Return Receipt Fo (Endorsement Require		Postmark Here
	Restricted Delivery For (Endorsement Require	ee ed)	
1410	_	IANDA PROPE	
	Sent To C/O M	IEKONG REAL	.IY
7009	Street 544 IN	NTERNATIONA	L BLVD #1
	OFPOB OAKI	LAND, CA 9460	06
		15/JGA/03/01/2	1
	PS Form 3800, Augus	st 2006	See Reverse for Instructions



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

FEE-CHARGED REINSPECTION(S) SCHEDULE

To:	LU MIANDA PROPERTIES LLC c/o MEKONG REALTY	Date: Complaint#:	April 12, 2010 1000415
		Complaint#:	
	544 INTERNATIONAL BLVD #1	Re:	324 105TH AVE
	OAKLAND CA 94606-2973	Parcel #:	0455369-011-03
A 1	. 1.1.1.F Cl 1.D. '4'1 0	4/01/10 harmon lad di	-4 1
A sch	eduled Fee-Charged Reinspection made on 0	4/01/10 has revealed th	at previously described code
violat	tions have not been completely corrected. Yo	u are hereby notified th	at Fee-Charged Reinspections

of the subject premises are scheduled to take place on the following dates:

	Date	AM (9 – 12)	PM (1 – 3)	Reinspection Performed (Inspector's initials)
Fee-Charged Reinspection #1. Fee-Charged Reinspection #2. Fee-Charged Reinspection # Fee-Charged Reinspection #	04/26/10 05/10/10			

(NOTE: Should abatement not be fulfilled by the above time frame, an additional Fee-Charged Reinspection schedule will be sent to you.)

You or your agent is required to be present to permit access for the required Reinspections. Should access not be possible, you will be billed accordingly. Should the bill not be paid as required, a lien shall be placed on the property with the Alameda County Recorder's Office. If you have any questions regarding this matter, contact the undersigned inspector.

MASTER FEE SCHEDULE

Fee-Charge Re-inspection Fee Lien Fee (3 x \$210.00) \$371.00* \$630.00

> Antoinette Renwick Inspections Manager

By: James Anders

Combination/Specialty Inspector Phone: (510) 238 - 6144

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

BILLING REQUEST AFN NO For Fee-Charge #	FOR OFFICE USE ONLY: BILLING REQUEST	Date SubmittedAPN No.	Supervisor's Initials For Fee-Charge #
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County Assessor Display

Assessor Parcel Record for APN 045--5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	LU MIANDA PROPERTIES LLC
Care of:	MEKONG REALTY
Attention:	
Mailing Address:	544 INTERNATIONAL BLVD #1, OAKLAND CA 94606-2973
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	1996-332117
Recorder Date:	12/31/1996
Mailing Address Effective Date:	11/19/2004
Last Document Input Date:	12/31/1996
Deactivation Date:	
Exemption Code:	

<u>Home</u>

Enter Assessor Parcel Number

Assessments

Property Details GIS Parcel Map Alameda County Web Site

Use Codes

U.S. Postal Service --CERTIFIED MAIL RECEIPT 6075 (Domestic Mail Only; No Insurance Coverage Provided) 1.858 LU MIANDA PROPERTIES LLC C/O MEKONG REALTY 1410 0002 (Ends 544 INTERNATIONAL BLVD #1 OAKLAND, CA 94606 #1000415/JGA/RT 4/13/10 Total Postage & Fees | \$ 7009 Sent To Street, Apt. No.; or PO Box No. City, State, ZIP+4 PS Form 3800. August 2006 See Reverse for Instructions



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

NOTICE OF VIOLATION

March 19, 2013

Certified and Regular mail

To: KIM CHAE & JIMMY 10081 ALCOSTA BLVD SAN RAMON CA 94583 Code Enforcement Case No.: 1301303 Property:318 105th Ave. #P

Parcel Number: 045--5369-011-03 Re-inspection Date: April 19, 2013

The Code Enforcement Division inspected your property on March 14, 2013 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Building Maintenance (Code)		
Yes	The kitchen faucet is loose. Repair / replace.	Kitchen	15.08.050
Yes	There is mold present in the unit. Clean / remove the mold	Interior unit P	15.08.230

Notice of Violation Page Iof 2

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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Gregory Clarke, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-2168 and by email at gclarke@oaklandnet.com.

If you do not return the Owner Certification form or notify your inspector why you cannot comply and if the reinspection 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review.

Sincerely,

Gregory Clarke

Specialty Combination Inspector Department of Planning, Building and Neighborhood Preservation

Encl: Blight Brochure

Violation Appeal Form

Surface mold present on ceilings & walls in bedroom and bathroom guidelines.

(Description required, e.g. bedroom walls)

See enclosed brochure for remediation

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

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 318 105th Ave. #P

Parcel no. 045--5369-011-03

Case no.: 1301303

Owner: KIM CHAE & JIMMY

Courtesy Notice date: N/A

Notice of Violation date: March 19, 2013 Deadline to Respond: **April 19, 2013**

Instructions

- 1. Review the property address and owner information shown at the left and make any necessary corrections.
- Remove the violations marked below and/or cross out the violations that are not present and sign this form.
- 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: <u>inspectioncounter@oaklandnet.com</u>

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: REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS Yard and Vacant Lot Landscaping Storage Laundry in the front yard/ porch/ Dead tree (non-imminent hazard) balcony Overgrown shrubbery/ weeds/ grass in the front/ side/ Unregistered or immobile vehicles or rear yard (under 18 inches) trailers in the front yard Appliances, furniture, material in the Overgrown vegetation obstructing the sidewalk (with front/ side/rear yard or front porch reasonable movement) (does not exceed reasonable levels) Trash and Debris (not household garbage) **Fencing** In the front/ side/ rear yard (does not exceed) Graffiti reasonable levels) On the sidewalk (does not exceed reasonable levels) Deteriorated boards or posts Other **Odors** Pets Spray paint or chemicals

	DEMONER MAIN ATTONIO OF CORE) E/T	ED ALLECATIONS
	REMOVED VIOLATIONS OR CORF		ED ALLEGATIONS
	Building Extern	 	Broken window glass - vacant
	Graffiti		building (w/o security risks)
	Deteriorated roof	 	Deteriorated downspouts
		1-	Deteriorated/damaged exterior doors
	Deteriorated paint (see enclosed Lead Paint brochure)	1	(w/o security risks)
	Deteriorated gutters	 -	
	Building Interio	or	
	Domaged walls and soilings		Damaged or missing interior and entr
_	Damaged walls and ceilings		door hardware.
	Damaged interior doors (w/o security risks)		Deteriorated or missing baseboards,
			door trim and window trim
	Damaged or missing window (vacant building) and	}	Deteriorated kitchen counters
	door locks		
	Deteriorated bathroom counters		Deteriorated or missing kitchen
		<u> </u>	cabinet doors
	Deteriorated or missing bathroom cabinet doors	 	Deteriorated kitchen floor covering
	Deteriorated bathroom floor covering	X	Mold present
	Plumbing		
<u>X</u>	Leaky or loose faucets		Leaky toilets (w/o mold issues)
	Stopped up toilets (must have 2 nd working toilet)		Stopped up sink drains (must have 2 nd working sink)
	Deteriorated or missing plumbing fixture handles		Deteriorated hot water heater (must be operable)
	Electrical		
	Deteriorated or missing outlet or switch cover plates		Deteriorated or missing light fixtures
	Deteriorated wall switches		
	Heating		
			Defective or missing thermostat
	Zoning		
	Parking		Landscaping
	Vehicles or trailers in the front yard landscape area		New concrete paving covering more than 50% of required front yard area
	Fencing		Commercial
	New residential front yard fencing over 42 inches in		Unapproved sidewalk display of
	height		merchandise
	New barbed or razor wire	 ,	Unapproved sidewalk advertising
	Residential		Other
	Unapproved home business related to auto repair,		
	recycling; construction contractor, frequent retail		
vember			

sales, or food sales	
Exterior lighting glare into adjacent residences	
Excessive noise beyond property line	
Public Right-of- Commercial Use of Public Sidewalk & Streets	Other
<u> </u>	Other
Unapproved sidewalk display of merchandise	
Unapproved advertising	
Unapproved mobile food vending	
Nuisance	Other
Animals	Other
Keeping roosters on the property	
Garbage/ Green Waste/ I	Recycle Cans
Cans not removed from the sidewalk/right-of-way by noon of the day-after collection	Dumpster or cans not removed from public view by the evening of the day of collection
	Cans not placed at the sidewalk/right- of-way on the day of collection
Other	
Property Owner Cert	tification
Property Owner signature	Date
Day time telephone ()	E-mail:
Please help us to improve our service by completing our custom	er service survey at:
https://www.research.net/s/TXZ7YN8	

Property Owner Certification

County Assessor Display

Assessor Parcel Record for APN 045--5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	# TOTAL TOTA

<u>Home</u>

Enter
Assessor
Parcel

Assessments

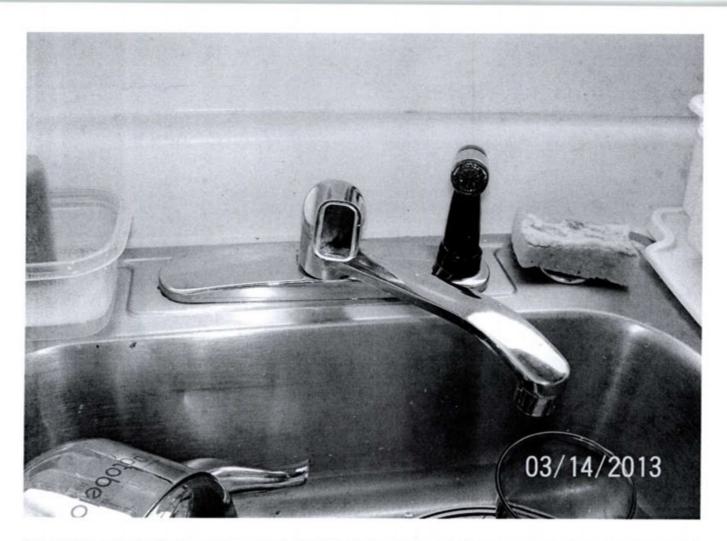
Property Details

GIS Parcel Map Alameda
County Web Use Codes
Site

<u>i v u</u>	<u>moer</u>				
5589	U.S. Postal S CERTIFIED (Domestic Mail O	MAIL	-™ REC	EIPT overage Provide	ed)
-0	For delivery informa	ition visit o	ur website a	t www.usps.com	
			A		707 Fa
3670	Postage	\$			<u>-</u>
	Certifled Fee				
5000	Return Receipt Fee (Endorsement Required)			Postmark Here	
	Restricted Delivery Fee (Endorsement Required)				
0780	™ KIM CHAE	& JIMN	IY		
	San: 10081 ALC	OSTA B	LVD	_	
7		- 1			
Siret SAN RAMON CA 94583 or PC 1301303 / GXC / KXC / 3-19-13					
, ~	City, 1301303 /	G /. C / .			
	PS Form 3800. August 20	06		Gee Reverse for Instr	uctions
					20010112











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

NOTICE OF VIOLATION

2/10/15

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Bl San Ramon CA 94583 Code Enforcement Case No.: 1500426 Property: 324 105th Av Unit E Parcel Number: 45-5369-11-3

Re-inspection Date:3/6/15

The Code Enforcement Division inspected your property on 2/6/15 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
Х	1 Carpet is damaged in the living room close to the window of the front wall and near the vinyl floor. Also vinyl floor exhibits damage in the kitchen and entry door. Repair or replace in approved manner.	Living room/kitchen/entry	15.08.230.O
	2 Doors of the kitchen base cabinets are deteriorated. Repair or replace in approved manner.	Kitchen	15.08.230.O
X	 Drywall is damaged and/or have holes under the stairway and kitchen near the stove. Repair or replace in approved manner. 	Stairway/kitchen	15.08.230.O
	 Lavatory faucetts and valves are malfungtioning or missing. Repair or replace in approved manner. 	Bathroom	15.08.230.D
	Shower walls are broken. Repair or replace in approved manner.	Bathroom	15.08.230.O
	 Smoke detectors are missing or in disrepair. Repair or replace in approved manner. 	Unit	15.08.320
Х	 Some cover plates are mising for outlets. Repair or replace in approved manner. 	Unit	15.08.260.C

Notice of Violation Page 1 of 2

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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com.

If you do not return the Owner Certification form or notify your inspector why you cannot comply and if 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review.

Sincerely.

Hugo Barron

Specialty/Combination Inspector Planning and Building Department

Encl: Blight Brochure

Violation Appeal Form

cc:

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

City of Oakland



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

Planning and Building Department

Bureau of Building www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 324 105th Av - Unit I	Property:	324	105th	Av	- Unit	E
---------------------------------	-----------	-----	-------	----	--------	---

Parcel no. 45-5369-11-3

Case no.: 1500426

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Print Name (print)

Scan to: Code Enforcement-Chronology-Abatement Activities

May 2014

I	 	40-	-	_
Inst	ıcı	m	n	×

- Review the property address and owner information shown at the left and make any necessary corrections.
- Remove the violations marked below and/or cross out the violations that are not present and sign this form.
- 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

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)

Deadline to Respond			
	corrected the following violations or allegations	identified in the Notice of Violation	I received from the City of
Landscaping	☐ Storage ☐ Trash and Debris	☐ Fencing ☐ Odors	☐ Building Exterior
Building Interior	Plumbing Electrical	☐ Heating ☐ Parking	☐ Concrete Paving
Fencing	☐ Barbed/Razor Wire	☐ Sidewalk Display/Advertisin	g
Unapproved Hor	me Business	☐ Excessive Noise	
☐ Unapproved Sid	ewalk Display Unapproved Advertising	Unapproved Mobile Food Ve	ending
Roosters on Prop	perty Dumpsters/Garbage/Green Waste/Rec	ycle Cans (left in view, left on sidev	valk)
			_
	Property Owner	Certification	

Date

Property Owner Signature		
Day time telephone ()	E-mail:	

County Assessor Display 1500426

Assessor Parcel Record for APN 045--5369-011-03



Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	КІМ СНАЕ & ЛІММҮ
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

Home

Enter Assessor Parcel Number

Property List

Assessments

Property Details GIS Parcel Map Alameda County Web Site

Use Codes

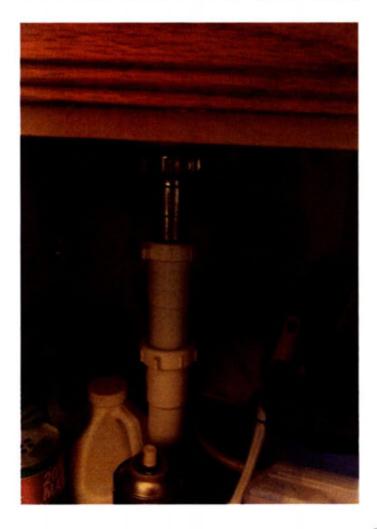
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294	For delivery informa	ition visit our website at v	USE	
7014 0510 0001 3989	Postage Certified Fee Return Receipt Fee (Endorsement Required) Restricted Delivery Fee (Endorsement Required) KIM CHAE Tota 10081 ALC Sent SAN RAMC Sirrest 1500426 / or PC City, 2	OSTA BLV	Postmark Here	

324-105 # A @ 1500426 10/3 2-6-15

2-6-15 324-JOSHA (E) 1500426 Z43







2-6-15 324-JOB # A @ 1500426 3 of 3











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

Planning and Building Department Bureau of Building

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

Inspections, Permits and Code Enforcement Services

TDD:(510) 238-3254

www.oaklandnet.com

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Bl San Ramon, CA 94583-3001 Code Enforcement Case No.: 1402355 Property: 314 105th av Unit E Parcel Number: 45-5369-11-3 Re-inspection Date:8/05/14

The Code Enforcement Division inspected your property on 6/25/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
	1Locking device of window in bedroom No. 1 is in disrepair. Repair	Bedroom No.1	15.08.240
	in approved manner.		
X	2 Closet doors in bedroom No. 1 are off track. Replace or repair in	Bedroom No.1	15.08.240
	approved manner.]	
X	3 Caulking in bathtub/shower combination is deteriorated. Repair in	Bathroom	15.08.050
	approved manner.		
X	4 Drawers in the base cabinets are in disrepair. Repair or replace in	Kitchen	15.08.050
	approved manner.		

Notice of Violation Page 1 of 2 Notice of Violation Page 1 of 2

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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com.

If you do not return the Owner Certification form or notify your inspector why you cannot comply and if 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review.

Sincerely

Hugo Barron

Specialty/Combination Inspector Planning and Building Department

Encl: Blight Brochure

Violation Appeal Form

cc:

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

City of Oakland



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

Planning and Building Department Bureau of Building www.oaklandnet.com (510) 238-6402

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 314 105 th av Unit E
Parcel no. 45-5369-11-3
Case no.: 1402355
Owner: Kim Chae & Jimmy
Courtesy Notice date:
Deadline to Respond:
certify that I have corrected the

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
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)

		L		
I certify that I have corrected the for Oakland:	pllowing violations or allegations i		***************************************	
☐ Landscaping ☐ Stora	age Trash and Debris	Fencing	Odors	☐ Building Exterior
☐ Building Interior ☐ Plun	bing	Heating	Parking	Concrete Paving
Fencing Barb	ed/Razor Wire	Sidewalk Di	splay/Advertising	
Unapproved Home Business	☐ Exterior lighting	☐ Excessive N	pise	
Unapproved Sidewalk Display	Unapproved Advertising	Unapproved	Mobile Food Ven	ding
Roosters on Property Dum	psters/Garbage/Green Waste/Recy	cle Cans (left in vi	ew, left on sidewa	ılk)
	Property Owner	Certification		
Print Name (print)		Date		
Property Owner Signature Day time telephone ()		E-mail:		

May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities



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

Request for Service

	Tenant Complaint
Property Address: 3/4 Complaint Number: /2	-105th A. E Date: 6-25-14
Reported by: Tenant Name: Monto Monto Monto Monto Monto Monto Monto Monto Name: 3/4-/05#* Email Address: Owner:	Other
Address: City: Email Address:	Night Phone: State: Zip Code:
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 ser Lack of smoke detector	Plumbing leak Required exit blocked Resident manager (16 or more units) Roof leak Stairs/railing/deck Window(s) operation/broken
Surface mold present on	See enclosed brochure for remediation Description required, e.g. bedroom walls)
	e notified the owner/manager of the above identified problem(s) and I will allow the owner and/or is proper notice as governed by State law, to enter my unit in order to make all necessary repairs.
Signature: MONICA A M	AZQUEZ. Date: 6-25-14
250 Frank Ogawa Scan to: Code Enforcement-Chronology-Abateme	Plaza, 2 nd Floor, Oakland, CA 94612 Tel: 510.238-6402 TDD 510.238-3542 FAX: 510.238-2959 Email: www.oaklandnet.com nt Activities September 2012 Distribution: Owner - White Inspector-Yellow Tenant Copy-Pink

County Assessor Display

Assessor Parcel Record for APN 045--5369-011-03

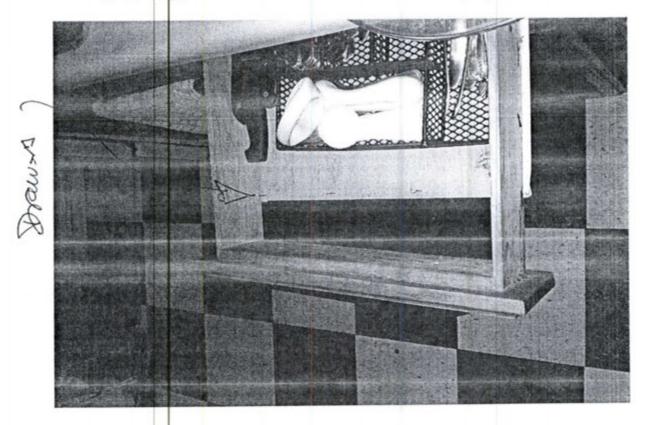
Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date	
Exemption Code:	

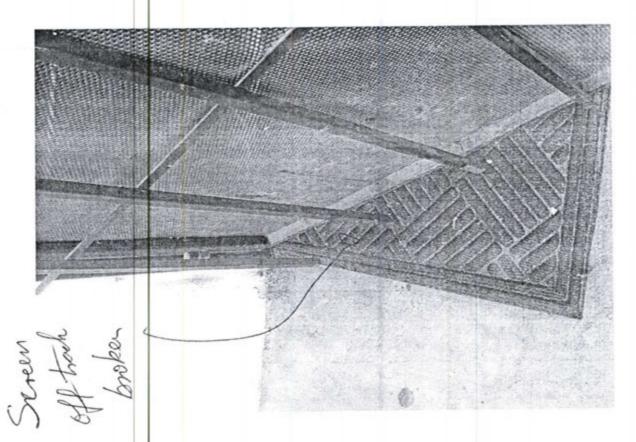
Enter <u>Alameda</u> GIS Parcel <u>Assessor</u> Property **Property** County Home Use Codes Assessments Parce1 List **Details** <u>Map</u> Web Site <u>Number</u>

U.S. Postal Service :0 **CERTIFIED MAIL: RECEIPT** (Domestic Mail Only; No Insurance Coverage Provided) For delivery information visit our website at www.usps.com Postage Certifled Fee Postmark Return Receipt Fee (Endorsement Required) Here Restricted Delivery Fee (Endorsement Required) Total Postage KIM CHAE & JIMMY 10081 ALCOSTA BL Sent To SAN RAMON CA 94583-3001 Street, Apt. No.; or PO Box No. 1402355/HB/ME/7-2-14 City, State, ZIP+ PS Form 3800. August 2005 See Peverse for Instructions

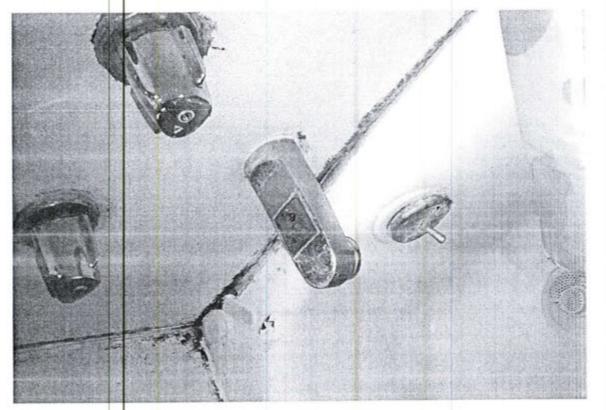
6-26-14 1402355 314-105th E

f.f2





6-26-14 314-105th E /of 2





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

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

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Bl San Ramon, CA 94583-3001 Code Enforcement Case No.: 140 2-363

Property: 320 105th Av. Unit E Parcel Number: 45-5369-11-3 Re-inspection Date:8/6//14

The Code Enforcement Division inspected your property on 6/25/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	1 - Handles of kitchen sink valves are missing. Repair or replace in approved manner.	Kitchen	15.08.230.D
X	2 Tile floor is broken and/or missing. Repair or replace in approved manner.	Bathroom	15.08.230.O
	3 Lavatory base support is loose. Repair or replace in approved manner.	Bathroom	15.08.050
	4 Wall furnace is in disrepair. Repair in approved manner or replace with permit.	Living room	15.08.260.A & 15.08.140
-			
		J 	

Notice of Violation Page 1 of 2

Notice of Violation Page 1 of 2

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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com.

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Sincerely

Hugo Barron

Specialty/Combination Inspector Planning and Building Department

Encl: Blight Brochure

Violation Appeal Form

cc:

Surface mold present on guidelines.

. See enclosed brochure for remediation

(Description required, e.g. bedroom walls)

City of Oakland



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

Planning and Building Department Bureau of Building www.oaklandnet.com (510) 238-6402

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 320 105 th av - Unit I
Parcel no. 45-5369-11-3
Case no.: 1402363
Owner: Kim Chae & Jimmy
Courtesy Notice date:
Deadline to Respond:
I certify that I have corrected th

May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities

Instructions

- Review the property address and owner information shown at the left and make any necessary corrections.
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E-mail: <u>inspectioncounter@oaklandnet.com</u>

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)

Deadline to Respond:					
I certify that I have corrected t Oakland:	the followin,	$oldsymbol{g}$ violations or allegations i	identified in the N	lotice of Violation	I received from the City of
Landscaping	Storage	Trash and Debris	☐ Fencing	Odors	Building Exterior
Building Interior	Plumbing	☐ Electrical	☐ Heating	Parking	Concrete Paving
Fencing	Barbed/Raz	or Wire	Sidewalk D	Display/Advertisin	ıg
Unapproved Home Busines	ss D	Exterior lighting	Excessive N	Voise	
Unapproved Sidewalk Disp	play 🔲 [Unapproved Advertising	Unapproved	d Mobile Food Ve	ending
Roosters on Property	Dumpsters/(Garbage/Green Waste/Recy	cle Cans (left in v	/iew, left on sidew	valk)
J					
		Property Owner	Certification	t	
Print Name (print)			Date		 _
Property Owner Signature Day time telephone (E-mail:	i	



City of Oakland

250 FRANK H. OGAWA PLAZA • SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031 Department of Planning, Building and (510) 23 Neighborhood Preservation FAX:(510) 23

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

www.oaklandnet.com

TDD:(510) 238-3254

		Tenant Complaint
Property Address: 3	20	0-1051h E Date: 6-25-14 02363
Reported by: Tenant Name: Yolonda Address: 320-105 4 Email Address: Owner: Char Address: P. O. Bo	C	Day Phone: 5/6-638-3646 Zip Code: Night Phone: Day Phone: 921-7/9-824/
City: Say Ramon Email Address:	¥-,	2/63 Night Phone: A94783 State: Zip Code:
Investigate: Electric – lights/outlets/sw 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 Lack of smoke detector		Peeling paint Plumbing leak Required exit blocked Resident manager (16 or more units) Roof leak Stairs/railing/deck Window(\) operation/broken Other
Surface mold present on	(1	See enclosed brochure for remediation Description required, e.g. bedroom walls)
		notified the owner/manager of the above identified problem(s) and I will allow the owner and/or proper notice as governed by State law, to enter my unit in order to make all necessary repairs.
Signature: <u>Jolanda</u>	26	490 Date: 6 ~ 25-14
250 Frank Oga Scan to: Code Enforcement-Chronology-Aba		Plaza, 2 nd Floor, Oakland, CA 94612 Tel: 510.238-6402 TDD 510.238-3542 FAX: 510.238-2959 Email: www.oaklandnet.com nt Activities September 2012 Distribution: Owner-White Inspector-Yellow Tenant Copy-Pink

<u>Home</u>

Use Codes

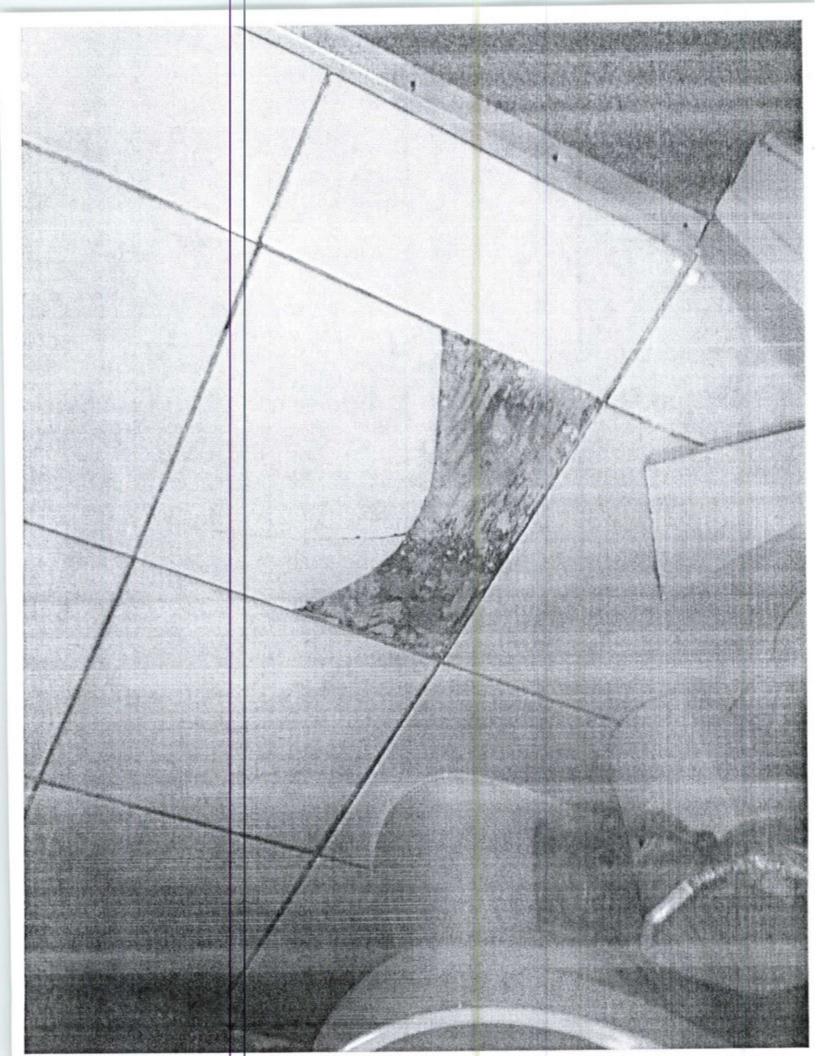
County Assessor Display

Assessor Parcel Record for APN 045--5369-011-03

Parcel Number:		45-5369-11-3
Property Address	:	324 105TH AVE, OAKLAND 94603
Owner Name:		KIM CHAE & JIMMY
Care of:		
Attention:		
Mailing Address:		10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:		MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number		2012-378051
Recorder Date:		11/9/2012
Mailing Address Effective Date:		11/9/2012
Last Document Ir Date:	put	3/7/2013
Deactivation Date	:	
Exemption Code:		

Enter . Alameda GIS Parcel <u>Property</u> Assesso: <u>Property</u> <u>Assessments</u> **County** Details. Parce! <u>List</u> Map Web Site Number U.S. Postal Service ™ CERTIFIED MAILT RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) Postage | \$ Kim, Chae & Jimmy 10081 Alcosta Blvd Ret (Endorse San Ramon, CA 94583 Restric (Endorse (re: #1402363 / 320 105th Ave, Unit E / Total I 7.2.14 / HSB / RT) Street, Apt. No.: or PO Box No. City, State, ZIP+4

sessordisplay/display assessor record.asp?apn3=045 5369011... 6/26/2014





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

Planning and Building Department
Bureau of Building
Inspections, Permits and Code Enforcement Services

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

www.oaklandnet.com

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Bl San Ramon, CA 94583-3001 Code Enforcement Case No.: 1402364 Property: 324 105th Av Unit C Parcel Number: 45-5369-11-3 Re-inspection Date:8/7//14

The Code Enforcement Division inspected your property on 6/25/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
·			<u> </u>
			<u>·</u>
	Building Maintenance (Code)		
X	1 Window glass is broken. Replace in approved manner.	Bedroom No. 2	15.08.240

Notice of Violation Page 1 of 2 Notice of Violation Page 1 of 2

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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com.

If you do not return the Owner Certification form or notify your inspector why you cannot comply and if 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review.

Sincerely,

Hugo Barron Specialty/Combination Inst

Specialty/Combination Inspector
Planning and Building Department

Encl: Blight Brochure

Violation Appeal Form

cc:

Surface mold present on guidelines. _. See enclosed brochure for remediation

(Description required, e.g. bedroom walls)

City of Oakland



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

Planning and Building Department Bureau of Building www.oaklandnet.com

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

Instructions

information shown at the left and make any

1. Review the property address and owner

necessary corrections.

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 324 105 th av - Unit C	2. Remove the violations marked below and/or cross out the violations that are not present and sign this form.			
Parcel no. 45-5369-11-3 Case no.: 1402364	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:			
Owner: Kim Chae & Jimmy	E-mail:	inspectioncounter@oaklane	Inet.com	
Courtesy Notice date:		: 510/238-2959		
Deadline to Respond:	Mail:	City of Oakland Building Services 250 Frank H. Ogawa Plaza St	ite 2340	
I certify that I have corrected the following violations or allegations identified in the Notice of Violation I received from the City of Oakland:		Oakland, CA 94612-2031 (Envelope enclosed – no post		
☐ Landscaping ☐ Storage ☐ Trash and Debris	Fencing	Odors Bui	lding Exterio	
☐ Building Interior ☐ Plumbing ☐ Electrical	☐ Heating	Parking Con	crete Paving	
☐ Fencing ☐ Barbed/Razor Wire	☐ Sidewall	c Display/Advertising		
☐ Unapproved Home Business ☐ Exterior lighting	☐ Excessiv	e Noise		
Unapproved Sidewalk Display Unapproved Advertising	Unapproved Mobile Food Vending			
☐ Roosters on Property ☐ Dumpsters/Garbage/Green Waste/Recy	ycle Cans (left i	n view, left on sidewalk)		
				
Property Owner	Certificati	on		
Print Name (print)	Date			
Property Owner Signature Day time telephone ()	E-mail:			



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

Request for Service Tenant Complaint

	ıΙ	Tenant Complaint
Property Address:	3	24-10512 L C Date: 6-25-14
Barrell M.T.	F	Town Kaymunda Santidas
Reported by: Tenant	L	Other Kaymundo Sanlidgo
Name: Same	┾	Day Phone: <u>5/0 485-4092</u>
Address:	╄	Zip Code: Night Phone:
Email Address:	ـ	
Owner:	2	Day Phone: Night Phone:
City:	L	State: Zip Code:
Email Address:	L	
Investigate: Electric – lights/outlets/swi 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 Lack of smoke detector		Plumbing leak Required exit blocked Resident manager (16 or more units) Roof leak Stairs/railing/deck Window(s) operation/broken Other Other Other
Surface mold present on	+	. See enclosed brochure for remediation (Description required, e.g. bedroom walls)
his/her agents, Signature: Normal	hav wii	the notified the owner/manager of the above identified problem(s) and I will allow the owner and/or the proper notice as governed by State law, to enter my unit in order to make all necessary repairs. Date: 6-25-14 Plaza, 2nd Floor, Oakland, CA 94612 Tel: 510.238-6402 TDD 510.238-3542 FAX: 510.238-2959
Scan to: Code Enforcement-Chronology-Aba	atem	Email: <u>www.oaklandnet.com</u> nen. Activities September 2012
Sour, to. Code Emoreement-Chronology-Aug		
	-	Distribution: Owner-White Inspector-Yellow Tenant Copy-Pink

County Assessor Display

Assessor Parcel Record for APN 045--5369-011-03

,	
Parcel Number	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

Home Enter
Assessor
Parcel
Number

<u>Property</u> <u>Assessments</u>

<u>Property</u> Details GIS <u>Parcel</u> <u>Map</u> Alameda County Web Site

<u> Use Codes</u>

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

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

Kim, Chae & Jimmy
10081 Alcosta Blvd
R San Ramon, CA 94583

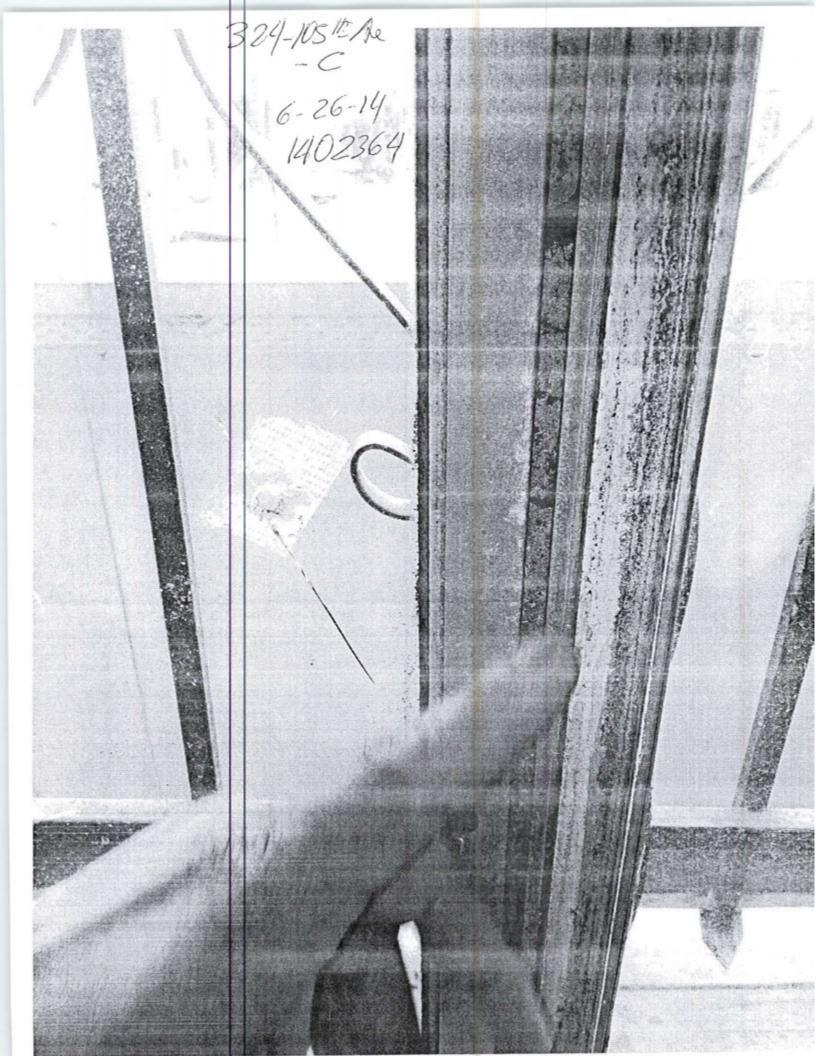
Restr
(Endor (re: #1402364 / 324 105th Ave, Unit C /
Total Postage & Fees P. 7.2.14 / HSB / RT)

Sent To

Sireet, Apt. No.;
or PO Box No.
City, State, ZIP+4

PS Form 3800. August 2006

See Beauty of Montal Control of Postage (1994)





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

Planning and Building Department Bureau of Building

Inspections, Permits and Code Enforcement Services

www.oaklandnet.com

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

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Bl San Ramon, CA 94583-3001 Code Enforcement Case No.: 1402361 Property: 324 105th Av . Unit B Parcel Number: 45-5369-11-3 Re-inspection Date:8/7//14

The Code Enforcement Division inspected your property on 6/25/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
	1 Telephone box adjacent of the stove is in disrepair. Repair or	Kitchen	15.08.050
	replace in approved manner.		
X	2 Brackets supporting the handarail of stairway are broken or loose.	Stairway	15.08.050
	Repair or replace in approved manner.		
	3 Handrail has sharp and/or damaged surface areas. Repair or	Stairway	15.08.050
	replace in approved manner.		
X	4 Telephone box adjacent to bed in bedroom No. 2 is in disrepair.	Bedroom No.2	15.08.050
	Repair or replace in approved manner.		
X	5 Locking device of door leading to the deck is in disrepair. Repair	Bedroom No.1	15.08.240
	or replace in approved manner.		

Notice of Violation Page 1 of 2

Notice of Violation Page 1 of 2 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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com. If you do not return the Owner Certification form or notify your inspector why you cannot comply and if 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review. Sincerely Specialty/Combination Inspector Planning and Building Department Encl: Blight Brochure Violation Appeal Form cc: ☐ Surface mold present on . See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls)

City of Oakland



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

Planning and Building Department

Bureau of Building www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 324 105th av - Unit B

Parcel no. 45-5369-11-3

Case no.: 1402361

Owner: Kim Chae & Jimmy

Courtesy Notice date:

May 2014

Scan to: Code Enforcement-Chronology-Abarement Activities

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

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)

Deadline to Respond:							
I certify that I have corr Oakland:	ected the fo	llowi	ng violations or allegations	identified in the N	otice of Violation	I received fro	om the City of
☐ Landscaping	☐ Stora	age	Trash and Debris	Fencing	Odors	☐ Buildi	ng Exterior
☐ Building Interior	Plun	ibing	Electrical	Heating	Parking	☐ Concr	ete Paving
Fencing	☐ Barb	ed/Ra	zor Wire	☐ Sidewalk D	isplay/Advertisin	Q _D	
Unapproved Home Business			Exterior lighting	Excessive Noise			
Unapproved Sidewa	lk Display		Unapproved Advertising	Unapproved Mobile Food Vending			
Roosters on Property	y 🔲 Dum	psters	/Garbage/Green Waste/Recy	ycle Cans (left in v	view, left on sidew	alk)	
			Property Owner	Certification	ı		
Print Name (print)				Date			
Property Owner Signatur	e						

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Day time telephone ()_		E-mail:
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City of Oakland

250 FRANK H. OGAWA PLAZA - SUITE 2340 - OAKLAND, CALIFORNIA 94612-2031 Department of Planning, Building and (510) 23

Neighborhood Preservation

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

www.oaklandnet.com

TDD:(510) 238-3254

9	Request for Service Tenant Complaint
Property Address: 326 Complaint Number: 14	1-105th B Date: 6-25-14 102361
Reported by: Tenant [Name: Consult O Address: 22 1/-101 M Email Address:	line 3 Day Phone: 510-485-2369
Owner: Char Kim Address: City: Email Address:	Day Phone: 925 - 7/9 - 824/ Night Phone: State: Zip Code:
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 ser Lack of smoke detector	Peeling paint Plumbing leak Required exit blocked Resident manager (16 or more units) Roof leak Stairs/railing/deck Window(s) operation/broken Other Other
Surface mold present on guidelines.	See enclosed brochure for remediation Description required, e.g. bedroom walls)
	notified the owner/manager of the above identified problem(s) and I will allow the owner and/or in proper notice as governed by State law, to enter my unit in order to make all necessary repairs. Date:
250 Frank Ogawa Scan to: Code Enforcement-Chronology-Abateme	Plaza, 2 nd Floor, Oakland, CA, 94612 Tel: 510.238-6402 TDD 510.238-3542 FAX: 510.238-2959 Email: www.oaklandnet.com Int Activities September 2012 Distribution: Owner-White Inspector-Yellow Tenant Copy-Pink

County Assessor Display

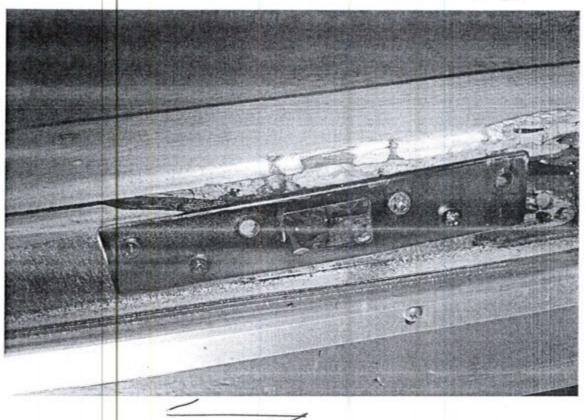
Assessor Parcel Record for APN 045--5369-011-03

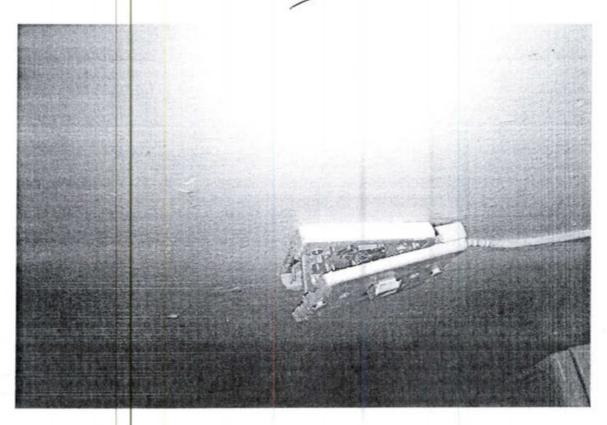
Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE. OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Inpu Date:	t 3/7/2013
Deactivation Date	
Exemption Code:	

Enter <u>Alameda</u> GIS Parcel Assessor <u>Property</u> <u>Property</u> County Use Codes <u>Home</u> <u>Assessments</u> List Map <u>Parcel</u> <u>Details</u> Web Site Number

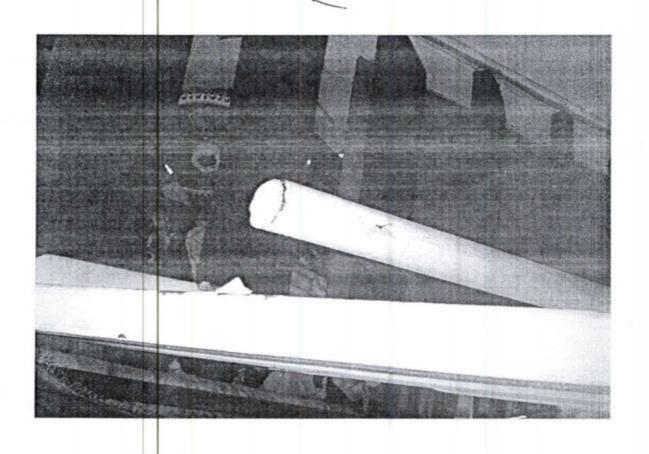
U.S. Postal Service is CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) For delivery information visit our website at www.usps.com 1,297 Postage Certified Fee 1000 Postmark Return Receipt Fee (Endorsement Required) Here Restricted Delivery Fee (Endorsement Required) 0290 Total Pos KIM CHAE & JIMMY Sent To 10081 ALCOSTA BL 7010 SAN RAMON CA 94583-3001 Street, Apt 1402361/HB/ME/7-2-14 or PO Box City, State, PS Form 3800. August 2006 See Reverse for Instructions

6-26-14 324-105#1-B fof Z 1402361





6-26-14 324-105#A-B 2012





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

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

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Bl San Ramon, CA 94583-3001 Code Enforcement Case No.: 1402365 Property: 320 105th Av. Unit C Parcel Number: 45-5369-11-3 Re-inspection Date:8/06/14

The Code Enforcement Division inspected your property on 6/25/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
 -	Building Maintenance (Code)		
	1 Base of lower cabinets is deteriorated. Repair or replace in aproved manner.	Kitchen	15.08.050
	2 Lavatory faucetts are in disrepair. Repair or replace in approved manner.	Bathroom	15.08.050
			_

Notice of Violation Page 1 of 2 Notice of Violation Page 1 of 2

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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com.

If you do not return the Owner Certification form or notify your inspector why you cannot comply and if 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review.

Sincerely.

Hugo Ba

Specialty/Combination Inspector Planning and Building Department

Encl: Blight Brochure

Violation Appeal Form

cc:

Surface mold present on guidelines.

. See enclosed brochure for remediation

(Description required, e.g. bedroom walls)

City of Oakland



May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities

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

Planning and Building Department Bureau of Building www.oaklandnet.com (510) 238-6402 FAX:(510) 238-2959 TDD:(510) 238-3254

Instructions

2. Remove the violations marked below and/or

cross out the violations that are not present

1. Review the property address and owner information shown at the left and make any

necessary corrections.

and sign this form.

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 320 105" av Unit C Parcel no. 45-5369-11-3 Case no.: 1402365 Owner: Kim Chae & Jimmy Courtesy Notice date: Deadline to Respond:		e violations or	return ti of your remove E-mail;	his signed form with property to verify the d or not present: inspectioncounte 510/238-2959 City of Oakland Building Services 250 Frank H. Ogav Oakland, CA 946	r@oaklandnet.com wa Plaza Suite 2340
illegations identified in the Not City of Oakland:					
Landscaping	Storage	☐ Trash and Debris	Fencing	Odors	Building Exterio
Building Interior	Plumbing	☐ Electrical	☐ Heating	☐ Parking	Concrete Paving
Fencing	Barbed/Raz	or Wire	Sidewalk	Display/Advertisin	g
Unapproved Home Busines	;\$ 🗆 E	Exterior lighting	☐ Excessive	e Noise	
Unapproved Sidewalk Disp	ay. 🔲 U	Jnapproved Advertising	☐ Unapprov	ed Mobile Food Ve	ending
Roosters on Property 🔲 I	umpsters/C	Garbage/Green Waste/Recy	vele Cans (left i	n view, left on sidev	valk)
]	 			· -	
	:	Property Owner	Certificatio	on	
Print Name (print)	-		Date		
Property Owner Signature Day time telephone ()		E-ma	ail:	



City of Oakland

250 FRANK H. OGAWA PLAZA • SUITE 2340 • OAKLAND, CALIFORNIA 94612-2031 Department of Planning, Building and (510) 23

Department of Planning, Building and Neighborhood Preservation www.oaklandnet.com (510) 238-6402 FAX:(510) 238-2959 TDD:(510) 238-3254

www.oakiandnet.com	1DD.(310) 238-3234
	Degreet for Corries
	Request for Service
	Tenant Complaint
32	1. KSth A- C Date: 6-25-14
Property Address: 320	Date:
Complaint Number: 140	p 2365
1	!
Reported by: Tenant	Other
Name: Cecilia Vel	lagas Day Phone: 510-385-4038
Address:	Zip Code: Night Phone:
Email Address:	
A A	
Owner: Chae KV	Day Phone: 925-7/9-829/ Night Phone: State: Zip Code:
Address: Po.Box	Day FRONE. 124 1 0 11
	Night Phone:
City: San Ram	211 State: Zip Code:
Email Address:	
]	
Investigate:	
Electric – lights/outlets/switch	
☐ Elevator operation	Plumbing, leak
Entry door locks	Required exit blocked
House sewer blockage Lack of electric service	Resident manager (16 or more units) Roof leak
Lack of gas service	Stairs/railing/deck
Lack of heat	☐ Window(s) operation/broken
Lack of hot water or water ser	
Lack of smoke detector	Other
Surface mold present on	See enclosed brochure for remediation
guidelines.	(Description required, e.g. bedroom walls)
Tenants Only: I certify that I hav	re notified the owner/manager of the above identified problem(s) and I will allow the owner and/or
	th proper notice as governed by State law, to enter my unit in order to make all necessary repairs.
	11.11
Signature:	Villegas. Date: 6-25-14
	ni and m. O N. A CA 04/13 T.J. 510 320 (4/03 TDD 510 329 3543 TAV: 510 329 3250
250 Frank Ogawa	Plaza, 2 nd Floor, Oakland, CA 94612 Tel: 510.238-6402 TDD 510.238-3542 FAX: 510.238-2959 Email: www.oaklandnet.com
Scan to: Code Enforcement-Chronology-Abatem	
	Distribution: Owner - White Inspector-Yellow Tenant Copy-Pink
	**

County Assessor Display

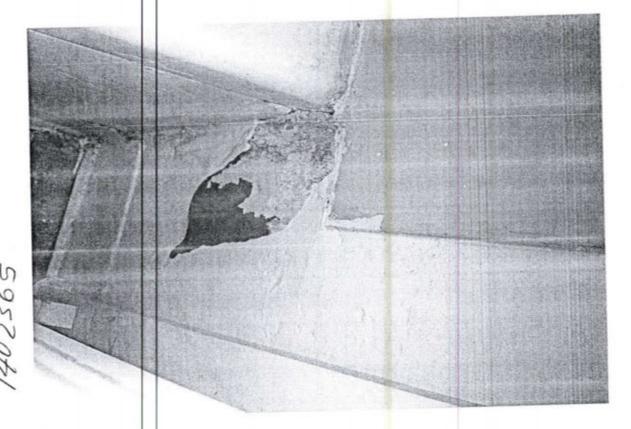
Assessor Parcel Record for APN 045--5369-011-03

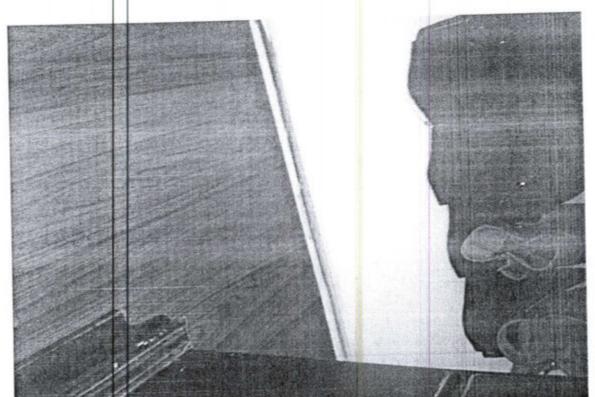
Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document In Date:	put 3/7/2013
Deactivation Date	
Exemption Code:	

<u>Enter</u> <u>Alameda</u> GIS Parcel Property <u>Property</u> <u>Assesso:</u> <u>Home</u> County | Use Codes Details Map <u>Parcel</u> List Web Site Number U.S. Postal Service ™ CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) 5828 Postage | \$ Kim, Chae & Jimmy 0000 10081 Alcosta Blvd San Ramon, CA 94583 3460 (re: #1402365 / 320 105th Ave, Unit C / 7.2.14 / HSB / RT) Street, Apt. No., or PO Box No. City, State, ZIP+4 PS Form 3800, August 2006 See Reverse for Instructions

320-105# A. Unit C









Planning and Building Department Bureau of Building

Inspections, Permits and Code Enforcement Services

www.oaklandnet.com

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

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Bl San Ramon, CA 94583-3001 Code Enforcement Case No.: 1402367 Property: 320 105th Av Unit D Parcel Number: 45-5369-11-3

Re-inspection Date:8/6//14

The Code Enforcement Division inspected your property on 6/25/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	1 Unapproved installation of shower water line. Obtain permit and repair or replace in approved manner.	Bathroom	15.08.140
X	2 Drywall adjacent to tub is damaged. Repair or replace in approved manner.	Bathroom	15.08.230.O
X	3 Exit door leading to the rear deck has an excesside gap between the weather strip and floor. Repair or replace in approved manner.	Bedroom No. 1	15.08.230.O

Notice of Violation Page 1of 2

Notice of Violation Page 1of 2 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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com. If you do not return the Owner Certification form or notify your inspector why you cannot comply and if 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review. Sincerely Hugo Barr Specialty/Combination Inspector Planning and Building Department Encl: Blight Brochure Violation Appeal Form cc: ☐ Surface mold present on . See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls)

City of Oakland



Planning and Building Department Bureau of Building www.oaklandnet.com

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

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Instructions

- Review the property address and owner information shown at the left and make any necessary corrections.
- 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: <u>inspectioncounter@oaklandnet.com</u>

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 f allegations identified in the Notice		ty of Oakland:		
☐ Landscaping ☐ Stor	age Trash and Debris	Fencing	Odors	☐ Building Exterior
☐ Building Interior ☐ Plur	nbing [Electrical	☐ Heating	Parking	Concrete Paving
Fencing Barl	oed/Razor Wire	Sidewalk Di	splay/Advertising	ţ
Unapproved Home Business	Exterior lighting	Excessive N	oise	
☐ Unapproved Sidewalk Display	☐ Unapproved Advertising	☐ Unapproved	Mobile Food Ven	nding
☐ Roosters on Property ☐ Dun	psters/Garbage/Green Waste/Recy	cle Cans (left in vi	ew, left on sidewa	alk)
O				_
	Property Owner	Certification		
Print Name (print)		Date		
Property Owner Signature Day time telephone ()_		E-mail:		
May 2014 Scan to: Code Enforcement-Chronology-Aba	atement Activities			•



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

;	Request for Service Tenant Complaint	
Property Address:	20-105hAD Date: 6-25-14 2367	
Reported by: Tenant [Name: Change 64: Address: Email Address:		,
Owner: Address: City: Lemail Address:	Day Phone: 5/0-405-707 (M) Night Phone: 925-7/9-82 State: Zip Code:	41
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 ser	Plumbing leak Required exit blocked Resident manager (16 or more units) Roof leak Stairs/railing/deck Window(s) operation/broken	,
Surface mold present on	See enclosed brochure for Description required, e.g. bedroom walls)	rremediation
	e notified the owner/manager of the above identified problem(s) and I will a In proper notice as governed by State law, to enter my unit in order to make	
Signature:	8- Date: 6-21-14	
250 Frank Ogawa Scan to: Code Enforcement-Chronology-Abatem	Plaza, 2 nd Floor, Oakland, CA 94612 Tel: 510.238-6402 TDD 510.238-3542 FAX: 510.238- Email: www.oaklandnet.com ent Activities Septen Distribution: Owner -White Inspector-Yellow Tenant Copy-Pink	2959 mber 2012

County Assessor Display

Assessor Parcel Record for APN 045--5369-011-03

	45-5369-11-3
	324 105TH AVE, OAKLAND 94603
	KIM CHAE & JIMMY
]	
	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
	2012-378051
	11/9/2012
	11/9/2012
out	3/7/2013

<u>Home</u>	<u>Enter</u> <u>Assessor</u> <u>Parcel</u> Number	Property List	Assessments	Property Details	GIS Parcel <u>Map</u>	Alameda <u>County</u> Web Site	<u>Use Codes</u>
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U.S. Postal Service (CERTIFIED MAIL OF RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL US

Postage \$

Certified Fee

Return Receipt Fee (Endorsement Required)

Restricted Delivery Fee (Endorsement Required)

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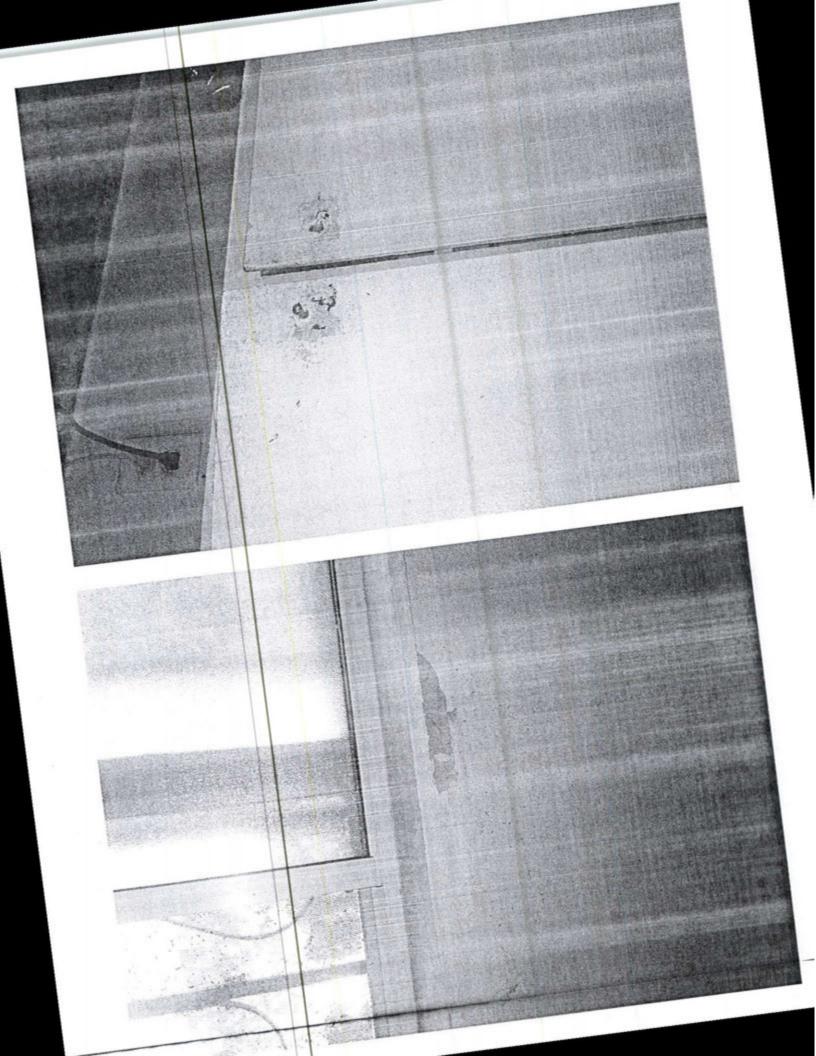
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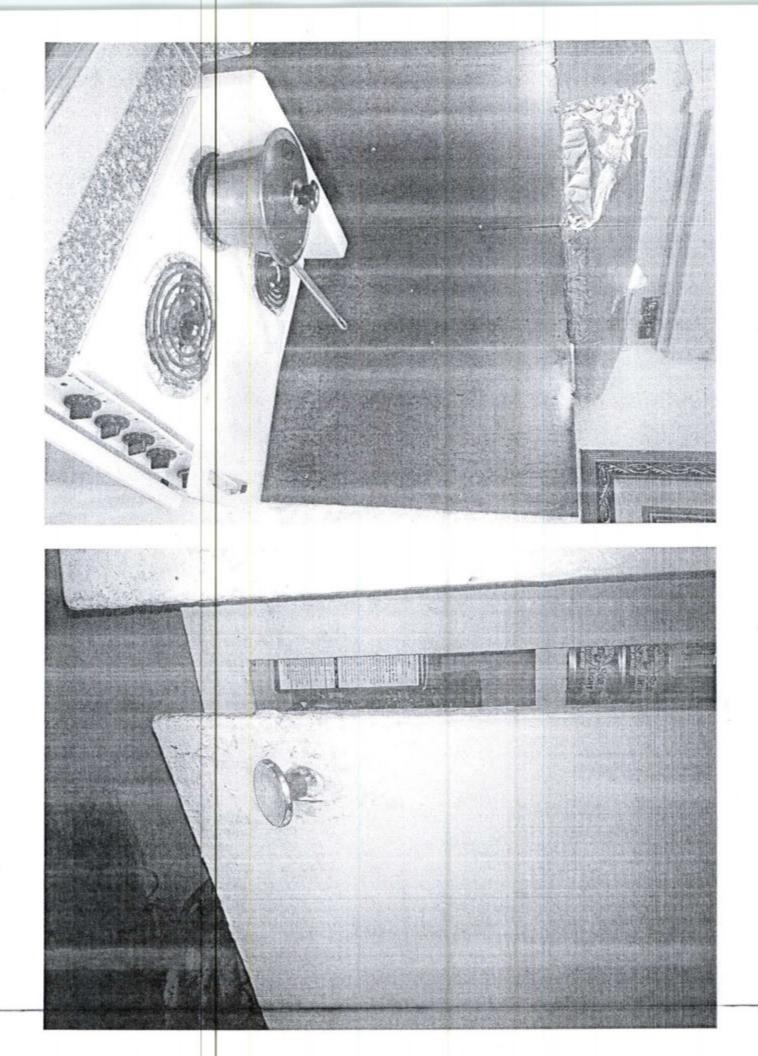
Street, Apt. No., or PO Box No. City, State, ZIP

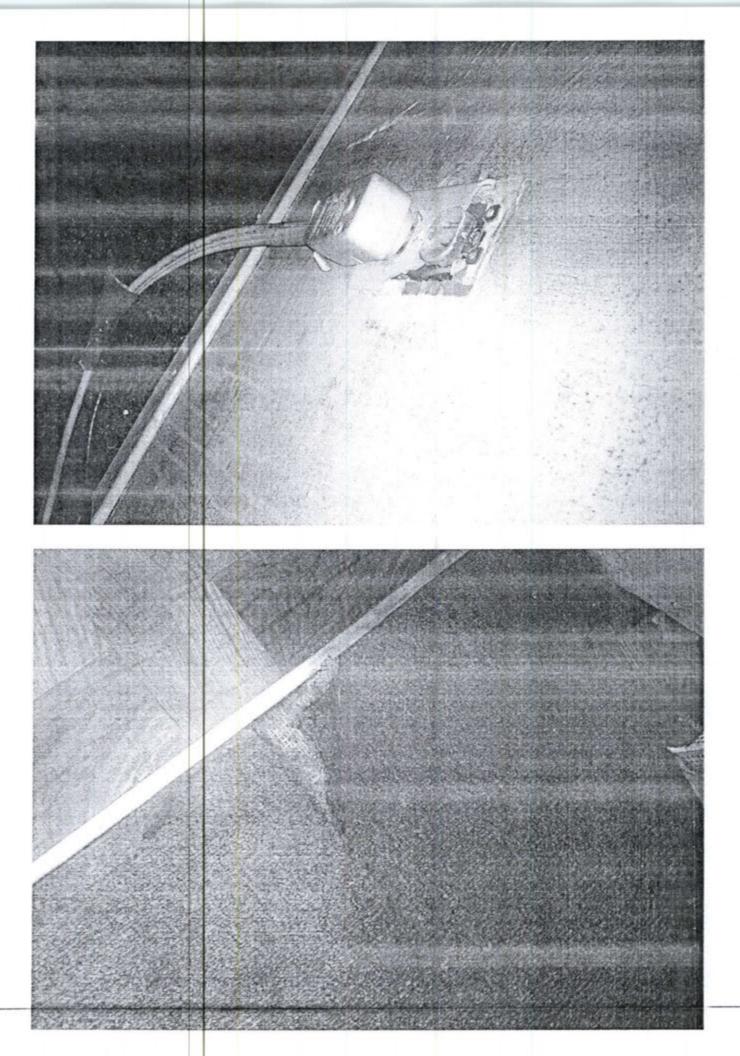
KIM CHAE & JIMMY 10081 ALCOSTA BL SAN RAMON CA 94583-3001 1402367/HB/ME/7-2-14

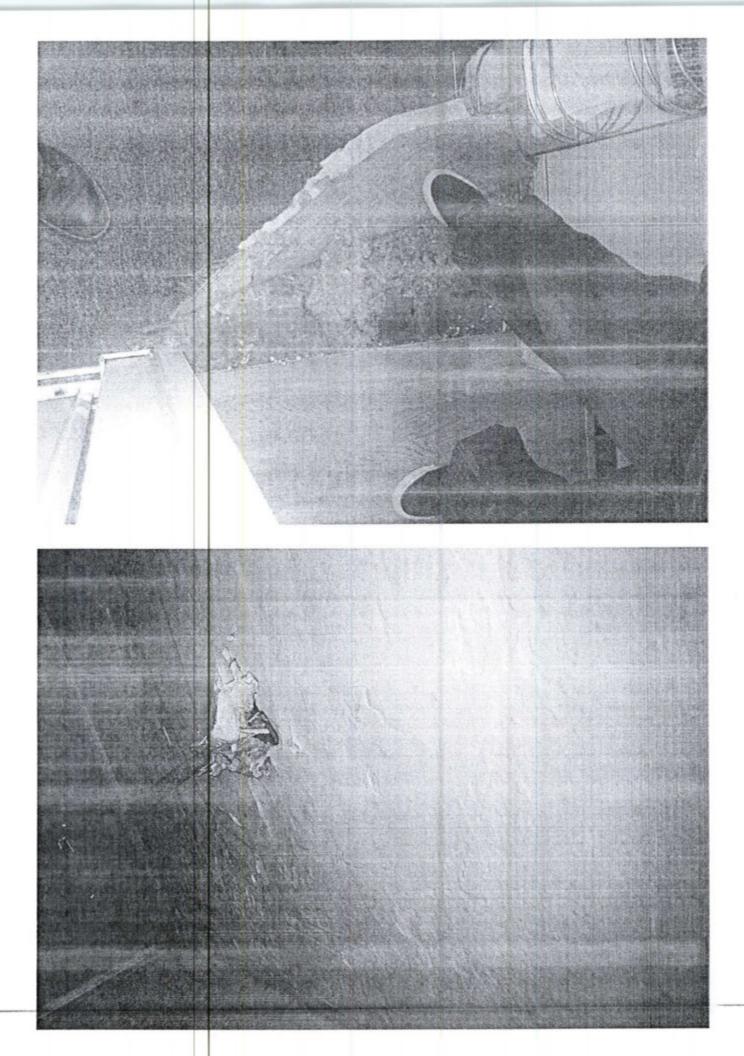
PS Form 3800. August 2006

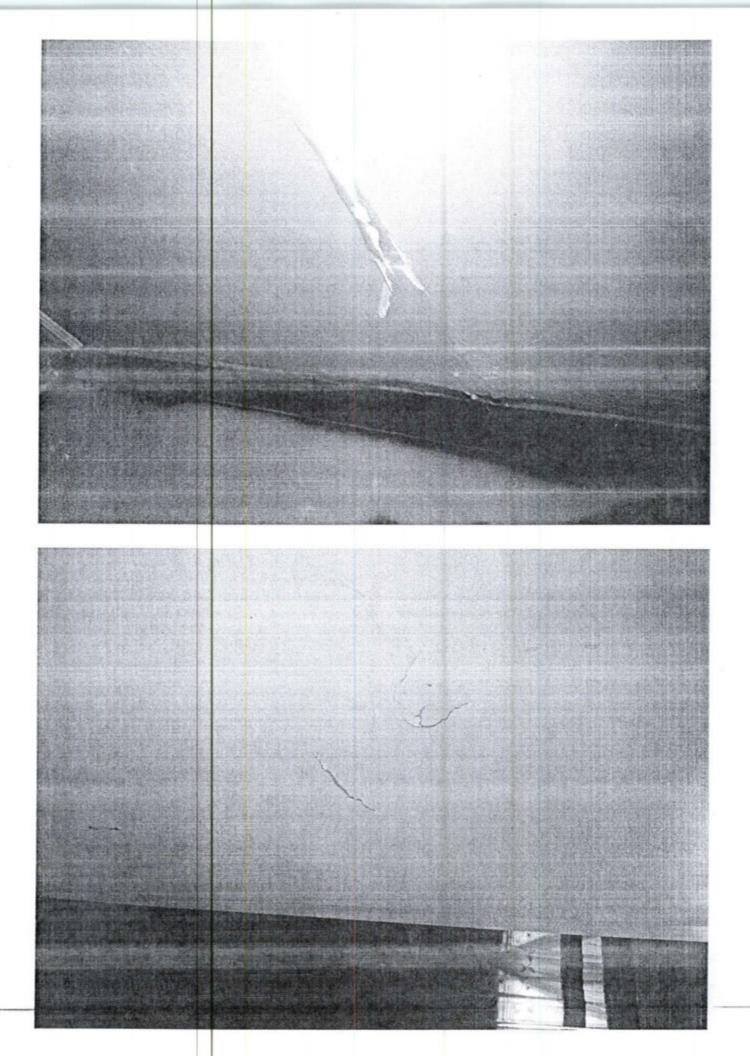
See Reverse for Instructions

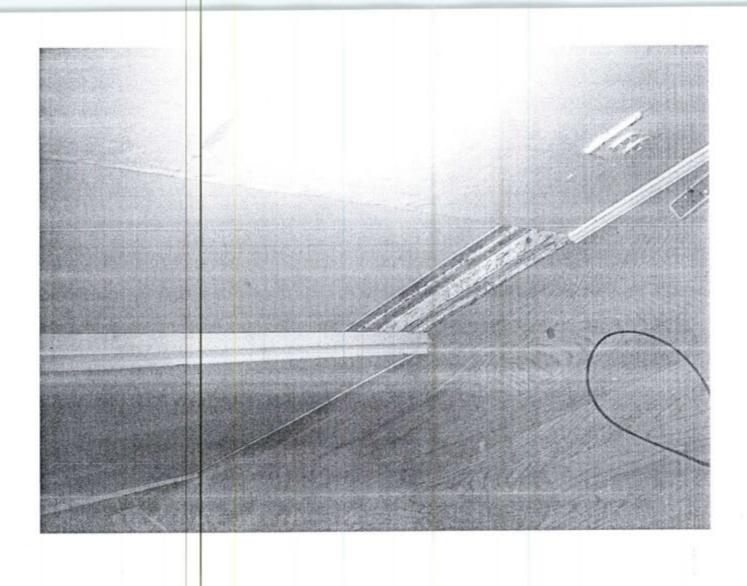














Planning and Building Department
Bureau of Building
Inspections, Permits and Code Enforcement Services
www.oaklandnet.com

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

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Bl San Ramon, CA 94583-3001 Code Enforcement Case No.: 1402375 Property: 320 105th Av Unit F Parcel Number: 45-5369-11-3 Re-inspection Date:8/6//14

The Code Enforcement Division in spected your property on 6/25/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
			!
	Building Maintenance (Code)		
X	1 Counter top is in disrepair. Repair or replace in approved manner.	Kitchen	15.08.230.O &
			15.08.230.C
	2 Faucett of kitchen sirk is loose. Repair or replace in approved	Kitchen	15.08.230.D
	manner.		
X	3 Drywall in several areas in the kitchen is damaged and/or paint is	Kitchen	15.08.230.O
	deteriorated. Repair of replace in approved manner.		
X	4 Overfloow valve in bathtub is missing and water leaks from the	Bathroom	15.08.230.D
	termination. Repair or replace in approved manner.		
X	5 Section of the carpet in the bedroom No. 1 is broken. Repair or	Bedroom No. 1	15.08.230.O
	replace in approved manner.		
X	6Switch in the living room is broken. Repair or replace in approved	Living room	15.08.260.C
	manner.		
	7 Furnace is in disrepair. Repair in approved manner or replace with	Living room	15.08.260.A
	permit.		

Notice of Violation Page 1 of 2

Notice of Violation Page 1 of 2 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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com. If you do not return the Owner Certification form or notify your inspector why you cannot comply and if 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 | Hurthermore, 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review. Sincerely, Hugo Barron Specialty/Combination Inspector Planning and Building Department Encl: Blight Brochure Violation Appeal Form cc: ☐ Surface mold present on . See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls) City of Oakland



Planning and Building Department

Bureau of Building www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 320 105th av - Unit F

Parcel no. 45-5369-11-3

Case no.: 1402375

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

Instructions

- Review the property address and owner information shown at the left and make any necessary corrections.
- 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: <u>inspectioncounter@oaklandnet.com</u>

Facsimile: 510/238-2959 Mail: City of Oakland

City of Oakland Building Services

250 Frank H. Ogawa Plaza Suite 2340

Oakland, CA 94612-2031

(Envelope enclosed – no postage required)

Deadline to Respond:						
I certify that I have cor. Oakland:	rected the j	followii	ig violations or allegations	identified in the N	lotice of Violatior	I received from the City of
☐ Landscaping	☐ Sto	nage	Trash and Debris	Fencing	Odors	☐ Building Exterior
☐ Building Interior	☐ Plu	nbing	☐ Electrical	☐ Heating	Parking	Concrete Paving
Fencing	☐ Bar	bed/Ra	zor Wire	Sidewalk I	Display/Advertisir	og
Unapproved Home	Business		Exterior lighting	Excessive 1	Noise	
☐ Unapproved Sidewa	alk Display		Unapproved Advertising	Unapproved	d Mobile Food Ve	ending
Roosters on Proper	y 🗋 Dur	npsters/	/Garbage/Green Waste/Rec	ycle Cans (left in	view, left on sidev	valk)
			Property Owner	Certification	1	
Print Name (print) May 2014 Scan to: Code Enforcement-Cl	nronology-Ab	atement .	Activities	Date		

Property Owner Signature			
Day time telephone (<u>_</u> ;	<u> </u>	E-mail:
	1		



V

City of Oakland

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

Department of Planning, Building and

(510) 238-6402

Neighborhood Preservation www.oaklandnet.com

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

	Request for Service Tenant Complaint
Property Address: 32 Complaint Number: 2	0-105/10A F Date: 6-25-14 102375
Reported by: Tenant Name: Tenant Address: Email Address:	Other
Owner: Address: City: Email Address:	Day Phone: Night Phone: State: Zip Code:
Investigate: Electric – lights/outlets/swill 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 Lack of smoke detector	Plumbing leak Required exit blocked Resident manager (16 or more units) Roof leak Stairs/railing/deck Window(s) operation/broken
Surface mold present onguidelines.	. See enclosed brochure for remediation (Description required, e.g. bedroom walls)
	ave notified the owner/manager of the above identified problem(s) and I will allow the owner and/or with proper notice as governed by State law, to enter my unit in order to make all necessary repairs. Date: 6-25-14
250 Frank Oga Scan to: Code Enforcement-Chronology-Aba	wa Plaza, 2 nd Floor, Oakland, CA 94612 Tel: 510.238-6402 TDD 510.238-3542 FAX: 510.238-2959 Email: www.oaklandnet.com tement Activities September 2012 Distribution: Owner - White Inspector-Yellow Tenant Copy-Pink

Alameda

County |

Web Site

Use Codes

County Assessor Display

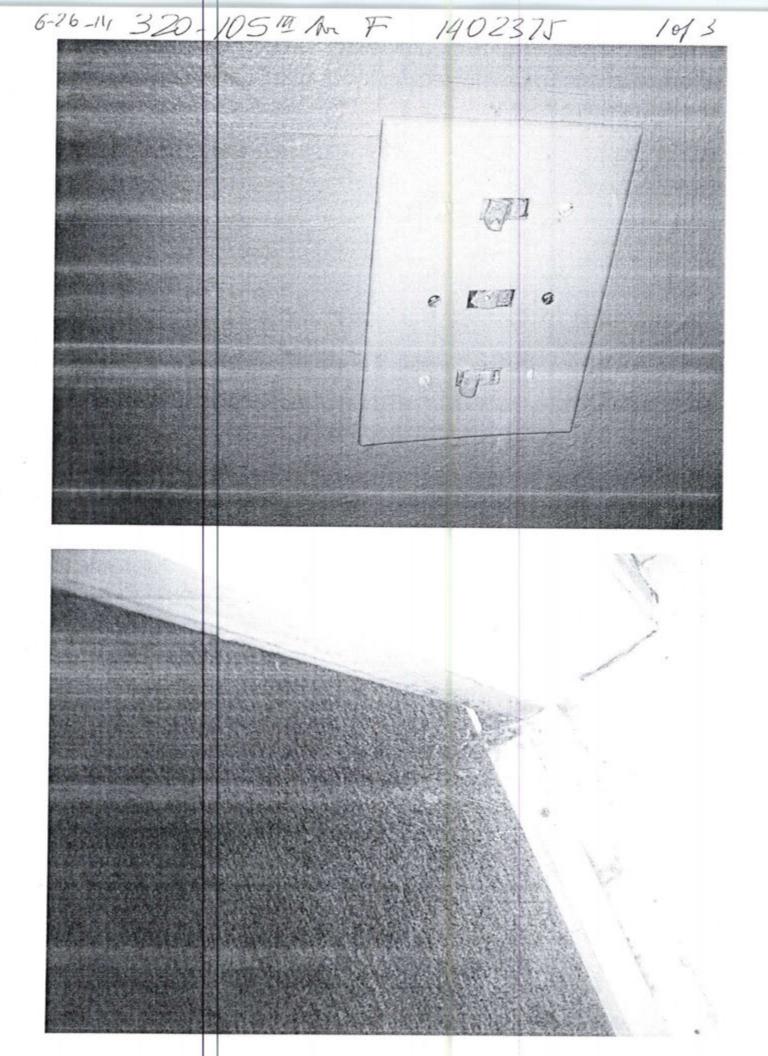
Assessor Parcel Record for APN 045--5369-011-03

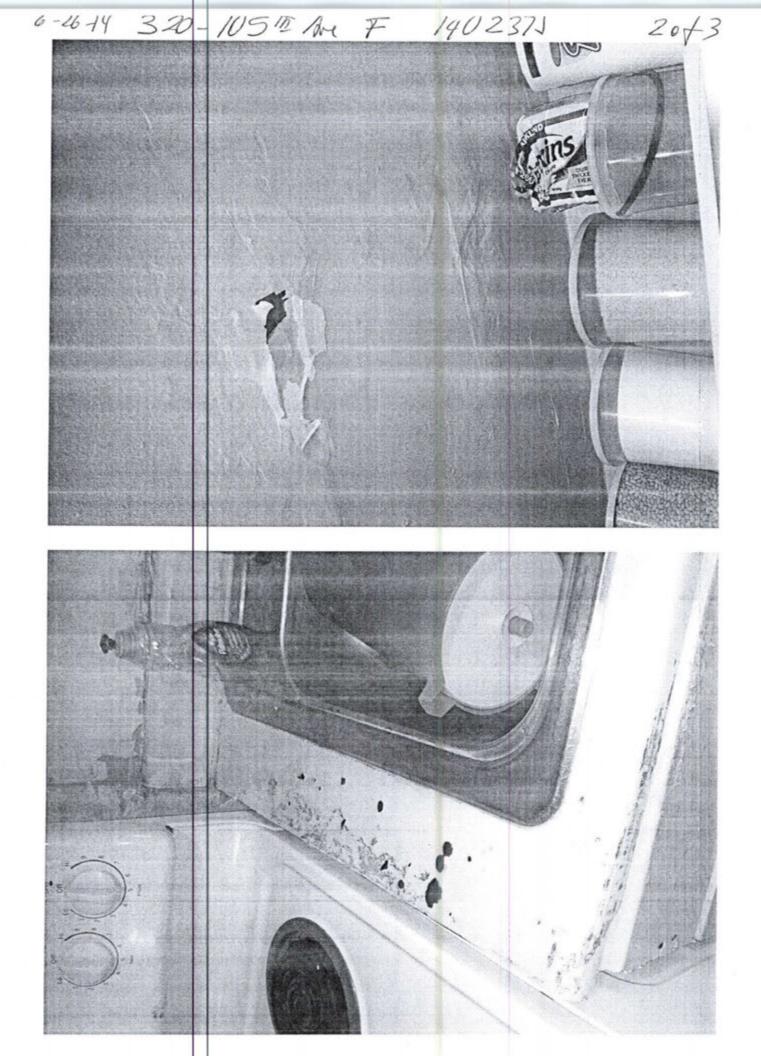
Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

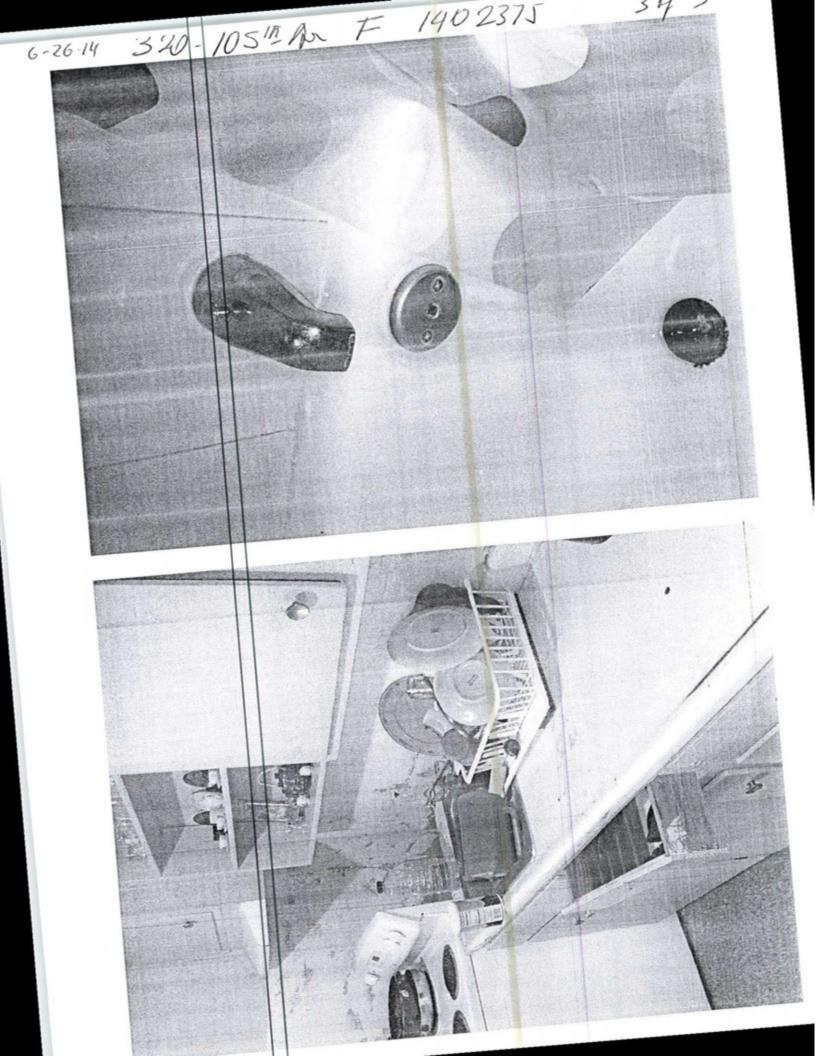
Enter GIS Parcel Assessor <u>Property</u> <u>Property</u> <u>Home</u> <u>Assessments</u> <u>Parcel</u> <u>List</u> Details Map Number U.S. Postal Service TM CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) Kim, Chae & Jimmy 10081 Alcosta Blvd San Ramon, CA 94583 (re: #1402375 / 320 105th Ave, Unit F / 7.2.14 / HSB / RT)

or PO Box No.

http://oaknetnews1/countyassessordisplay/display_assessor_record.asp?apn3=045 5369011... 6/26/2014









Planning and Building Department
Bureau of Building
Inspections, Permits and Code Enforcement Services
www.oaklandnet.com

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

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Bl San Ramon, CA 94583-3001 Code Enforcement Case No.: 1402382 Property: 314 105th Av - Unit B Parcel Number: 45-5369-11-3 Re-inspection Date:8/5/14

The Code Enforcement Division inspected your property on 6/25/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	1 Laminated flooring in living room and vinyl flooring in kitchen exhibits gaps, damage and metal strip in disrepair. Repair in approved manner.	Living room/Kitchen	15.08.230.O
X	2 Dining room window locking device is missing. Replace in approved manner.	Dinig room	15.08.240
	3 Tiles adjacent to toilet are loose. Repair in approved manner.	Bathroom	15.08.230.O
	4 Shower faucets are leaking and in disrepair. Repair in approved manner.	Bathroom	15.08.230.D
X	5 Floor is in disrepair at upper landing of stairway. Repair in approved manner.	Stairway	15.08.230.O
	6 Living room window does not properly. Repair in approved maner.	Living room	15.08.240

Notice of Violation Page 1 of 2

Notice of Violation Page 1 of 2 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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com. If you do not return the Owner Cerlification form or notify your inspector why you cannot comply and if 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review. Hugo Barron Specialty/Combination Inspector Planning and Building Department Encl: Blight Brochure Violation Appeal Form cc: Surface mold present on See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls) City of Oakland



Planning and Building Department

Bureau of Building www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 314 105th av - Unit B

Parcel no. 45-5369-11-3

Case no.: 1402382

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

I certify that I have corrected the

Instructions

- 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

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)

Print Name (print)			····	Date		
		_	Property Owner	Certification		
]						
Roosters on Property	Dum	osters/Ga	arbage/Green Waste/Recy	cle Cans (left in v	iew, left on sidew	ralk)
] Unapproved Sidewall	c Display	☐ Ur	napproved Advertising	Unapproved	Mobile Food Ver	nding
] Unapproved Home B	usiness	☐ Ex	sterior lighting	☐ Excessive Noise		
Fencing	Barb	ed/Razor	Wire	Sidewalk Display/Advertising		
Building Interior	Plum	bing	☐ Electrical	Heating	Parking	Concrete Paving
Landscaping	☐ Stora	ge	Trash and Debris	☐ Fencing	Odors	☐ Building Exterior
<i>Certify that I have corre</i> Oakland:	cted the fo	llowing	violations or allegations is	dentified in the No	otice of Violation	I received from the City of
Deadline to Respond:						

May 2014

Scan to: Code Enforcement-Chronology-Abatement Activities



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

	Request for Service Tenant Complaint				
Property Address: 314 Complaint Number: 14	105/4 B Date: 6-25-14				
Reported by: Tenant [Name: Mana Amage Address: 314-1054] Email Address:	6v77 Day Phone: 510-437-0821				
Owner: Dave Address: City: Email Address:	Day Phone: 925-7/9-724/ Night Phone: Zip Code:				
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 ser Lack of smoke detector	Plumbing leak Required exit blocked Resident manager (16 or more units) Roof leak Stairs/railing/deck Window(s) operation/broken				
Surface mold present on guidelines.	See enclosed brochure for remediation 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: Mar, a #	Jubriz. Date: 6-21-14				
250 Frank Ogawa Scan to: Code Enforcement-Chronology-Abateme	Plaza, 2 nd Floor, Oakland, CA 94612 Tel: 510.238-6402 TDD 510.238-3542 FAX: 510.238-2959 Email: www.oaklandnet.com September 2012 Distribution: Owner - White Inspector-Yellow Tenant Copy-Pink				

County Assessor Display

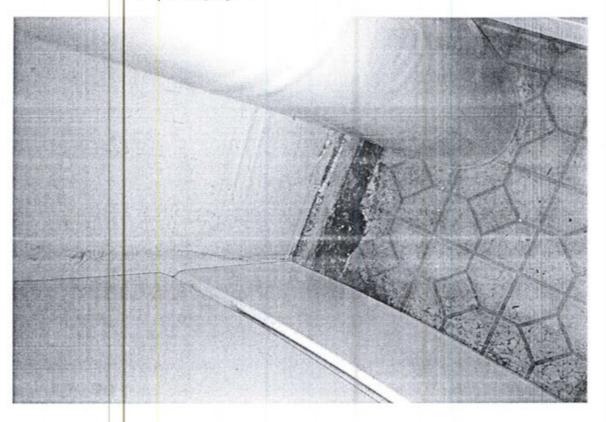
Assessor Parcel Record for APN 045--5369-011-03

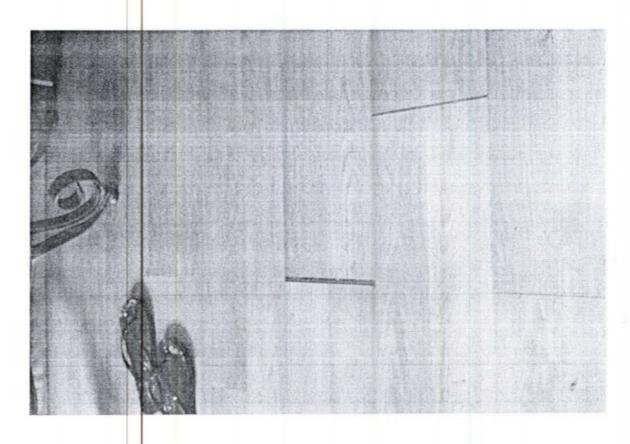
Parcel Number:		45-5369-11-3			
Property Address:		324 105TH AVE, OAKLAND 94603			
Owner Name:		КІМ СНАЕ & ЛММҮ			
Care of:					
Attention:					
Mailing Address:		10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001			
Use Code:		MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.			
Recorder Number:		2012-378051			
Recorder Date:	ı	11/9/2012			
Mailing Address Effective Date:		11/9/2012			
Last Document Input Date:		3/7/2013			
Deactivation Date:					
Exemption Code:					

<u>Enter</u> Alameda GIS Parcel <u>Assessor</u> <u>Property</u> **Property** <u>Home</u> County Use Codes **Assessments** <u>Parcel</u> List <u>Map</u> **Details** Web Site Number

U.S. Postal Service at CERTIFIED MAIL RECEIPT 6028 (Domestic Mail Only; No Insurance Coverage Provided) For delivery information visit our website at www.usps.com **S E** 1277 Postage Certified Fee 1000 Postmark Return Receipt Fee (Endorsement Required) Here Restricted Delivery Fee (Endorsement Required) 0520 Total Po KIM CHAE & JIMMY 10081 ALCOSTA BL Sent To SAN RAMON CA 94583-3001 707 Street, Ap or PO Box 1402382/HB/ME/7-2-14 City, State PS Form 3800. August 2006 See Reverse for Instructions 10/2

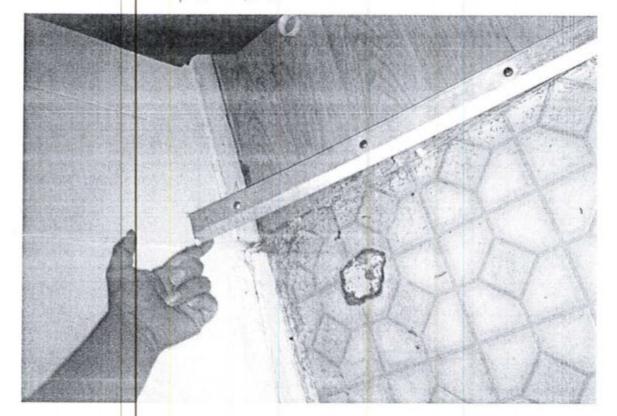
314-105# An-Unit B 1402382





2 of 2

314-105 # An - Unit B





Planning and Building Department Bureau of Building

Inspections, Permits and Code Enforcement Services

www.oaklandnet.com

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

NOTICE OF VIOLATION

7/1/14

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Bl San Ramon, CA 94583-3001 Code Enforcement Case No.: 1402487 Property: 314 105th Av Unit D Parcel Number: 45-5369-11-3 Re-inspection Date:8/5//14

The Code Enforcement Division inspected your property on 6/25/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	1 Wall furnace is in disrepair. Repair or replace in approved manner.	Kitchen	15.08.230.O
	2 Upper cabinet handles are loose and/or missing. Repair or replace in approved manner.	Kitchen	15.08.230.D
X	3 Drywall next of the stove is damaged and/or paint is deteriorated. Repair or replace in approved manner.	Kitchen	15.08.230.O
X	4 Receptacle near to the stove is malfunctioning. Repair or replace in approved manner.	Bathroom	15.08.230.D
X	5 Section of carpet near the bottom of the stairway is broken. Repair or replace in approve manner.	Bedroom No. 1	15.08.230.O
X	6Main entry door locking device is malfunctioning. Repair or replace in approved manner.	Living room	15.08.260.C
	7 Bedroom No. 1 switch cover is loose. Repair in approved manner or replace with permit.	Living room	15.08.260.A
	8 Bedroom no. 1 receptacle is broken. Repair or replace in approved manner.		

Notice of Violation Page 1 of 2



Planning & Building Department Bureau of Building

Property Address: 314 105th Av - Unit D

Inspections, Permits and Code Enforcement Services

www.oaklandnet.com

(510) 238-3891 FAX:(510) 238-2263 TDD:(510) 238-3254

Complaint #: 6/26/14

Address:

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
·	Building Maintenance (Code)		
	9 Cable coming out from the wall in the bedroom No. 1 does not have a box. Install		
_	10 Bedroom No. 1 carpet exhibits sections of broken carpet.		
	11 Bedroom No. 1 door has holes. Replace.		
	12 Bedroom No. 2 hinges are loose and door has holes. Repair		
	and/or replace in approved manner. 13 Bedroom No.2 drywall exhibits holes. Repair in approved manner.		
	14 Bedroom No.2 close door is off track. Repair or replace in approved manner.		
	15 Drywall above tub is damaged near the window. Repair in approved manner.		
	аррготей паштет.		
		<u> </u>	
_			
-			

Notice of Violation Page 1 of 2 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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com. If you do not return the Owner Certification form or notify your inspector why you cannot comply and if 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review. Sincerely, Hugo Barror Specialty/Combination Inspector Planning and Building Department Encl: Blight Brochure Violation Appeal Form cc: Surface mold present on . See enclosed brochure for remediation (Description required, e.g. bedroom walls) guidelines. City of Oakland



Planning and Building Department

Bureau of Building www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 320 105th av - Unit F

Parcel no. 45-5369-11-3

Case no.: 1402375

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

Scan to: Code Enforcement-Chronology-Abatement Activities

Instructions

- Review the property address and owner information shown at the left and make any necessary corrections.
- 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: <u>inspectioncounter@oaklandnet.com</u>

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)

Print Name (print)			Date		
		Property Owner	Certification	ı 	
Roosters on Property	Dumpsters.	/Garbage/Green Waste/Rec	ycle Cans (left in v	view, left on sidew	valk)
Unapproved Sidewal	k Display	Unapproved Advertising	Unapproved	d Mobile Food Ve	ending
Unapproved Home B	Business	Exterior lighting	Excessive 1	Noise	
Fencing	Fencing Barbed/Razor Wire		Sidewalk Display/Advertising		
Building Interior	Plumbing	☐ Electrical	☐ Heating	Parking	Concrete Paving
Landscaping	☐ Storage	Trash and Debris	Fencing	Odors	☐ Building Exterior
<i>l certify that I have corre</i> Dakland:	ected the following	ng violations or allegations	identified in the N	otice of Violation	I received from the City of
Deadline to Respond:					
courtesy Notice date:					

		COS Actoritos (Alberta Costa C
Property Owner Signature		
Day time telephone ()	E-mail:
]]	
,		



City of Oakland

250 FRANK H. OGAWA PLAZA - SUITE 2340 - OAKLAND, CALIFORNIA 94612-2031 Department of Planning, Building and Neighborhood Preservation www.oaklandnet.com TDD:(510) 23 TDD:(510) 23

(510) 238-6402

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

www.oaktandnet.com	1DD:(310) 238-3234
	Request for Service Tenant Complaint
Property Address: 3/4-Complaint Number: 14/	105th Ae "D" Date: 6-26-14
Reported by: Tenant Name: Us Orlega Address: Email Address:	Other Day Phone: <u>\$10-\$75-4980</u>
Owner: Address: City: Email Address:	Day Phone: Night Phone: State: Zip Code:
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	Other
Surface mold present on guidelines.	/ See enclosed brochure for remediation Description required, e.g. bedroom walls
- '	notified the owner/manager of the above identified problem(s) and I will allow the owner and/or in proper notice as governed by State law, to enter my unit in order to make all necessary repairs.
Signature:	Date: 6-26-14
250 Frank Ogawa F Scan to: Code Enforcement-Chronology-Abatemen	Plaza, 2 nd Floor, Oakland, CA 94612 Tel: 510.238-6402 TDD 510.238-8542 FAX: 510.238-2959 Email: www.oaklandnet.com nt Activities September 2012 Distribution: Owner - White Inspector-Yellow Tenant Copy-Pink

County Assessor Display

Assessor Parcel Record for APN 045--5369-011-03

	<u> </u>	
Parcel Number:		45-5369-11-3
Property Address:		324 105TH AVE, OAKLAND 94603
Owner Name:		KIM CHAE & JIMMY
Care of:		
Attention:		
Mailing Address:		10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:		MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:		2012-378051
Recorder Date:		11/9/2012
Mailing Address Effective Date:		11/9/2012
Last Document In Date:	put	3/7/2013
Deactivation Date:		
Exemption Code:		

Home Enter
Assessor
Parcel
Number

Property List

Assessments

Property Details GIS Parcel Map Alameda County Web Site

<u>Use Codes</u>

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

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

Kim, Chae & Jimmy
10081 Alcosta Blvd
San Ramon, CA 94583

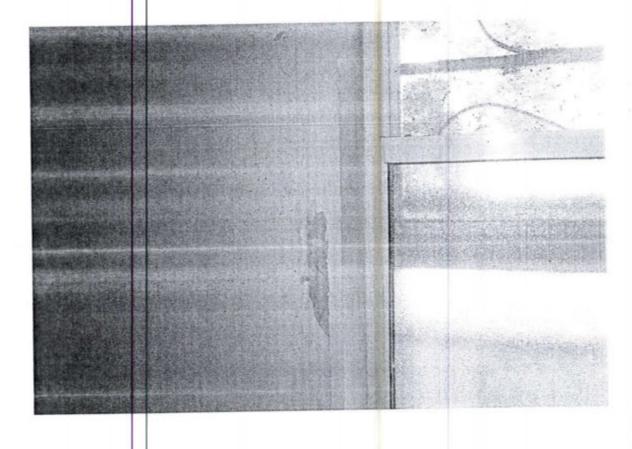
Resi
(Endc (re: #1402487 / 314 105th Ave, Unit D /
Tota 7.2.14 / HSB / RT)

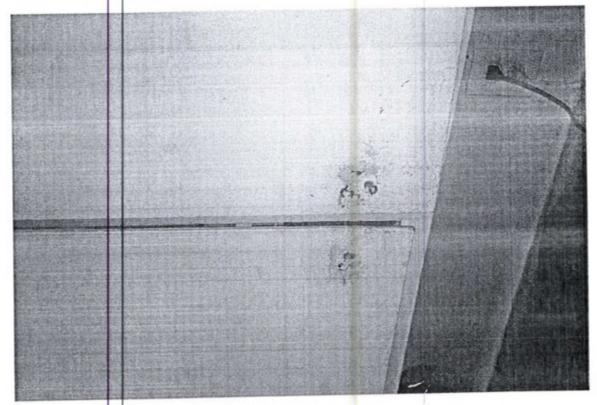
Sent To
Street, Apt. No.;
or PO Box No.
City, State, ZiP+4

http://oaknetnews1/co.intvassessordisplay/display assessor record.asp?apn3=045 5369011... 6/26/2014

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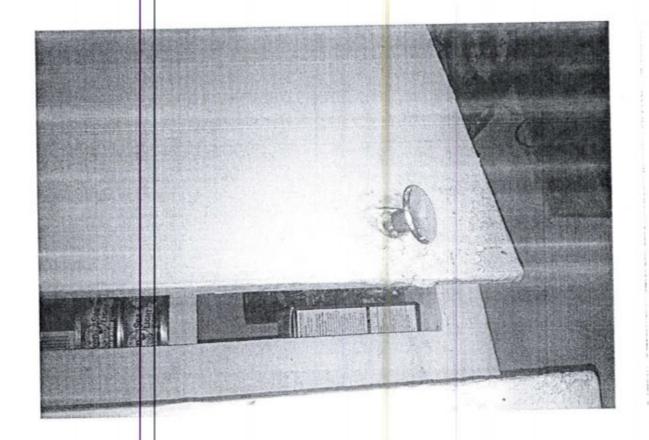
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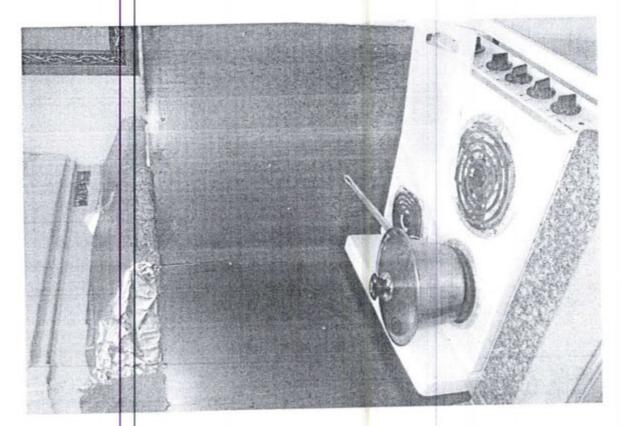




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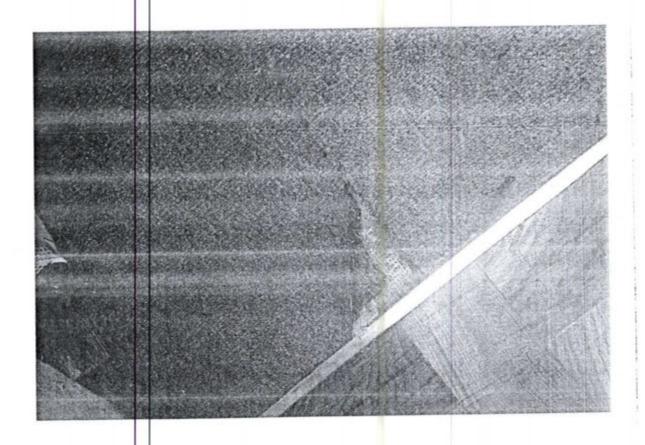
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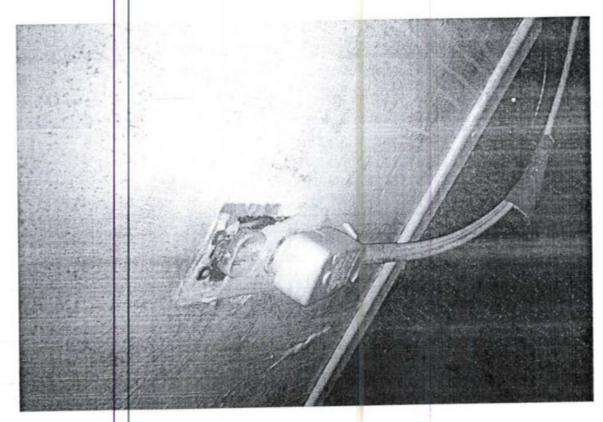




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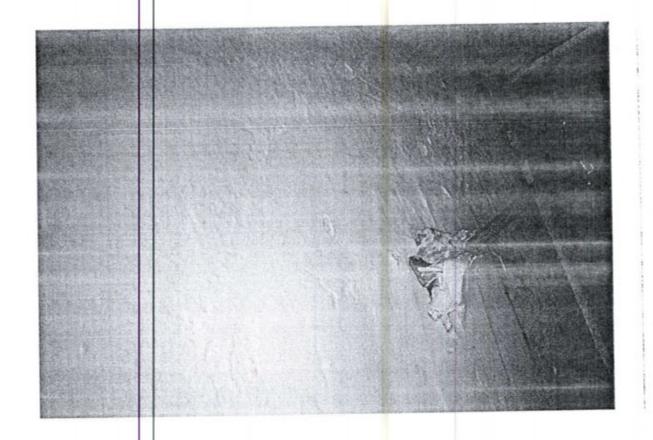
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40/6

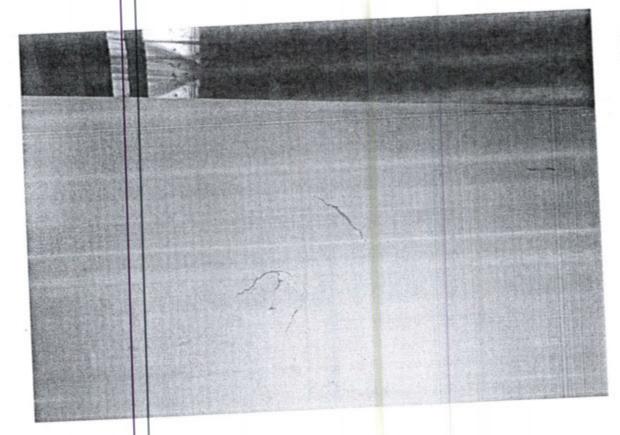
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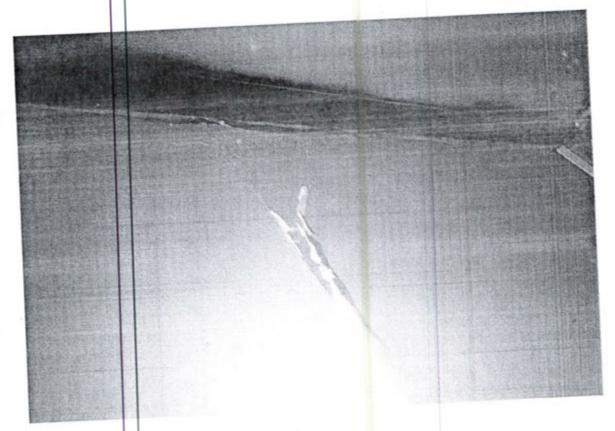




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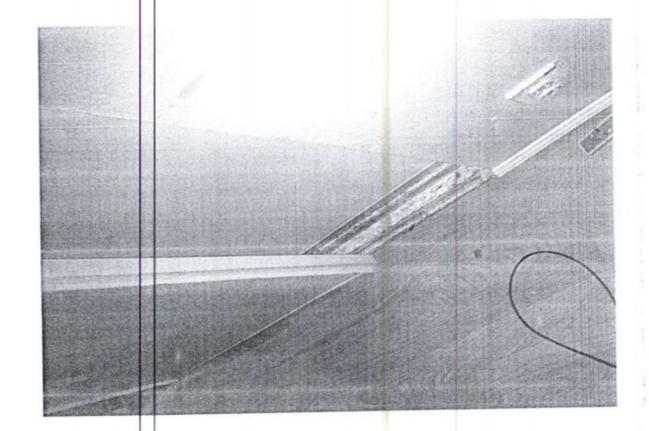
314 -65KA-D





6 of 6

314-105th -D





Planning and Building Department
Bureau of Building
Inspections Remits and Code Enforcement

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

Inspections, Permits and Code Enforcement Services www.oaklandnet.com

NOTICE OF VIOLATION

6/26/14

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Bl San Ramon, CA 94583-3001 Code Enforcement Case No.: 1402488 Property: 324 105th Av - Unit H Parcel Number: 45-5369-11-3 Re-inspection Date:8/7//14

The Code Enforcement Division in spected your property on 6/25/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Day Market		
	Building Maintenande (Code)	<u> </u>	
X	1 Carpet exhibits damage near entry door. Repair or replace in		[15.08.230.O
	approved manner.	<u> </u>	<u> </u>
X	2 Drywall adjacent to bottom of stairway exhibits damage. Repair or		15.08.230.O
	replace in approved manner.	L	
X	3 Uneven joint section between floors of kitchen and living room		15.08.230.O
	(metal strip). Repair or replace in approved manner.		
X	4 Drywall has holes behind the stove. Repair or replace in approved		15.08.230.O
	manner.		
X	5 Bathroom window glass is broken. Repair or replace in approved		15.08.230.O
	manner.		
			;

Notice of Violation Page 1 of 2

Notice of Violation Page 1of 2 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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com. If you do not return the Owner Certification form or notify your inspector why you cannot comply and if 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review. Sincerely. Hugo Barron Specialty/Combination Inspector Planning and Building Department Encl: Blight Brochure Violation Appeal Form cc: . See enclosed brochure for remediation Surface mold present on (Description required, e.g. bedroom walls) guidelines. City of Oakland



Instructions

2. Remove the violations marked below and/or cross out the violations that are not present

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

inspectioncounter@oaklandnet.com

1. Review the property address and owner information shown at the left and make any

necessary corrections.

and sign this form.

removed or not present:

Facsimile: 510/238-2959

E-mail:

Planning and Building Department

Property: 324 105th av - Unit H

Parcel no. 45-5369-11-3

Property Owner Signature

Scan to: Code Enforcement-Chronology-Abatement Activities

May 2014

Bureau of Building www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Case no.: 1402488				Mail:	City of Oakland Building Services	
Owner: Kim Chae & Jimi	my				Oakland, CA 946	
Courtesy Notice date:					(Envelope enclose	d – no postage required)
Deadline to Respond:						
I certify that I have corrected Oakland:	ected ti	e followin	g violations or allegations	identified in the	Notice of Violation	I received from the City
Landscaping		torage	Trash and Debris	Fencing	Odors	Building Exterior
☐ Building Interior	J	lumbing	☐ Electrical	Heating	Parking	Concrete Paving
☐ Fencing		Barbed/Raz	zor Wire	Sidewalk	Display/Advertisin	og
☐ Unapproved Home Business ☐ Exterior lighting			☐ Excessive Noise			
Unapproved Sidewalk Display Unappro			Unapproved Advertising	Unapprov	ved Mobile Food Ve	ending
Roosters on Property		oumpsters/	Garbage/Green Waste/Rec	ycle Cans (left i	n view, left on sidev	walk)
	l		Property Owner	Certification	on	
Print Name (print)				Date		

Day time telephone	()_ 	E-mail:
•			



City of Oakland

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

Department of Planning, Building and Neighborhood Preservation

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

www.oaklandnet.com

TDD:(510) 238-3254

Request for Service

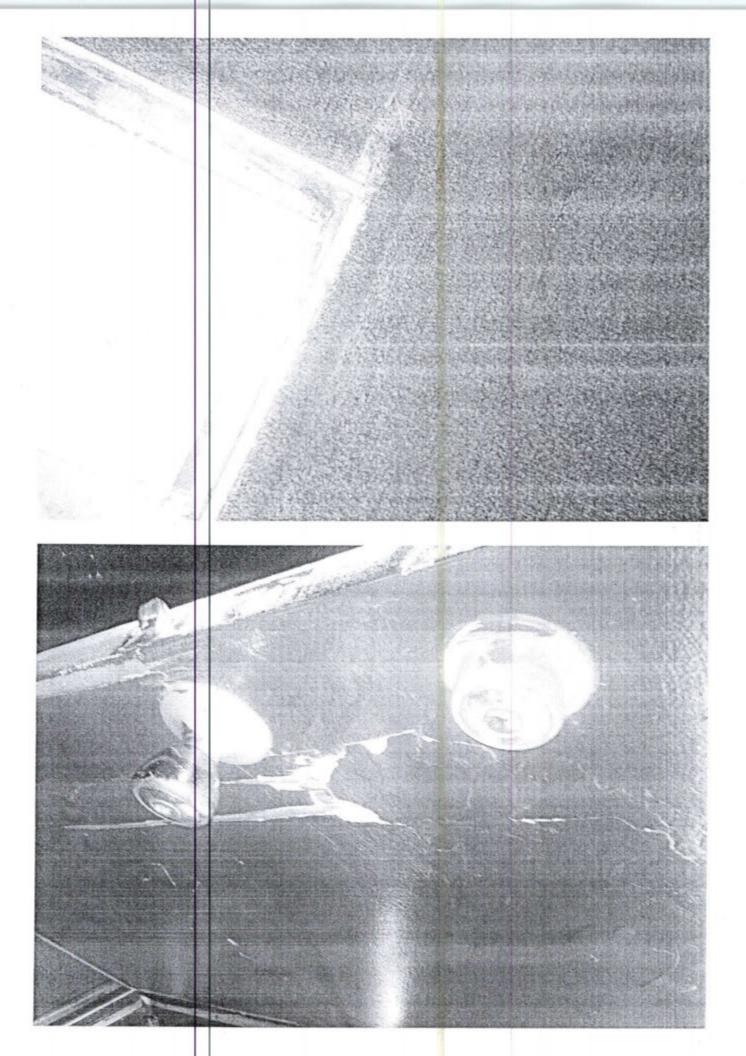
	Tenant Complaint
Property Address: 32 Complaint Number: /	4 105th H Date: 6-26-14 102488
Reported by: Tenant Name: Valla Address: Email Address:	Other Monthson Day Phone: 510-967-0932 Zip Code: Night Phone:
Owner: Kim Address: City: Email Address:	Day Phone: Night Phone: State: Zip Code:
Investigate: 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	Plumbing leak Required exit blocked Resident manager (16 or more units) Roof leak Stairs/railing/deck Window(s) operation/broken
Surface mold present on	. See enclosed brochure for remediation (Description required, e.g. bedroom walls)
	ve notified the owner/manager of the above identified problem(s) and I will allow the owner and/or ith proper notice as governed by State law, to enter my unit in order to make all necessary repairs. Date: 6-26-14
250 Frank Ogaw Scan to: Code Enforcement-Chronology-Abate	a Płaza, 2 nd Floor, Oakland, CA 94612 Tel: 510.238-6402 TDD 510.238-3542 FAX: 510.238-2959 Email: www.oaklandnet.com ment Activities September 2012 Distribution: Owner-White Inspector-Yellow Tenant Copy-Pink

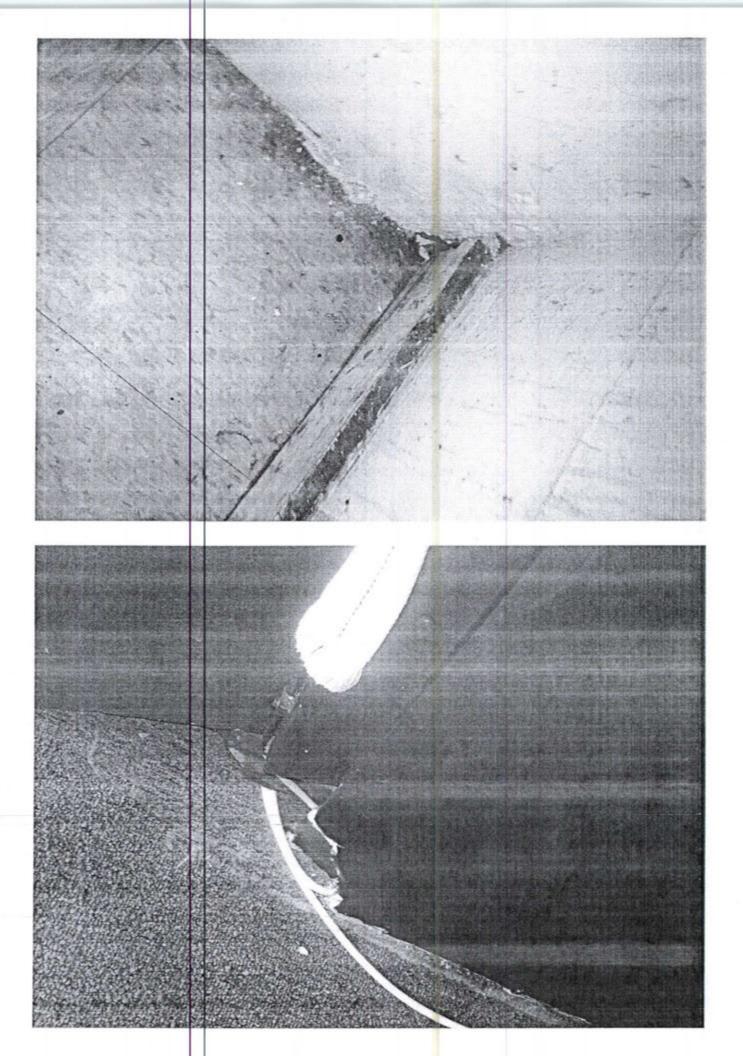
County Assessor Display

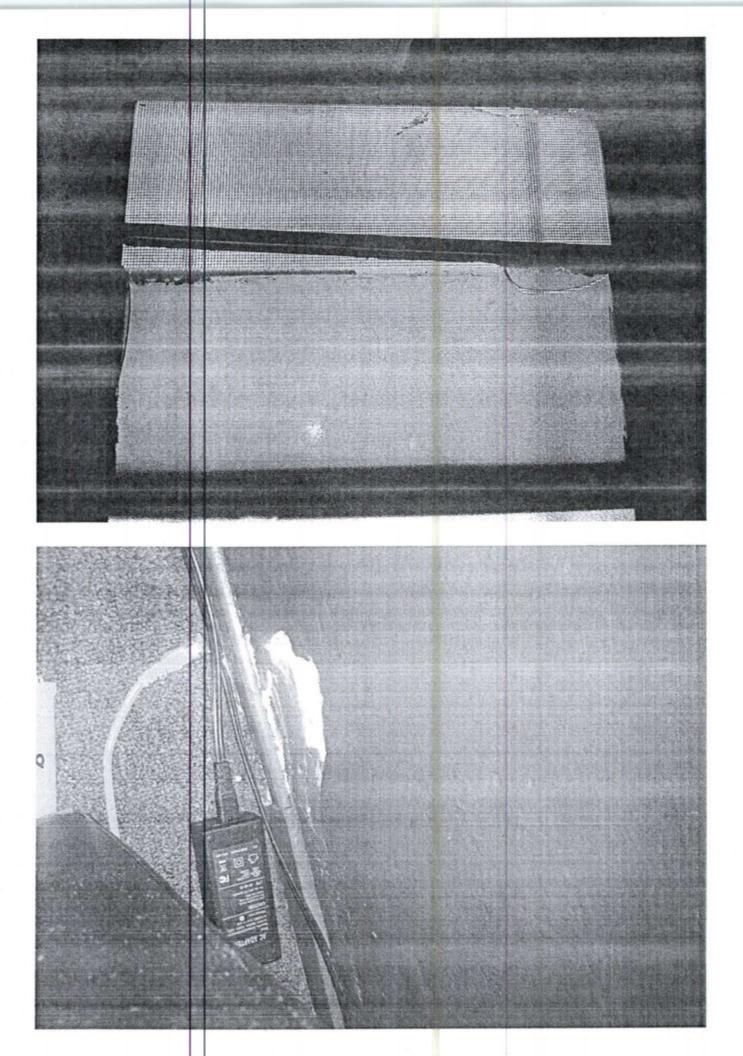
Assessor Parcel Record for APN 045--5369-011-03

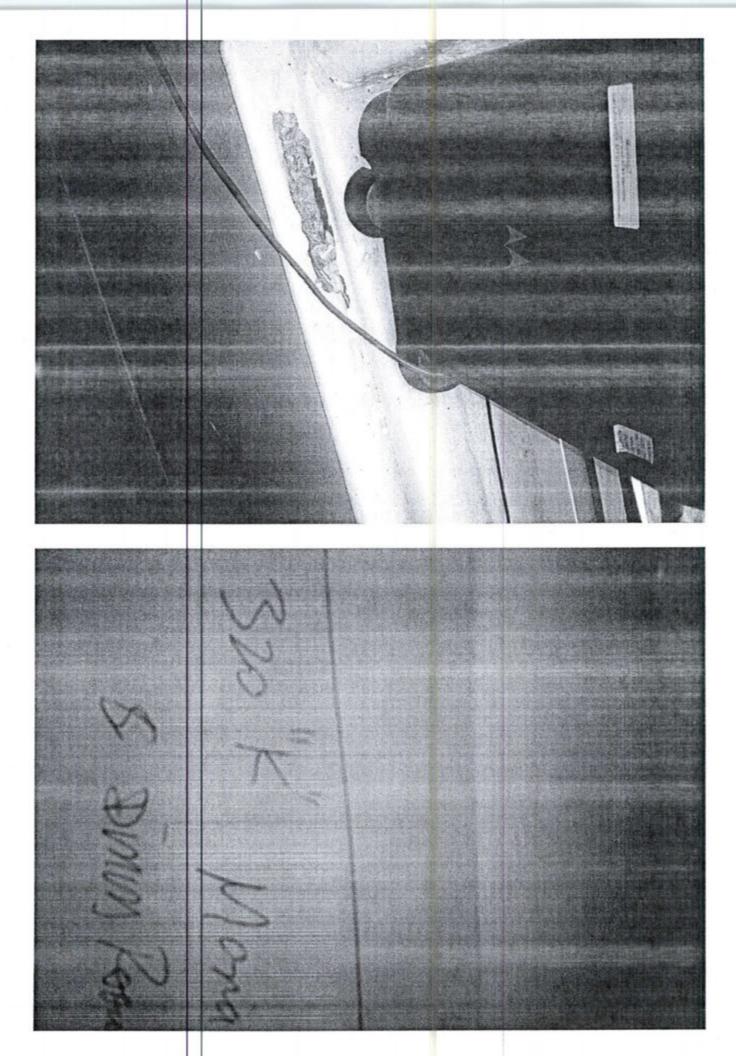
Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Inp Date:	at 3/7/2013
Deactivation Date:	
Exemption Code:	
Enter Assessor Parcel Number	Property List Assessments Details Map U.S. Postal Service CERTIFIED MAIL (Domestic Mail Only; No Insurance Coverage Provided) For delivery information visit our website at www.usps.com Kim, Chae & Jimmy 10081 Alcosta Blvd San Ramon, CA 94583 (Endors Restriction (Fe: #1402488 / 324 105 th Ave, Unit H / 7.2.14 / HSB / RT) Sent To
ן וויר מירות ב	Street, Apt. No.; or PO Box No. City, State, ZIP+4 See Reverse for Instructions

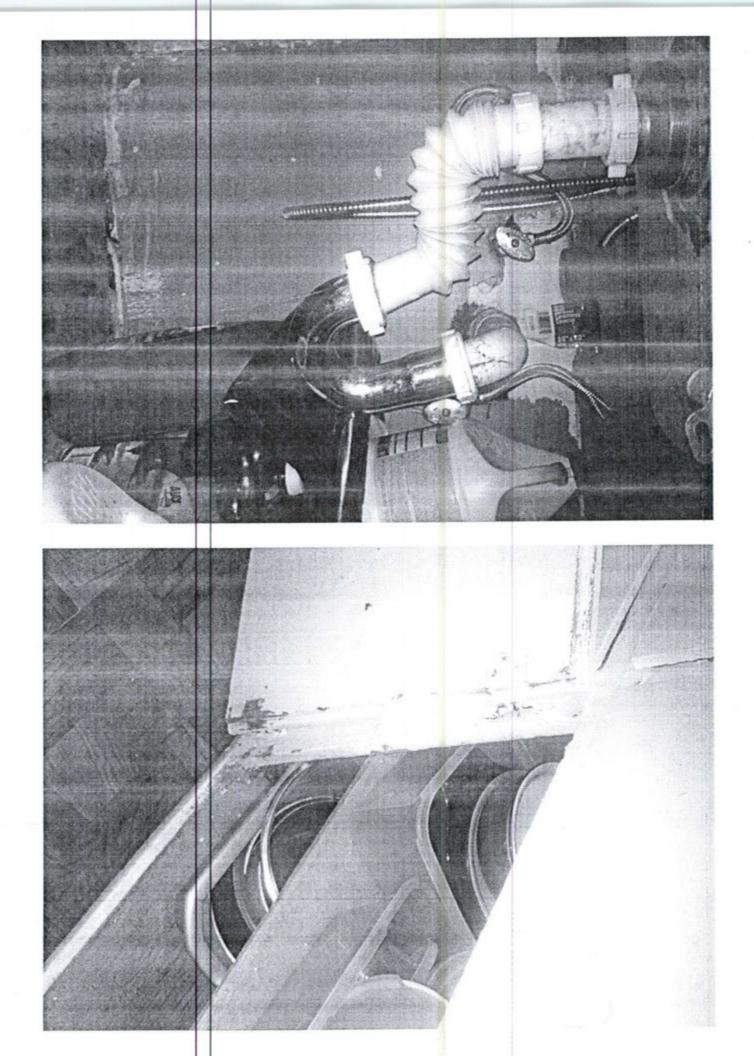
http://oaknetnews1/countyassessordisplay/display_assessor_record.asp?apn3=045 5369011... 6/26/2014

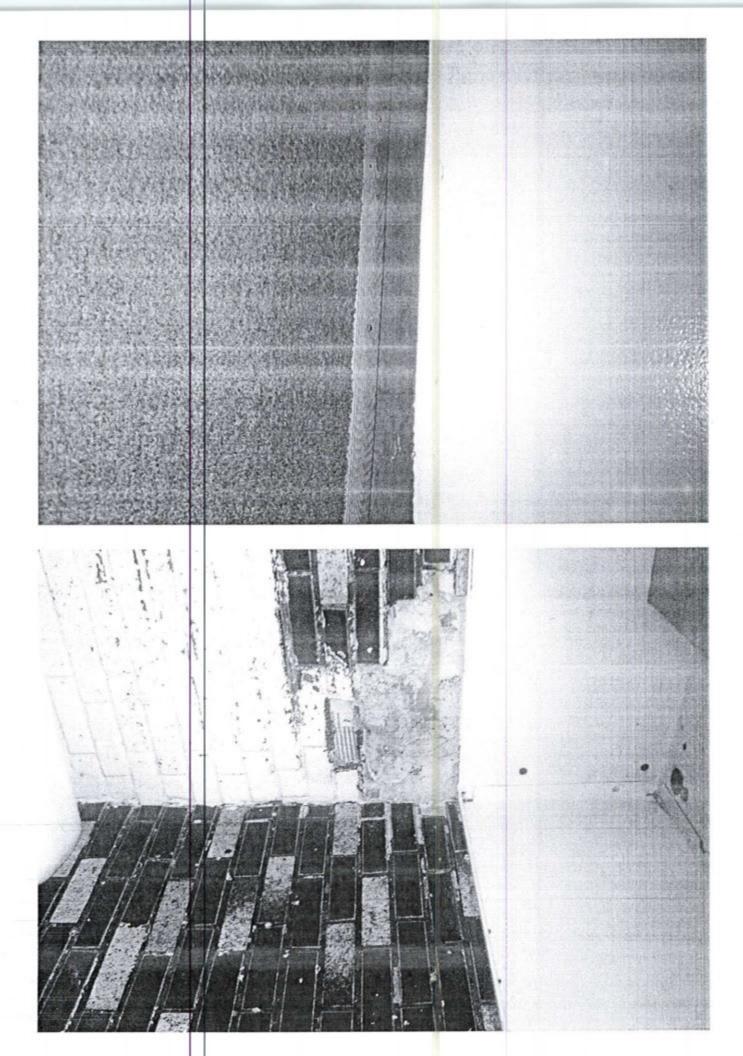


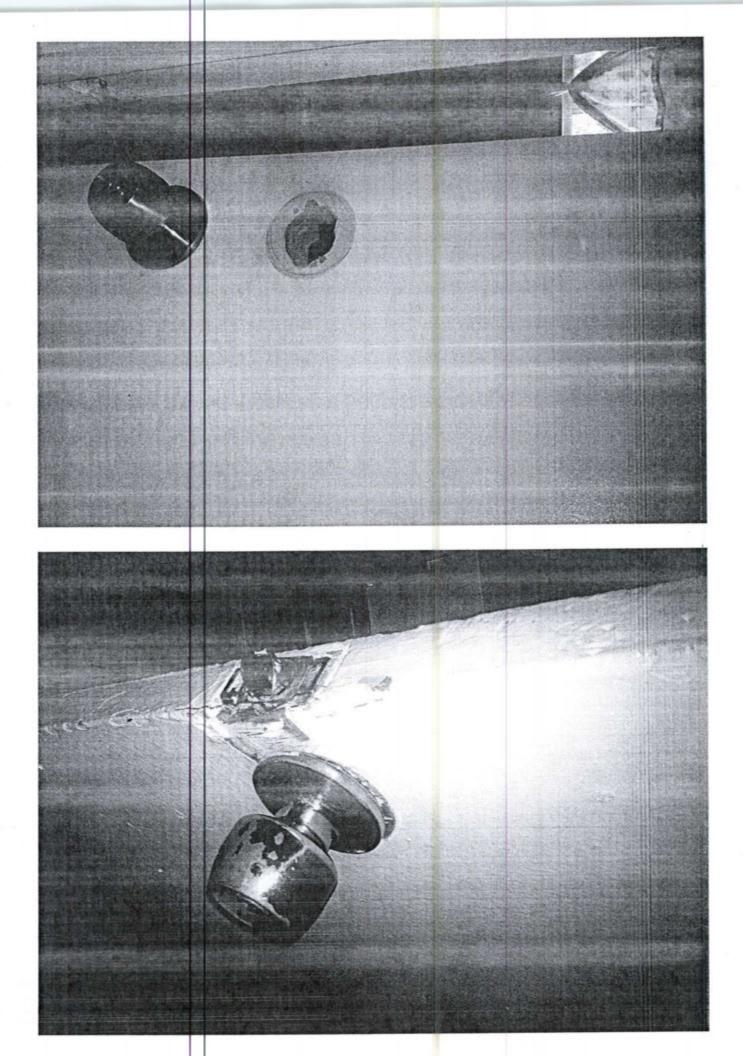














Planning and Building Department

(510) 238-6402

Bureau of Building

FAX:(510) 238-2959

Inspections, Permits and Code Enforcement Services www.oaklandnet.com

TDD:(510) 238-3254

NOTICE OF VIOLATION

7/1/14

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Bl San Ramon, CA 94583-3001 Code Enforcement Case No.: 1402489 Property: 320 105th Av Unit K

Property: 320 105th Av Unit K Parcel Number: 45-5369-11-3 Re-inspection Date:8/6//14

The Code Enforcement Division in spected your property on 6/26/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	1 Drywall exhibits holes below the dining room window. Repair or	Living room	15.08.230.O
	replace in approved manner.		<u> </u>
_	2 Base cabinet exhibits holes. Replace in approved manner.	Kitchen	15.08.230.O
\overline{X}	3 Kitchen sink trap has been altered. Repair or replace in approved	Kitchen	15.08.230.D
_	manner.		
X	4 Tile adjacent to stove is in disrepair. Repair or replace in approved	Kitchen	15.08.230.O
	manner.		
X	5 Toilet does not have enough pressure to flush. Repair or replace	Bathroom	15.08.230.D
_	ina approve manner.		
X	6 Bathroom door has excessive gap at bottom. Repair or replace in	Bathroom	15.08.240
_	approved manner.		
	7 Hanadle is broken of bedroom door leading to rear deck. Repair in	Living room	15.08.240
	approved manner or replace with permit.		
	8 Bedroom doors have locking devices broken or malfunctioning.	Bedrooms	15.08.240
	Repair or replace in approved manner.		

Notice of Violation Page 1of 2

Notice of Violation Page 1 of 2 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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com. If you do not return the Owner Certification form or notify your inspector why you cannot comply and if 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review. Specialty/Combination Inspector Planning and Building Department Encl: Blight Brochure Violation Appeal Form cc: Surface mold present on . See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls) City of Oakland



Planning and Building Department

Bureau of Building www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 320 105th av - Unit K

Parcel no. 45-5369-11-3

Case no.: 1402489

Owner: Kim Chae & Jimmy

Courtesy Notice date:

Deadline to Respond:

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: <u>inspectioncounter@oaklandnet.com</u>

Facsimile: 510/238-2959

Mai.: City of Oakland Building Services

250 Frank H. Ogawa Plaza Suite 2340

Oakland, CA 94612-2031

(Envelope enclosed – no postage required)

courtes, monee dute.								
Deadline to Respond:								
I certify that I have core Oakland:	rected the followin	g violations or allegations	identified in the N	lotice of Violatior	a I received from the City of			
☐ Landscaping	Storage	Trash and Debris	☐ Fencing	Odors	☐ Building Exterior			
☐ Building Interior	☐ Plumbing	☐ Electrical	☐ Heating	Parking	Concrete Paving			
☐ Fencing	☐ Fencing ☐ Barbed/Razor Wire ☐				Sidewalk Display/Advertising			
☐ Unapproved Home	Business	Exterior lighting	☐ Excessive 1	Noise				
☐ Unapproved Sidewalk Display ☐ Unapproved Advertising ☐ Una				d Mobile Food Ve	ending			
Roosters on Propert	y 🔲 Dumpsters/	Garbage/Green Waste/Recy	ycle Cans (left in	view, left on sidev	valk)			
		Property Owner	Certification	1				
Print Name (print)			Date		 -			
May 2014 Scan to: Code Enforcement-Cl	nronology Abatement A	Activities						

/-thinks		The state of the s	and the second s	A (The contract of the first of	Mr. called the tribute processes accommode that they	recommendation of the second section of the second section of the second section second section sectio
Property Owner Signature Day time telephone ()			E-mail:		
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City of Oakland

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

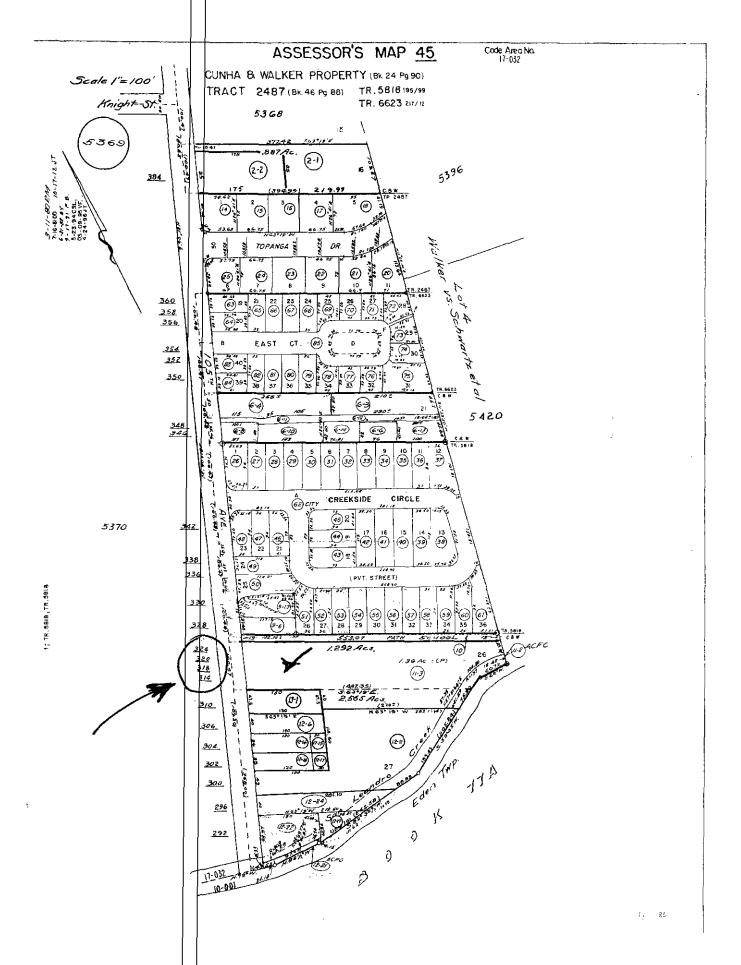
Department of Planning, Building and Neighborhood Preservation

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

www.oaklandnet.com

TDD:(510) 238-3254

	Request for Service Tenant Complaint
Property Address:	0.105 be K Date: 6-26-14 402489
Reported by: Tenant Name: Maria Reported by: Tenant Address: Lemail Address: L	Other Day Phone:
Owner: Address: City: Email Address:	Day Phone: Night Phone: State: Zip Code:
Investigate: Electric – lights/outlets/swith Elevator operation Entry door locks House sewer blockage Lack of electric service Lack of gas service Lack of heat Lack of hot water or waters Lack of smoke detector	Plumbing leak Required exit blocked Resident :nanager (16 or more units) Roof leak Stairs/railing/deck Window(s) operation/broken
Surface mold present on	(Description required, e.g. bedroom walls)
his/her agents, v	we notified the owner/manager of the above identified problem(s) and I will allow the owner and/or with proper notice as governed by State law, to enter my unit in order to make all necessary repairs. Date: 6-26/4
Signature: Marin Change Code Enforcement-Chronology-Abate	a Płaza, 2 nd Floor, Oakland, CA 94612 Tel: 510.238-6402 TDD 510.238-3542 FAX: 510.238-2959 Email: <u>www.oaklandnet.com</u>



Use Codes

County Assessor Display

Assessor Parcel Record for APN 045--5369-011-03

Parcel Number:	45-5369-11-3			
Property Address:	324 105TH AVE, OAKLAND 94603			
Owner Name:	KIM CHAE & JIMMY			
Care of:				
Attention:				
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001			
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.			
Recorder Number:	2012-378051			
Recorder Date:	11/9/2012			
Mailing Address Effective Date:	11/9/2012			
Last Document Input Date:	3/7/2013			
Deactivation Date:				
Exemption Code:				

Enter <u>Alameda</u> Assessor Property GIS Parcel **Property** County **Home** <u>Assessments</u> Parcel List Details. Map Web Site Number U.S. Postal Service™ CERTIFIED MAIL RECEIPT (Domestic Mail Only; No Insurance Coverage Provided) 5828 Postage Kim, Chae & Jimmy 10081 Alcosta Blvd Retu (Endorser San Ramon, CA 94583 Restricte (Endorser 3460 (re: #1402489 / 320 105th Ave, Unit K / Total Po 7.2.14 / HSB / RT) Sent To City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions



Planning and Building Department
Bureau of Building
Inspections, Permits and Code Enforcement Services
www.oaklandnet.com

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

NOTICE OF VIOLATION

10/10/14

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Bl San Ramon CA 94583 Code Enforcement Case No.: 1403550 Property: 320 105th av Unit F

Parcel Number: 45-5369-11-3 Re-inspection Date:11/10/14

The Code Enforcement Division inspected your property on 10/6/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
Χ	1 Ceiling is broken. Repair or replace in approved manner.	Kitchen	15.08.230.O
X	2 Exposed range hood wiring. Repair or replace in approved manner.	Kitchen	15.08.260.C
X	3 Base cabinets drawers do not fit nor operate properly. Repair or replace in approved manner.	Kitchen	15.08.230.O
	4 Bathtub drain shows signs of rust. Repair or replace in approved manner.	Bathroom	15.08.230.D
	5 Shower window does not operate properly. Repair or replace in approved manner.	Bathroom	15.08.240
			

Notice of Violation Page 1 of 2

Notice of Violation Page 1of 2 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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com. If you do not return the Owner Certification form or notify your inspector why you cannot comply and if 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review. Sincerely Specialty/Combination Inspector Planning and Building Department Encl: Blight Brochure Violation Appeal Form cc: ☐ Surface mold present on . See enclosed brochure for remediation guidelines. (Description required, e.g. bedroom walls)

City of Oakland



Planning and Building Department Bureau of Building www.oaklandnet.com

Property: 320 105th Av - Unit F

Scan to: Code Enforcement-Chronology-Abatement Activities

(510) 238-6402

<u>Instructions</u>
1. Review the property address and owner

information shown at the left and make any

2. Remove the violations marked below and/or

cross out the violations that are not present

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

necessary corrections.

and sign this form.

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Parcel no. 45-5369-11-3				remove E-mail:	d or not j inspect		r@oal	klandnet.com
Case no.: 1403550				Facsimile:				
Owner: Kim Chae & Jimmy				Mail:		g Services	7.1	G t. 0040
Courtesy Notice date:					Oakland	i, CA 946	12-203	
Deadline to Respond:					(Envelo	pe enclose	d – no	postage required)
I certify that I have correct Oakland:	ted the fo	lowin	g violations or allegations i	dentified in the	Notice o	f Violation	I rece	ived from the City
Landscaping	☐ Stora	ge	☐ Trash and Debris	☐ Fencing		Odors		Building Exterior
☐ Building Interior	☐ Plum	oing	☐ Electrical	☐ Heating		Parking		Concrete Paving
☐ Fencing	☐ Barbe	d/Raz	or Wire	Sidewalk	Display	/Advertisin	g	
Unapproved Home Bu	isiness		Exterior lighting	☐ Excessiv	e Noise			
Unapproved Sidewalk Display			Unapproved Advertising	pproved Advertising Unapproved Mobile Food Vending				
☐ Roosters on Property	☐ Dump	sters/	Garbage/Green Waste/Recy	cle Cans (left i	n view, le	eft on sidev	valk)	
								
			Property Owner	Certification	on			
Print Name (print)	-			Date		<u></u>		-
Property Owner Signature Day time telephone ()_			E-m	ail:			···-

County Assessor Display

Assessor Parcel Record for APN 045--5369-011-03

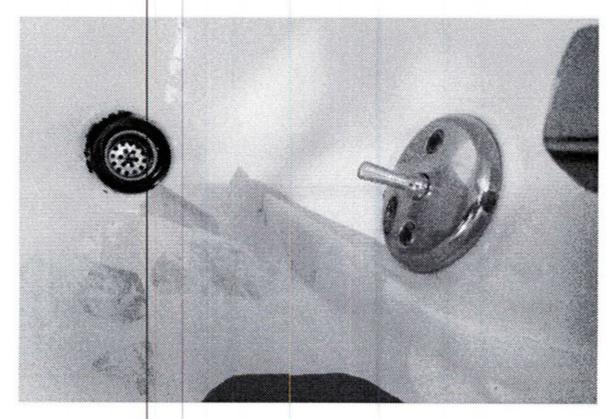
Parcel Number:	45-5369-11-3			
Property Address:	324 105TH AVE, OAKLAND 94603			
Owner Name:	KIM CHAE & JIMMY			
Care of:				
Attention:				
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001			
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.			
Recorder Number:	2012-378051			
Recorder Date:	11/9/2012			
Mailing Address Effective Date:	11/9/2012			
Last Document Inpu Date:	t 3/7/2013			
Deactivation Date:				
Exemption Code:				

Exemp	tion Code:			·			
<u>Home</u>	Enter Assessor Parcel Number	Property List A		Property Details	GIS Parcel Map	Alameda County Web Site	Use Codes
	For delivery for d	L	PECEI PSUrance Coverage Covera	age Provided			

http://oaknetnews1/county issessoruispiay/dispiay/see Reverse for Instructions isp?apn3=045 5369011... 10/8/2014

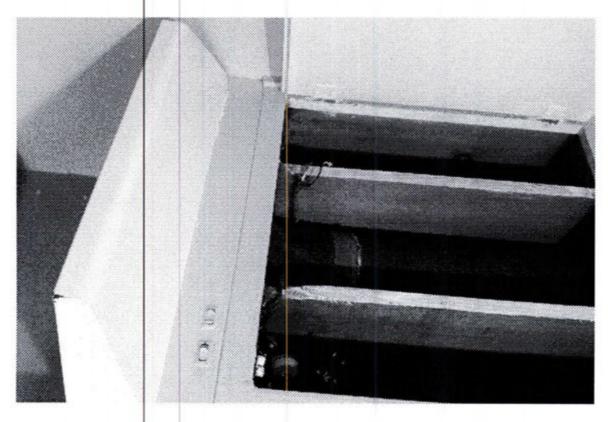
10-6-14 320-105#N-F 1403550



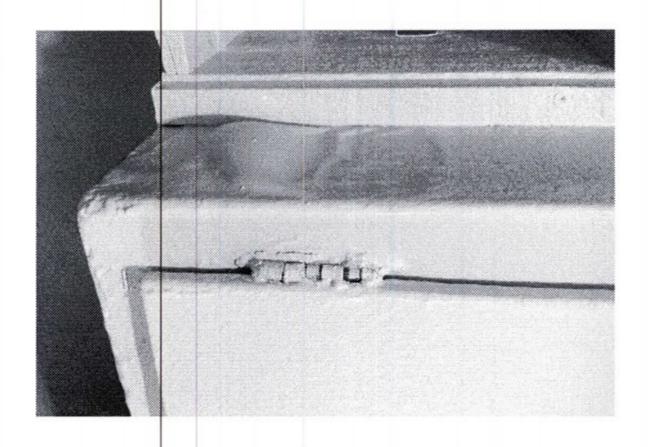


10-6-14 320-105#A-F 1403550





10-6-14 320-105th N-F 1403550







Planning and Building Department Bureau of Building Inspections, Permits and Code Enforcement Services www.oaklandnet.com (510) 238-6402 FAX:(510) 238-2959 TDD:(510) 238-3254

NOTICE OF VIOLATION

11/25/14

Certified and Regular mail

To: KimChae & Jimmy 10081 Alcosta Bl San Ramon CA 94583 Code Enforcement Case No.: 1404047 Property: 324 105th Av . Unit F Parcel Number: 45-5369-11-3

Re-inspection Date:12/22/14

The Code Enforcement Division inspected your property on 12/20/14 and confirmed that the violations of the Oakland Municipal Code (OMC) marked below are present. Photographs of the violations and a brochure explaining how to correct them are enclosed.

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
X	1 Kitche sink faucett is loose. Repair or replace in approved manner.	Kitchen	15.08.230.D
	Kitchen sink water line leaks. Repair or replace in approved manner.	Kitchen	15.08.230.D
X	Main door weather strip is deteriorated. Replace in approved manner.	Entry door	15.08.230.O
x	4 Wall has a hole near the door. Repair in approved manner.	Bedroom No. 1	15.08.230.O
Х	5 Wall plaster is damaged at bottom of window (bottom left corner) Repair or replace in approved manner.	Bedroom No. 1	15.08.230.O
х	 Cover plate for receptacle behind the computer desk is broken. Replace in approved manner. 	Computer desk	15.08.260.C
х	7 Toilet water supply cover is missing . Replace in approved manner.	Bathroom	15.08.230.D
	8 Window handle is broken. Repair or replace in approved manner.	Bathroom	15.08.230.O

Notice of Violation Page 1 of 2



Planning & Building Department Bureau of Building Inspections, Permits and Code Enforcement Services www.oaklandnet.com

(510) 238-3891 FAX:(510) 238-2263 TDD:(510) 238-3254

Property Address: 324 105th Av. Unit F

Address:

Complaint #: 1404047

Photo	Description of Violation	Location	OMC Section
	Property Maintenance	3	

	Building Maintenance (Code)		
х	9 Porcelain adjacent to the drain of the battub is deteriorated. Repair or replace in approved manner.	Bathroom	15.08.230.
х	10 Section of the wall by the edge of the carpet in the living room is deteriorated. Repair or replace in approved manner.	Living room	15.08.230.
х	11 Base cabinet exhibit holes and water damage. Repair or replace in approved manner.	Kitchen	15.08.230.
x	12 Wall exhibit holes by the upper cabinets at left corner of the kitchen window. Repair or replace in approved manner.	Kitchen	15.08.230.

Notice of Violation Page 1 of 2

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 either mail or fax the enclosed Owner Certification form with photographs or contact Inspector Hugo Barron, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6612 and by email at hbarron@oaklandnet.com.

If you do not return the Owner Certification form or notify your inspector why you cannot comply and if 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 the Code Enforcement Division does not receive your written Appeal within 30 days of the date of this notice, you will waive your right for administrative review.

Sincerely

Hugo Barron

Specialty/Combination Inspector Planning and Building Department

Encl: Blight Brochure Violation Appeal Form

· ioiation rippear i oiti

cc:

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

City of Oakland



Instructions

Remove the violations marked below and/or cross out the violations that are not present

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

 Review the property address and owner information shown at the left and make any

necessary corrections.

and sign this form.

removed or not present:

Planning and Building Department

Property: 324 105th Av. Unit F

Property Owner Signature

Scan to: Code Enforcement-Chronology-Abatement Activities

May 2014

Bureau of Building www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

roperty: 324 105 A	. Unit F		E-mail:	inspectioncoun	ter@oaklandnet.com
Parcel no. 45-5369-11-3	3		Facsimile:	510/238-2959	
Case no.: 1404047			Mail:	City of Oakland Building Servic	es gawa Plaza Suite 2340
Owner: Kim Chae & Jir	mmy			Oakland, CA 9	
Courtesy Notice date:				(are no possible referrence)
Deadline to Respond:				-1-11-14-1-4	
certify that I have cor Dakland:	rected the followin	g violations or allegations	identified in the	Notice of Violati	on I received from the City
Landscaping	☐ Storage	☐ Trash and Debris	☐ Fencing	Odors	☐ Building Exterior
Building Interior	Plumbing	☐ Electrical	☐ Heating	☐ Parking	☐ Concrete Paving
Fencing	☐ Barbed/Ra	zor Wire	☐ Sidewalk	Display/Advertis	sing
☐ Unapproved Home	Business	Exterior lighting	Excessive	Noise	
Unapproved Sidewa	alk Display	Unapproved Advertising	☐ Unapprov	ed Mobile Food	Vending
Roosters on Proper	ty Dumpsters	Garbage/Green Waste/Rec	ycle Cans (left ir	view, left on sid	lewalk)
<u> </u>					
		Property Owner	Certification	on	
Print Name (print)			Date		



Just Hugo Barron 510-238-66/2

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

Request for Service Tenant Complaint

Reported by: Tenant Other	
Name: Lucila	
Address:	
Email Address:	
Owner:	Day Phone:
Address:	Night Phone:
City:	State: Zip Code:
☐ Electric – lights/outlets/switch ☐ Elevator operation	Peeling paint Plumbing leak
Electric – lights/outlets/switch Elevator operation Entry door locks House sewer blockage Lack of electric service	Plumbing leak Required exit blocked Resident manager (16 or more units) Roof leak Stairs/railing/deck
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 Surface mold present on	Plumbing leak Required exit blocked Resident manager (16 or more units) Roof leak
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 Surface mold present on guidelines. Cenants Only: I certify that I have notified	Plumbing leak Required exit blocked Resident manager (16 or more units) Roof leak Stairs/railing/deck Window(s) operation/broken Other Other See enclosed brochure for remediation required, e.g. bedroom walls) The owner/manager of the above identified problem(s) and I will allow the owner and/other and/other and/other problem(s) and I will allow the owner and/other and/other problem(s) and I will allow the owner and/other
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 Surface mold present on guidelines. Cenants Only: I certify that I have notified	Plumbing leak Required exit blocked Resident manager (16 or more units) Roof leak Stairs/railing/deck Window(s) operation/broken Other Other See enclosed brochure for remediation required, e.g. bedroom walls)

Distribution: Owner - White Inspector-Yellow Scan Copy-Golden Rod

County Assessor Display

Assessor Parcel Record for APN 045--5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	КІМ СНАЕ & ЛІММҮ
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

Home

Enter Assessor Parcel Number

Property List

Assessments

Property Details

GIS Parcel Map

Alameda County Web Site

Use Codes



369	U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)			
ги	For delivery information visit our v	vebsite at www.usps.com _®		
85	OFFICIA	AL USE		
39	Postage \$			
0007	Certified Fee Return Receipt Fee (Endorsement Required)	Postmark Here		
0570	Restricted Delivery Fee (Endorsement Required) KIM CHAE & JIMM Total 10081 ALCOSTA DE	Υ		
10081 ALCOSTA BLVD SAN RAMON CA 94583 Street, or PO City, S 1404047 / HB / KXC / 11-25-14				
	PS Form 3800. August 2006	San Davarea for Instructions		

pn3=045 5369011... 10/8/2014 http://oaknetnews.





11-20-14 324-105th A-F 140 4047 2044

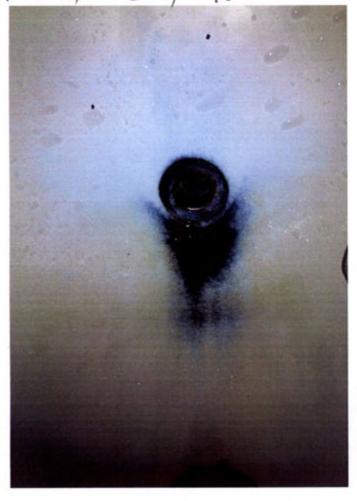


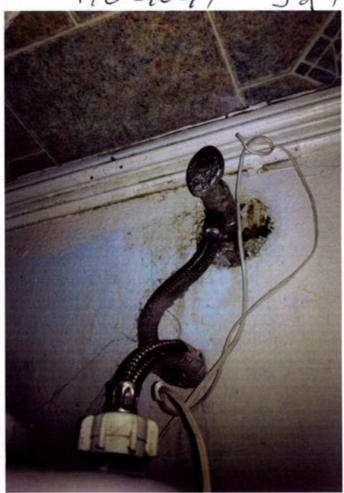






11-22-14 324-105# N-F 140 4047 394



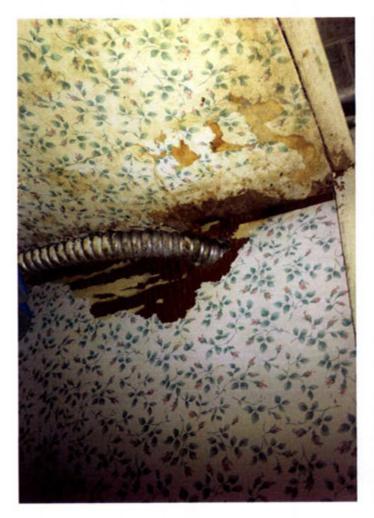






11-20-14 324-105 HAV-F 140 4047 4049









Planning and Building Department
Bureau of Building
Building Permits, Inspections and Code Enforcement Services
www.oaklandnet.com

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

NOTICE OF VIOLATION

July 10, 2015

Certified and Regular mail

To: KIM CHAE & JIMMY 10081 ALCOSTA BLVD SAN RAMON CA 94583 Code Enforcement Case No.: 1502239

Property: 324 105TH AVE Parcel Number: 45-5369-11-3 Re-inspection Date:08/24/15

Code Enforcement Services inspected your property on 07/07/15 and confirmed:

\boxtimes	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
/s=====	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.

Description of Violation	Location	OMC Section
Property Maintenance	100	
Damaged driveway and concrete walking paths in the parking lot are		8.24.020.C.4 8.24.020.D.9
Building Maintenance (Code)		
	Property Maintenance Damaged driveway and concrete walking paths in the parking lot are a tripping hazard. Repair cracks, potholes, breaks and uneven surface on the ground in an approved manner.	Property Maintenance Damaged driveway and concrete walking paths in the parking lot are a tripping hazard. Repair cracks, potholes, breaks and uneven surfaces on the ground in an approved manner. Driveway and Walkways

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 Ivan Ramirez, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-6212 and by email at IRamirez2@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. Note: Incomplete appeals including, but not limited to an oral notification of your intention to appeal, a written appeal postmarked but not received by us within the time prescribed or a written appeal received by us without a filing fee are not acceptable and will be rejected.

If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (B)(3) and a Final Decision is determined. An appeal will be scheduled within 60 days from the date the appeal was filed. A filing fee in the amount of \$113.61 is due at the time of submittal. Payments may be made in person at the Bureau of Building, 250 Frank Ogawa Plaza, 2nd Floor, Cashiering Section or by phone by calling 510-238-4774 (Please include the receipt number and date on your appeal). MasterCard and Visa are accepted.

Administrative Hearing Fees

Filing Fee S 113.61*
Conduct Appeals Hearing Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Processing Fee S 681.62*
Reschedule Hearing S 113.61*

*Fee Includes 9.5% Records Management Fee and 5.25% Technology Enhancement Fee

Sincerely,

than Ramery

Planning and Building Department

Enclosures as applicable:

Blight brochure Residential Code Enforcement brochure Property Owner Certification Mold and Moisture brochure Photographs

Blight brochure Photographs

Residential Code Enforcement brochure Pushcart Food Vending brochure Smoke Alarms brochure Condominium Conversion brochure

cc:



Planning and Building Department Bureau of Building www.oaklandnet.com (510) 238-6402 FAX:(510) 238-2959

PROPERTY OWNER CERTIFICATION

CORRECTED OR REMOVED VIOLATIONS

Property: 324 105TH AVE

Parcel no. 45-5369-11-3

Case no.: 1502239

Owner: KIM CHAE & JIMMY

Courtesy Notice date: N/A

Re-inspection date: 08/24/15

Instructions

- Review the property address and owner information shown at the left and make any necessary corrections.
- 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

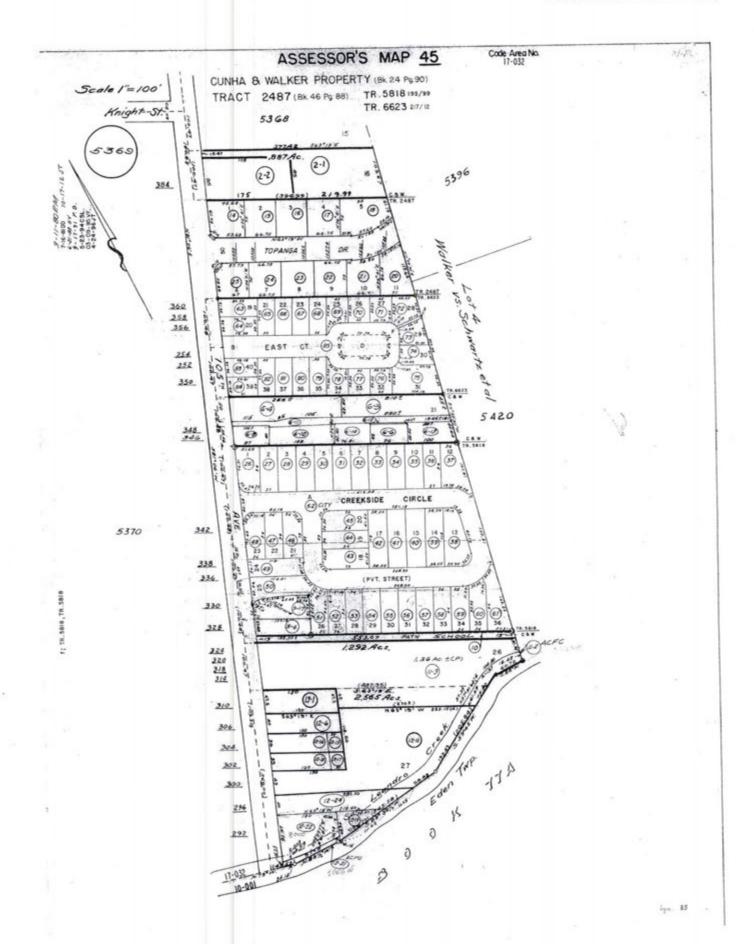
Facsimile: 510/238-2959 Mail: City of Oakland

> 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 follow	wing violations identified in the Notice of Violation I received from the	he City of Oakland:
	Property Owner Certification	
Print Name (print)	Date	_
Property Owner Signature Day time telephone	E-mail:	
Return to:		



County Assessor Display

Assessor Parcel Record for APN 045--5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	КІМ СНАЕ & ЛІММҮ
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

Enter Alameda GIS Parcel Assessor Property Property Home County Use Codes Assessments Parcel List Details Map Web Site Number U.S. Postal Service™ CERTIFIED MAIL® RECEIPT 1795 Postage Certified Fee Return Receipt Fee Here (Endorsement Required) Restricted Delivery Fee (Endorsement Required) 1820 Total Pc KIM CHAE & JIMMY Sent To 10081 ALCOSTA BLVD SAN RAMON CA 94583 1502239 / IR / KXC / 7-10-15 or PO Box

See Reverse for Instructions 6901103

7/8/2015

City, State

http://revfilesvr/cou...

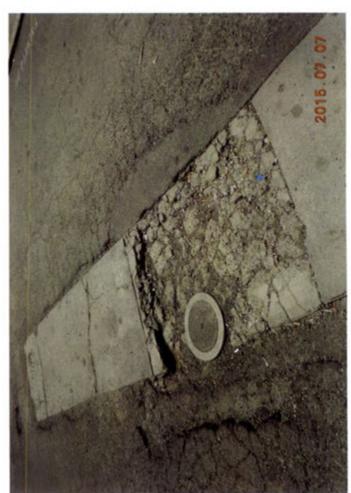
PS Form 3800, July 2014











324 165 TH AVE



Planning and Building Department
Bureau of Building
Building Permits, Inspections and Code Enforcement Services
www.oaklandnet.com

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

NOTICE OF VIOLATION

November 30, 2015

Certified and Regular mail

To: KIM CHAE & JIMMY 10081 ALCOSTA BLVD SAN RAMON CA 94583 Code Enforcement Case No.: 1504175 Property: 324, 314 105TH AVE APT. A

Parcel Number: 45-5369-11-3 Re-inspection Date:12/30/15

Code Enforcement Services inspected your property on 11/25/15 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.

Description of Violation	Location	OMC Section
Property Maintenance		
Building Maintenance (Code)		
Electrical service meter is missing from the service equipment. There is no electrical supply to the outlets in unit A. Light and receptacles are not working properly throughout the unit. Replace or repair in a approved manner to obtain a meter from the service provider. Obtain required permits, inspections and approvals.	Unit A	15.08.260.C 15.08.270 15.08.050 15.08.140
Window is broken in the kitchen. Replace or repair in an approved manner. Obtain required permits, inspections and approvals.	Kitchen Area	15.08.220,A-C 15.08.260.B
Hot water handle is not working properly for the lavatory in the bathroom upstairs. Repair or replace in a approved manner. If replacing fixtures, components, equipment, obtain required permits, inspections and approvals.	Bathroom	15.08.230.D 15.08.230.G 15.08.140 15.08.050
Electrical receptacles are missing cover plates in the living room. Provide.	Living Room	15.08.260.C 15.08.050
Smoke and carbon monoxide detectors are missing or not working properly throughout the apartment. Provide a working smoke detector in each bedroom and another adjacent to the outside of the bedrooms such as a hallway. Provide a working carbon monoxide detectors adjacent to the outside of the bedrooms such as the hallways and at least one in each level.	Throughout the apartment	15.08.320 15.08.050
Damaged floor in the living room is a tripping hazard. Repair or replace in a approved manner.	Living Room	15.08.230.O 15.08.050
	Building Maintenance (Code) Electrical service meter is missing from the service equipment. There is no electrical supply to the outlets in unit A. Light and receptacles are not working propery throughout the unit. Replace or repair in a approved manner to obtain a meter from the service provider. Obtain required permits, inspections and approvals. Window is broken in the kitchen. Replace or repair in an approved manner. Obtain required permits, inspections and approvals. Hot water handle is not working properly for the lavatory in the bathroom upstairs. Repair or replace in a approved manner. If replacing fixtures, components, equipment, obtain required permits, inspections and approvals. Electrical receptacles are missing cover plates in the living room. Provide. Smoke and carbon monoxide detectors are missing or not working properly throughout the apartment. Provide a working smoke detector in each bedroom and another adjacent to the outside of the bedrooms such as a hallway. Provide a working carbon monoxide detectors adjacent to the outside of the bedrooms such as the hallways and at least one in each level. Damaged floor in the living room is a tripping hazard. Repair or	Building Maintenance (Code) Electrical service meter is missing from the service equipment. There is no electrical supply to the outlets in unit A. Light and receptacles are not working propery throughout the unit. Replace or repair in a approved manner to obtain a meter from the service provider. Obtain required permits, inspections and approvals. Window is broken in the kitchen. Replace or repair in an approved manner. Obtain required permits, inspections and approvals. Hot water handle is not working properly for the lavatory in the bathroom upstairs. Repair or replace in a approved manner. If replacing fixtures, components, equipment, obtain required permits, inspections and approvals. Electrical receptacles are missing cover plates in the living room. Provide. Smoke and carbon monoxide detectors are missing or not working properly throughout the apartment. Provide a working smoke detector in each bedroom and another adjacent to the outside of the bedrooms such as a hallway. Provide a working carbon monoxide detectors adjacent to the outside of the bedrooms such as the hallways and at least one in each level. Damaged floor in the living room is a tripping hazard. Repair or Unit A Unit A Unit A Unit A Livit A

	The second secon	constant of the first that the state of the
11-		
advised to correct the above violations and date shown above to schedule an inspection IRamirez2@oaklandnet.com. If the Property Owner Certification is incocorrected violations. If you do not contact your inspector to discorrect and the re-inspection verifies that all costs, which can total \$2,665.00. The City	d contact Inspector Ivan Ramirez, who is in. Your inspector is available by phone in a complete of the contact in this notice you may also complete of the contact will be a corrected, you may also abate the violations and charge	To stop further code enforcement action, you are assigned to your case, before the re-inspection at 510-238-6212 and by email at Sete the form and include photographs of the able, complete the Property Owner Certification may be charged for inspection and administrative e you for the contracting and administrative costs, of \$1,926.00 may be assessed if fees are not paid
within 30 days from the date of the invoice	e. Charges may be collected by recording	g liens on your property and adding the charges to his Notice of Violation may be recorded on your
documentation in the enclosed envelope. It date of this notice, you will waive your rig notification of your intention to appeal, as appeal received by us without a filing fee of If you choose to file an appeal no further a heard by an independent Administrative H	f Code Enforcement Services does not re ht for administrative review. Note: Incom- written appeal postmarked but not receiv- are not acceptable and will be rejected. ction can be taken by Code Enforcement earing Examiner pursuant to the Oakland	enclosed Appeal form and return it with supporting ceive your written Appeal within 30 days of the inplete appeals including, but not limited to an oral red by us within the time prescribed or a written. Inspectors until you have had the opportunity to be it Municipal Code Section 15.08.380 (B)(3) and a
amount of \$110.00 is due at the time of su	bmittal. Payments may be made in perso phone by calling 510-238-4774 (Please i	e date the appeal was filed. A filing fee in the on at the Bureau of Building, 250 Frank Ogawa include the receipt number and date on your
The state of the s	Administrative Hearing Fees	
		•
Filing Fee	\$ 110.00	award only if Annallant losses annually
Conduct Appeals Hear Processing Fee	ing Actual Cost Appeal (ree cn \$ 931.00	arged only if Appellant loses appeal)
Reschedule Hearing	\$ 329.00	Contract to the second
		San
Fees Include 9.5%	Records Management Fee and 5.25% To	echnology Enhancement Fee
	Sincerely,	,
	- Dan	r Runner
	× 400 ·	0
	Planning ar	nd Building Department
	_	
Enclosures as applicable:		
☐ Blight brochure ☐ Property Owner Certification ☐ Lead Paint brochure	☐ Residential Code Enforcement brochure ☐ Mold and Moisture brochure ☐ Undocumented Dwelling Units brochure	☐ Vehicular Food Vending brochure ☐ Pushcart Food Vending brochure ☐ Smoke Alarms brochure

July, 2015 Scan to: Code Enforcement-Chronology-Abatement Activities



Planning and Building Department Bureau of Building www.oaklandnet.com

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

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

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)

PROPERTY OWNER CERTIFICATION

CORRECTED OR REMOVED VIOLATIONS

Property: 324, 314 105TH AVE APT. A

Parcel no. 45-5369-11-3

Case no.: 1504175

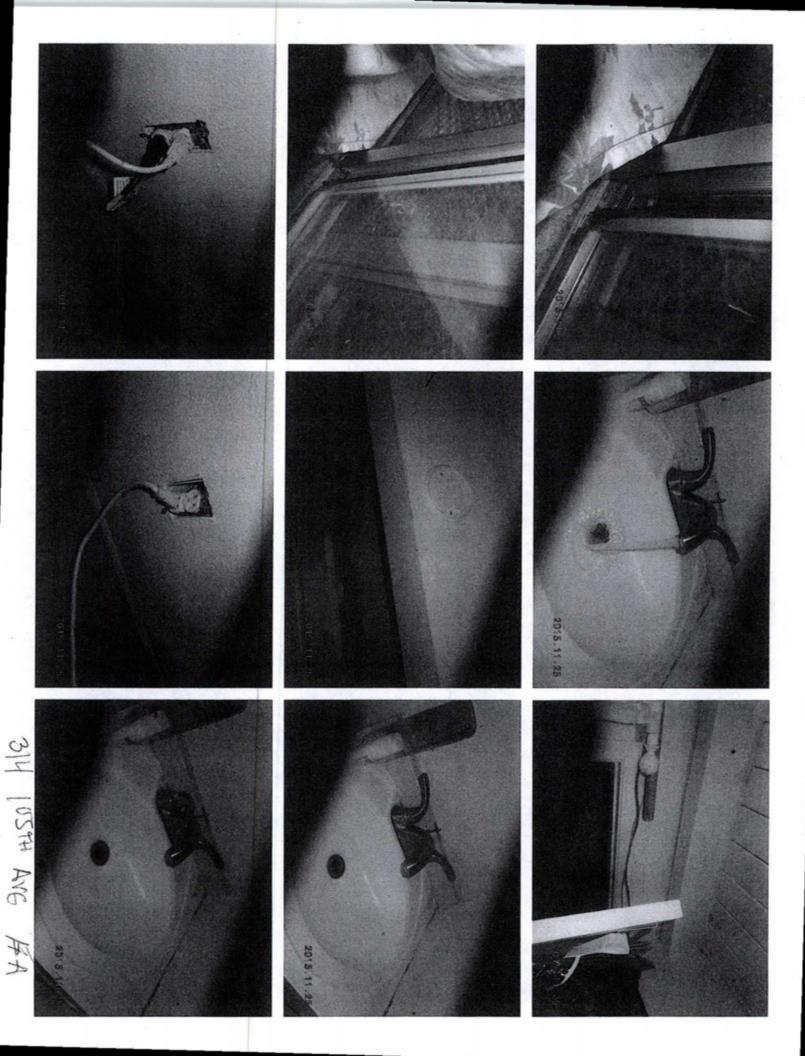
Owner: KIM CHAE & JIMMY

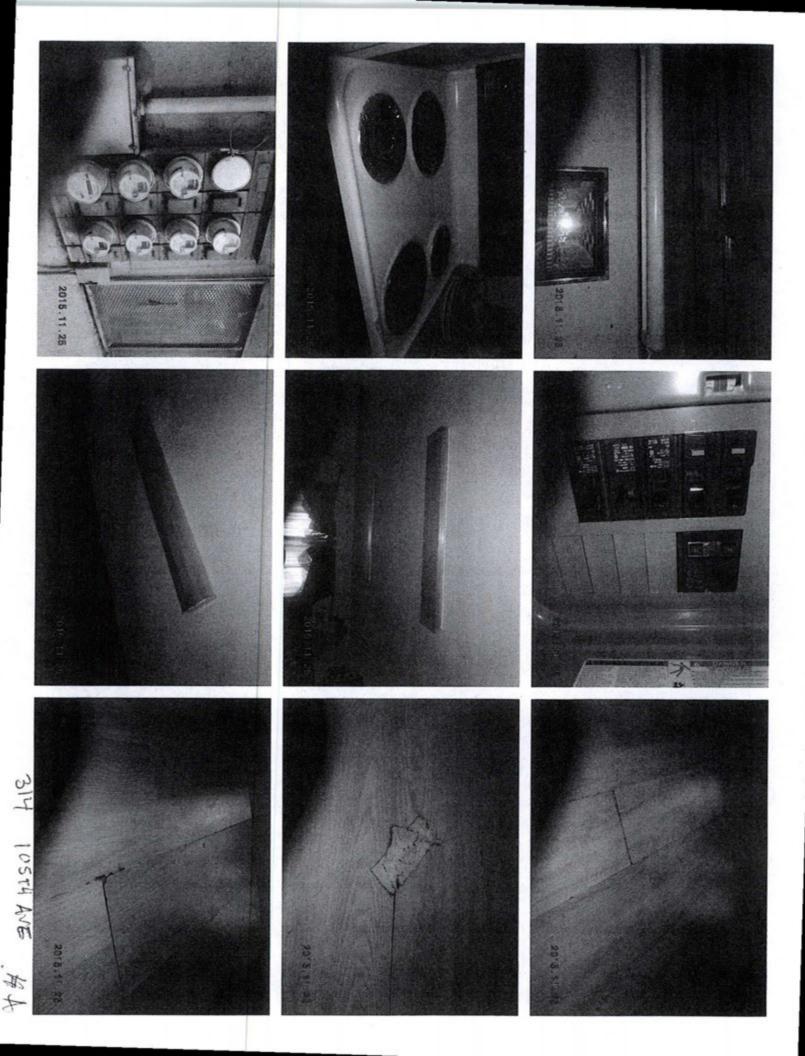
Courtesy Notice date: N/A

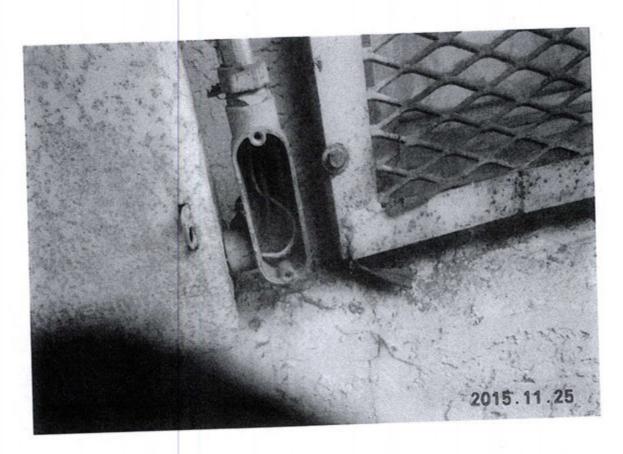
Re-inspection date: 12/30/15

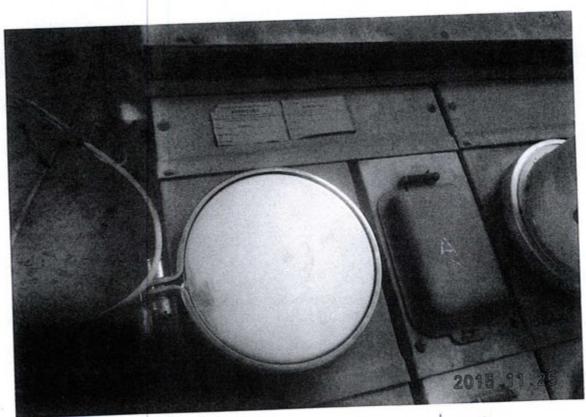
Prope	erty Owner Certification
Print Name (print) Property Owner Signature	U.S. Postal Service TM CERTIFIED MAIL® RECEIPT Domestic Mail Only For delivery information, visit our website at www.usps.com TM .
Day time telephone ()Return to:	Certified Mail Fee S Extra Services & Fees (check box, add fee as appropriate) Return Receipt (herdcopy) Return Receipt (electronic) Return Receipt (electronic) Certified Mail Restricted Delivery Here Adult Signature Required Adult Signature Restricted Delivery Adult Signature Restricted Delivery
July, 2015 Scan to: Code Enforcement-Chronology-Abatement Activities	Postage Kim Chae & Jimmy 10081 Alcosta Blvd Sent To San Ramon CA 94583-3001 Street an #1504175-11/30/15-1R: asm City, Stat

PS Form 3800, April 2015 PSN 7530-02-000-9047









314 105th AVE # A

24 MISUI HIG



Planning and Building Department Bureau of Building Building Permits, Inspections and Code Enforcement Services www.oaklandnet.com (510) 238-6402 FAX:(510) 238-2959 TDD:(510) 238-3254

TDD:(510) 238-3254

NOTICE OF VIOLATION

Unattended Donation/Collection Box (UDCB)

May		

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Blvd San Ramon, CA 94583 Code Enforcement Case No.: 1601590 Property: 324 105th Avenue Parcel Number: 045-5369-011-03 Re-inspection Date:06/15/16

The Bureau of Building, Code Enforcement Services inspected the site on 05/18/16 and found that and Unattended Donation/Collection Box (UDCB) located on your property:

\boxtimes	Has no approved permit, therefore you are required to remove the UDCB and any blight from your property no later the	nan
٠,	06/06/16 as confirmed in the Oakland Municipal Code (OMC) 5.19.190, City Council Ordinance 13335 CMS regardin Unattended Donation/Collection Box.	ıg
	Online Donation Content Box.	

Has blighted conditions as described below that must be cleaned no later than

Photo	Description of Violation	Location	F OMC Section
X	Unpermitted Donation/Collection Box. Remove	Driveway	5.191.90
X	Bike fame	Driveway	5.191.90

At this point no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to remove the above violation(s). You may contact Inspector Gregory Clarke, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-2168 and by email at gclarke@oaklandnet.com.

You have a right to appeal this Notice of Violation. You must complete the enclosed Appeal form and pay the filing fee in the amount of \$110.00 and return it with supporting documentation in the enclosed envelope. If Code Enforcement Services does not receive your written Appeal by 06/16/16 you will waive your right for administrative review.

If you do not correct the violation(s) before the re-inspection date and have not contacted your inspector the following actions will be taken:

a. You will be charged for inspection and administrative costs, which can total \$2,665.00. A separate invoice will be mailed.

Unattended Donation/Collection Box (UDCB)

\boxtimes	b.	The City will abate the violations and charge you for the contracting and administrative costs, which can total over \$1,000.00.
\boxtimes	c.	A Priority Lien in the amount of \$1,926.00 will be assessed <i>if fees are not paid within 30 days</i> 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.
	d.	Administrative Citations will be applied OMC Chapter 1.2 as follows: 1 st Citation: \$150.00, 2 nd Citation \$250.00 and 3 rd Citation \$500.00. A separate invoice will be mailed.
\boxtimes	e.	Administrative Citations will be applied OMC Chapter 1.2 as follows: 1 st \$750.00, 2 nd Citation \$1,000.00, and subsequent citations \$1,500.00 within a calendar year. A separate invoice will be mailed.
\boxtimes	f.	Civil Penalties may also be applied in accordance with OMC Chapter 1.08.

Sincerely,

Specialty Combination Inspector

cc: Recycle for change, 1081 Essex Ave, Richmond, CA 94801

















County Assessor Display

Assessor Parcel Record for APN 045--5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	KIM CHAE & JIMMY
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

<u>Home</u>	Enter Assessor Parcel	Property List	Assessments	Property Details	GIS Parcel Map	Alameda County Web Site	<u>Use Codes</u>
	Number 6E99 98E5 E00	CERTIF Domestic M. For delivery in Certified Mail Fee	FICIA is (check box, add fee as approptically) stronic) s	ebsite at www.us	SE		
	7015 0640 0	Adult Signature Rec Adult Signature Rec Postage \$ Total Post \$ Sent To Street and City, State,	julred \$	& JIMMY STA BLVD , CA 94583 /27/2016-L			



Planning and Building Department Bureau of Building Building Permits, Inspections and Code Enforcement Services www.oaklandnet.com (510) 238-6402 FAX:(510) 238-2959 TDD:(510) 238-3254

NOTICE OF VIOLATION

Unattended Donation/Collection Box (UDCB)

May 27, 2016

Certified and Regular mail

To: Kim Chae & Jimmy 10081 Alcosta Blvd San Ramon, CA 94583 Code Enforcement Case No.: 1601590 Property: 324 105th Avenue

Parcel Number: 045-5369-011-03 Re-inspection Date:06/15/16

The Bureau of Building, Code Enforcement Services inspected the site on 05/18/16 and found that and Unattended Donation/Collection Box (UDCB) located on your property:

	Has no approved permit, therefore you are required to remove the UDCB and any blight from you	
0	06/06/16 as confirmed in the Oakland Municipal Code (OMC) 5.19.190, City Council Ordinance	13335 CMS regarding
	Unattended Donation/Collection Box.	

Has blighted conditions as described below that must be cleaned no later than

Photo	Description of Violation 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Location & Park	OMC Section
X	Unpermitted Donation/Collection Box. Remove	Driveway	5.191.90
X	Bike fame	Driveway	5.191.90

At this point no fees or other charges have been assessed for these violations. To stop further code enforcement action, you are advised to remove the above violation(s). You may contact Inspector Gregory Clarke, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-2168 and by email at gclarke@oaklandnet.com.

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🔯 a. You will be charged for inspection and administrative costs, which can total \$2,665.00. A separate invoice will be mailed.

Unattended Donation/Collection Box (UDCB)

\boxtimes	b.	The City will abate the violations and charge you for the contracting and administrative costs, which can total over \$1,000.00.
\boxtimes	c.	A Priority Lien in the amount of \$1,926.00 will be assessed <i>if fees are not paid within 30 days</i> 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.
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X	f.	Civil Penalties may also be applied in accordance with OMC Chapter 1.08.

Sincerely,

Specialty Combination Inspector

cc: Recycle for change, 1081 Essex Ave, Richmond, CA 94801

















County Assessor Display

Assessor Parcel Record for APN 045--5369-011-03

Parcel Number:	45-5369-11-3
Property Address:	324 105TH AVE, OAKLAND 94603
Owner Name:	КІМ СНАЕ & ЛІММҮ
Care of:	
Attention:	
Mailing Address:	10081 ALCOSTA BLVD, SAN RAMON CA 94583-3001
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2012-378051
Recorder Date:	11/9/2012
Mailing Address Effective Date:	11/9/2012
Last Document Input Date:	3/7/2013
Deactivation Date:	
Exemption Code:	

<u>Home</u>	Enter Assessor Parcel	Property Assessr	nents Property Details	GIS Parcel Map	Alameda County Web Site	<u>Use Codes</u>
	Number 6E99 98E5 E000 0h90 5T02	\$ 10081 Street and SAN R/ City, State, 1601590-LW	RECEIPT Sit our website at www.us LALU fee as appropriate) CHAE & JIMMY ALCOSTA BLVD AMON, CA 94583 /M-05/27/2016-0	S E		
		PS Form 3800, April 2015 PSN 7530	9-02-000-9047 See Revers	e for Instructions		