



Update Results



CITY OF OAKLAND

Address History with Comments Log

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

CONTACT_TYPE = Blank

STREET_NBR = 2800

STREET_NAME : Begins With nicol

STREET_TYPE : Begins With

APN = ----

DATE_OPENED >=

DATE_OPENED <= 12/31/2017

RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation

RECORD_TYPE_TYPE <>

Record ID: 0805406**Address: 2800 NICOL AVE, #109****APN: 027 085902301****Unit #: 109****Description: THERMOSTAT CONTROL DAMAGED. MISSING RECEPTACLE/SWITCH COVER.****Date Opened: 7/24/2008****Record Status: Abated****Record Status Date: 8/19/2008****Job Value: \$0.00****Requestor: CURTISA WASHINGTON**

:

Business Name:**License #:**

COMMENT DATE	COMMENTER	COMMENTS
1/21/2014	PTS	[The original complaint is: TENANT COMPLAINT, UNIT # 109; GAS LEAK, LIGHTS DON'T WORK. >>> 07/28/2008 15:25:29 PHAM#H 0171 7/25/08; visited site, met with complainant, who claimed gas leak at the stove. Verified, there is electric stove (not gas stove), no gas line or valve behind stove, lights are working, but found thermostat control damaged and missing light switch/receptacle covers in kitchen area, took pictures. 7/28/08 sent NTA. Next inspection 8/19/08. HP >>> 07/28/2008 15:42:31 PHAM#H 0171 prior owner: MCGUIRE RICHARD TR Phone: 793 SAN JOSE AV Deed Recorded: 01/29/86 SAN FRANCISCO CA Zip: 94110 In Care of: MCGU new owner: Ezeofor Benson 36763 Reynolds Dr Fremont Ca 94536 >>> 07/29/2008 12:09:10 MEEKI#A 0321 8/1/08; Benson (owner) called me from 565-5799 informing that the problems have been fixed. HP >>> 08/01/2008 08:53:15 PHAM#H 0204 MR LOUIS CALLED AND WAITED FOR H PHAM >>> 08/19/2008 12:20:50 FORD#S 0416 8/19/08; met with Louis (property manager)at the property, verified abatement, complaint abated. HP >>> 08/19/2008 14:16:04 PHAM#H 0204
7/24/2008	PTS	THERMOSTAT CONTROL DAMAGED. MISSING RECEPTACLE/SWITCH COVER.

Record ID: 0903456**Address: 2800 NICOL AVE, #101****APN: 027 085902301****Unit #: 101****Description: CARPET DAMAGED FROM RECENT FLOODING, NOT TACKED DOWN TO FLOOR, STOVEBROKEN, FRONT DOOR DAMAGED, CEILING CRACKED ALSO****Date Opened: 6/10/2009**

Record Status: Abated
 Record Status Date: 11/16/2009
 Job Value: \$0.00
 Requestor: MEGEN GRATTON

:
 Business Name:
 License #:

COMMENT DATE	COMMENTER	COMMENTS
6/10/2009	PTS	CARPET DAMAGED FROM RECENT FLOODING, NOT TACKED DOWN TO FLOOR, STOVE BROKEN, FRONT DOOR DAMAGED, CEILING CRACKED ALSO
1/21/2014	PTS	[6/11/09; complaintant called, insp. re-schedule to 6/15/09. GXC x2168]>>> 06/11/2009 12:01:08 CLARK#G 0227 6/15/09; insp. today, complaintant asked me to come back tomorrow 6/16 Insp. re-scheduled. GXC x2168.>>> 06/15/2009 15:10:50 CLARK#G 0002 6/17/09; insp. on 6/16 verified the complaints, owner verified per W2D & CAD, NTA submitted, re-insp. set for 7/20/09. GXC x2168.>>> 06/17/2009 08:57:49 CLARK#G 0143 7/16/09; property manager called, explained the issues at property. Granted 1 mth. extention, re-insp. set for 8/20/09. GXC x2168.>>> 07/16/2009 10:39:58 CLARK#G 0064 7/29/09; owner called & said they never recieved their ONTAB. Checked W2D & CAD, address sates 36763 Reynolds Dr. Correct address is 36753 Reynolds Dr. Informed owner to go to County Recorders & change the address to the correct address. Mailed another NTA w/correct address. Also I change the address on PTS. GXC x2168.>>> 07/29/2009 15:09:34 CLARK#G 0013 8/20/09; Luis called me on 8/19 (261-4484) & stated that the tenant has been ill & will not allow him in to do the repairs. Informed Luis to contact me as soon as he is able to gain access and complete the work. Next insp. set for 9/17/09. GXC x2168.>>> 08/20/2009 08:38:39 CLARK#G 0185 9/2/09 Luis called, state the tenants stole the stove & refergiator. tenant still will not allow owner (Luis) in to do repairs. Luis will evict tenants. Suspending complaint until 10/14/09. GXC x2168.>>> 09/02/2009 16:19:51 CLARK#G 0012 10/15/09; unable to reach owner (phone disconnected). Suspending complaint for 1 mth. Next site visit set for 11/16/09. GXC x2168.>>> 10/15/2009 10:28:22 CLARK#G 0078 11/24/09; site visit on 11/16/09, complaint abated. GXC x2168.>>> 11/24/2009 16:29:27 CLARK#G 0173

Record ID: [1206025](#)

Address: 2800 NICOL AVE, #209

APN: 027 085902301

Unit #: 209

Description: NO HOT WATER (WATER HEATER ISSUES), PLUMBING PROBLEMS IN THE BATHROOM.THERMOSTAT DOESNT WORK. (CONSTRUCION ON WATER HEATER WITHOUT PERMITS)

Date Opened: 11/8/2012

Record Status: Abated

Record Status Date: 11/9/2012

Job Value: \$0.00

Requestor: DAN GALE

:
 Business Name:
 License #:

COMMENT DATE	COMMENTER	COMMENTS
11/8/2012	PTS	NO HOT WATER (WATER HEATER ISSUES), PLUMBING PROBLEMS IN THE BATHROOM. THERMOSTAT DOESNT WORK. (CONSTRUCION ON WATER HEATER WITHOUT PERMITS)
1/21/2014	PTS	11/9/12 Talked with DAN GALE (510)478-5742 He stated issue was repaire d and to close case. Case abated.>>> 11/09/2012 09:17:40 WALKER#R 001D

Record ID: [1600135](#)

Address: 2800 NICOL AVE, #205

APN: 027 085902301

Unit #: 205

Description: Apt #205: dry rot under bathroom sink due to a broken water pipe; broken bathroom door; wall heater not functioning properly.

Date Opened: 1/13/2016

Record Status: Abated

Record Status Date: 2/24/2016

Job Value: \$0.00

Requestor:

: James

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
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2/24/2016	HBARRON	2/22/16 : met the tenant and the owner case abated.
1/13/2016	RTEGAN	New owner as of October 2015: Chachun Tang, 510-368-0964
1/21/2016	HBARRON	1/20/16 : no access
1/25/2016	HBARRON	1/22/16 : met the tenant and verified p trap in bathroom lavatory is un approved and drywall is damaged around the bathroom door.
1/28/2016	LWILLIAMS-MISCHAL	1/28/16 Ownership checked; NOV sent reg & cert w/ appeal form to owner on 1/25/2016, cert mailing#7015 0640 0003 5386 1269

Record ID: 1602479**Address: 2800 NICOL AVE****APN: 027 085902301****Unit #:****Description:** Unit # 107 Mold in bathroom, bath tub not functioning and old and not suitable to bath in, mold around bathroom window.**Date Opened: 7/5/2016****Record Status: Abated****Record Status Date: 9/14/2016****Job Value: \$0.00****Requestor:****: Deanna Williams****Business Name:****License #:**

COMMENT DATE	COMMENTER	COMMENTS
9/14/2016	HBARRON	9/8/16 : met the tenant and owner, case abated.
7/14/2016	LWILLIAMS-MISCHAL	07/14/2016 - Ownership verified through County Assessor, NOV mailed reg & cert with appeal form on 07/14/2016 cert #7015 0640 0000 9320 9963, Re-inspection Deadline: September 6, 2016
7/13/2016	HBARRON	7/12/16 : met the tenant and verified some code violations.
8/10/2016	HBARRON	8/9/16 : not ready some items were done need to call again, met the owner.

Record ID: 1700785**Address: 2800 NICOL AVE, UNIT 108****APN: 027 085902301****Unit #: 108****Description:** Caller believes there is a broken pipe under the property, carpet is wet, tiles are broken from water damage**Date Opened: 2/27/2017****Record Status: Pending Investigation****Record Status Date: 2/27/2017****Job Value: \$0.00****Requestor:****: Anthony Holt****Business Name:****License #:**

COMMENT DATE	COMMENTER	COMMENTS
3/3/2017	HBARRON	3/2/17 : carpet/vinyl floor water damaged in the living room, dining room and bedroom
3/23/2017	LWILLIAMS-MISCHAL	03/23/2017 - Ownership verified through County Assessor, Amended NOV mailed reg & cert with appeal form and brochure on 03/23/17 cert #7016 2140 0000 7228 7553, Re-inspection Deadline: May 17, 2017
3/22/2017	HBARRON	3/22/17 : case number was corrected on the notice and submitted for mailing
3/3/2017	HBARRON	3/3/17 : notice was submitted for mailing

Record ID: 9505719**Address: 2800 NICOL AVE, #101****APN: 027 085902301****Unit #: 101****Description:** < NOT VACANT > ROACH INFESTATION**Date Opened: 9/29/1995****Record Status: Closed****Record Status Date: 10/17/1995****Job Value: \$0.00****Requestor: (T) ROD BATTLE****:****Business Name:****License #:**

COMMENT DATE	COMMENTER	COMMENTS
9/29/1995	PTS	< NOT VACANT > ROACH INFESTATION
Record ID: <u>9900203</u> Address: 2800 NICOL AVE, #107 APN: 027 085902301 Unit #: 107 Description: KITCHEN PIPES UNDERNEATH THE SINK BUSTED, CAUSING THE CARPET TO MILDEWAS WELL AS THE KITCHEN SINK Date Opened: 1/13/1999 Record Status: Open Record Status Date: Job Value: \$0.00 Requestor: TWAYLA LEE : Business Name: License #:		
COMMENT DATE	COMMENTER	COMMENTS
1/13/1999	PTS	KITCHEN PIPES UNDERNEATH THE SINK BUSTED, CAUSING THE CARPET TO MILDEW AS WELL AS THE KITCHEN SINK
Record ID: <u>B0201411</u> Address: 2800 NICOL AVE APN: 027 085902301 Unit #: Description: Repair wall studs as need due to dry rot repair (interior) Date Opened: 4/1/2002 Record Status: Final Record Status Date: 4/5/2002 Job Value: \$1,200.00 Requestor: WOLTKE & ARGUETA CONSTRUCTION : Business Name: License #: 791158		
COMMENT DATE	COMMENTER	COMMENTS
Record ID: <u>B1602758</u> Address: 2800 NICOL AVE APN: 027 085902301 Unit #: Description: repair or replacement of exterior siding. repair of dry-rot and replacement (in-kind) of shingles. no additions or alterations requested or allowed under this ZW. scope of work also includes the assorted railing . no changes in style proposed(no file created) Date Opened: 6/13/2016 Record Status: Expired Record Status Date: 12/13/2016 Job Value: \$1,500.00 Requestor: CHAO-HON TANG & SUSAN TANG : Business Name: License #:		
COMMENT DATE	COMMENTER	COMMENTS
Record ID: <u>P1503207</u> Address: 2800 NICOL AVE APN: 027 085902301 Unit #: Description: Install 1 100 gal water heater at mechanical room at apartment building. Date Opened: 12/14/2015 Record Status: Final Record Status Date: 3/7/2016 Job Value: \$0.00 Requestor: : Business Name: JUGUYEN INC		

License #: 923240

COMMENT DATE COMMENTER

COMMENTS

Record ID: [R1600457](#)**Address:** 2800 NICOL AVE**APN:** 027 085902301**Unit #:**

Description: Re-Roofing Certification – Obstruction permit required: Reserve curbside parking or obstruct sidewalk/street (scaffolding, canopy, fencing, dumpsters, traffic, etc.)

Date Opened: 6/20/2016**Record Status:** Certificate Issued**Record Status Date:** 6/20/2016**Job Value:** \$0.00**Requestor:** CECIL MCLAIN

:

Business Name: NUSHAKE INC**License #:** 420175

COMMENT DATE COMMENTER

COMMENTS

Record ID: [SL1502893](#)**Address:** 2800 NICOL AVE**APN:** 027 085902301**Unit #:**

Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum \$5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five day prior notice required for work lasting five days or less in business/commercial districts; 72 hour notice in residential districts. Ten day prior notice required for work lasting six days or more in all districts. Overflow device may be needed. Permit valid 90 days. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.

Date Opened: 10/28/2015**Record Status:** Expired**Record Status Date:** 12/12/2015**Job Value:** \$0.00**Requestor:**

:

Business Name: PLUMBING TECH INC**License #:** 933572

COMMENT DATE COMMENTER

COMMENTS

Record ID: [X1100544](#)**Address:** 2800 NICOL AVE**APN:** 027 085902301**Unit #:**

Description: Remove from service 147' 2" STL pipe; 1-2" valve & 1-2" blowoff. Call PWA PRE-CON prior to start work: 510-238-3651.

Date Opened: 5/24/2011**Record Status:** Permit Issued**Record Status Date:** 7/22/2011**Job Value:** \$0.00**Requestor:** EBMUD/

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Business Name:**License #:**

COMMENT DATE COMMENTER

COMMENTS

Record ID: [X1502484](#)**Address:** 2800 NICOL AVE**APN:** 027 085902301**Unit #:**

Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum \$5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five day prior notice required for work lasting five days or less in business/commercial districts; 72 hour notice in residential districts. Ten day prior notice required for work lasting six days or more in all districts. Overflow device may be needed. Permit valid 90 days. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.

Date Opened: 10/28/2015**Record Status:** Expired**Record Status Date:** 4/28/2016**Job Value:** \$0.00

Requestor:

:

Business Name: PLUMBING TECH INC

License #: 933572

COMMENT DATE	COMMENTER	COMMENTS
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Record ID: ZC061876

Address: 2800 NICOL AVE, #210

APN: 027 085902301

Unit #: 210

Description: Home Occupation for an education, care and horse riding for children business.

Date Opened: 7/11/2006

Record Status: Approved

Record Status Date: 7/11/2006

Job Value: \$0.00

Requestor: EVETTA WILLIAMS

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Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
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Record ID: ZC082102

Address: 2800 NICOL AVE

APN: 027 085902301

Unit #:

Description: Home occupation for office activities to support a horse riding business (horses boarded off-site and all riding activities off-site). ATP 3362

Date Opened: 8/27/2008

Record Status: Approved

Record Status Date: 8/27/2008

Job Value: \$0.00

Requestor: EVETTA WILLIAMS

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Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
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Record ID: ZC150794

Address: 2800 NICOL AVE

APN: 027 085902301

Unit #:

Description: Zoning clearance for an administrative activity related to a mobile business for Locksmith to be operated at off site locations.

Date Opened: 3/27/2015

Record Status: Approved

Record Status Date: 3/27/2015

Job Value: \$0.00

Requestor:

: Charles Musoke

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
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Record ID: ZW1600285

Address: 2800 NICOL AVE

APN: 027 085902301

Unit #:

Description: Zoning ok for in-kind / like -for -like repair or replacement of exterior siding. repair of dry-rot and replacement (in-kind) of shingles. no additions or alterations requested or allowed under this ZW. scope of work also includes the assorted railing . no changes in style proposed(no file created)

Date Opened: 6/13/2016

Record Status: Counter Discussion Only

Record Status Date: 6/13/2016

Job Value:

Requestor:

:
Business Name:
License #:

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



Update Results



CITY OF OAKLAND

Address History with Inspection Log

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

CONTACT_TYPE = Blank

STREET_NBR = 2800

STREET_NAME : Begins With nicol

STREET_TYPE : Begins With

APN = ----

DATE_OPENED >=

DATE_OPENED <= 12/31/2017

RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation

RECORD_TYPE_TYPE <> Lien

Record ID: 0805406**Address: 2800 NICOL AVE, #109****APN: 027 085902301****Unit #: 109****Description: THERMOSTAT CONTROL DAMAGED. MISSING RECEPTACLE/SWITCH COVER.****Date Opened: 7/24/2008****Record Status: Abated****Record Status Date: 8/19/2008****Job Value: \$0.00****Requestor: CURTISA WASHINGTON**

:

Business Name:**License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/25/2008	HAI PHAM	1st Inspection	Violation Verified	VERIFIED
8/19/2008	HAI PHAM	1st Inspection	Violation Verified	ABATED

Record ID: 0903456**Address: 2800 NICOL AVE, #101****APN: 027 085902301****Unit #: 101****Description: CARPET DAMAGED FROM RECENT FLOODING, NOT TACKED DOWN TO FLOOR, STOVEBROKEN, FRONT DOOR DAMAGED, CEILING CRACKED ALSO****Date Opened: 6/10/2009****Record Status: Abated****Record Status Date: 11/16/2009****Job Value: \$0.00****Requestor: MEGEN GRATTON**

:

Business Name:**License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
6/11/2009	GREGORY CLARKE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	RESCHEDULED

6/15/2009	GREGORY CLARKE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	RESCHEDULE
6/17/2009	GREGORY CLARKE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	NTA SUBMITTED
6/22/2009	GREGORY CLARKE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	RESCHEDULED
6/29/2009	GREGORY CLARKE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	RESCHEDULED
7/20/2009	GREGORY CLARKE	1st Inspection	No Entry	Scheduled inspection voided by result code 96 on 08/20/09
7/20/2009	GREGORY CLARKE	1st Inspection	No Entry	Scheduled inspection voided by result code 96 on 08/20/09
7/20/2009	GREGORY CLARKE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	RESCHEDULE
8/20/2009	GREGORY CLARKE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint Suspended	RESCHEDULED
9/17/2009	GREGORY CLARKE	1st Inspection	No Violations	SUSPENDED
10/14/2009	GREGORY CLARKE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint Suspended	SUSPENDED
11/16/2009	GREGORY CLARKE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	ABATED

Record ID: 1206025**Address: 2800 NICOL AVE, #209****APN: 027 085902301****Unit #: 209**

Description: NO HOT WATER (WATER HEATER ISSUES), PLUMBING PROBLEMS IN THE BATHROOM.THERMOSTAT DOESNT WORK. (CONSTRUCION ON WATER HEATER WITHOUT PERMITS)

Date Opened: 11/8/2012**Record Status: Abated****Record Status Date: 11/9/2012****Job Value: \$0.00****Requestor: DAN GALE**

:

Business Name:**License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
11/9/2012	ROBERT WALKER	1st Inspection	Violation Verified	TENANT CLOSED CASE

Record ID: 1600135**Address: 2800 NICOL AVE, #205****APN: 027 085902301****Unit #: 205**

Description: Apt #205: dry rot under bathroom sink due to a broken water pipe; broken bathroom door; wall heater not functioning properly.

Date Opened: 1/13/2016**Record Status: Abated****Record Status Date: 2/24/2016****Job Value: \$0.00****Requestor:**

: James

Business Name:**License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/20/2016	Hugo Barron	1st Inspection	No Entry	
1/22/2016	Hugo Barron	Follow-up Inspection	No Abated	
2/22/2016	Hugo Barron	Follow-up Inspection	Abated	

Record ID: 1602479**Address: 2800 NICOL AVE****APN: 027 085902301****Unit #:**

Description: Unit # 107 Mold in bathroom, bath tub not functioning and old and not suitable to bath in, mold around bathroom window.

Date Opened: 7/5/2016

Record Status: Abated**Record Status Date: 9/14/2016****Job Value: \$0.00****Requestor:****: Deanna Williams****Business Name:****License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
7/12/2016	Hugo Barron	1st Inspection	Violation Verified	
8/9/2016	Hugo Barron	Follow-up Inspection	Partially Abated	
9/8/2016	Hugo Barron	Follow-up Inspection	Abated	

Record ID: [1700785](#)**Address: 2800 NICOL AVE, UNIT 108****APN: 027 085902301****Unit #: 108****Description:** Caller believes there is a broken pipe under the property, carpet is wet, tiles are broken from water damage**Date Opened: 2/27/2017****Record Status: Pending Investigation****Record Status Date: 2/27/2017****Job Value: \$0.00****Requestor:****: Anthony Holt****Business Name:****License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
	Hugo Barron	1st Inspection	Scheduled	

Record ID: [9505719](#)**Address: 2800 NICOL AVE, #101****APN: 027 085902301****Unit #: 101****Description:** < NOT VACANT > ROACH INFESTATION**Date Opened: 9/29/1995****Record Status: Closed****Record Status Date: 10/17/1995****Job Value: \$0.00****Requestor: (T) ROD BATTLE****:****Business Name:****License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
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Record ID: [9900203](#)**Address: 2800 NICOL AVE, #107****APN: 027 085902301****Unit #: 107****Description:** KITCHEN PIPES UNDERNEATH THE SINK BUSTED, CAUSING THE CARPET TO MILDEWAS WELL AS THE KITCHEN SINK**Date Opened: 1/13/1999****Record Status: Open****Record Status Date:****Job Value: \$0.00****Requestor: TWAYLA LEE****:****Business Name:****License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/19/1999		1st Inspection	Unable to Verify	TWAYLA LEE 430-8649

Record ID: [B0201411](#)**Address: 2800 NICOL AVE****APN: 027 085902301**

Unit #:

Description: Repair wall studs as need due to dry rot repair (interior)

Date Opened: 4/1/2002**Record Status: Final****Record Status Date: 4/5/2002****Job Value: \$1,200.00****Requestor: WOLTKE & ARGUETA CONSTRUCTION**

:

Business Name:**License #: 791158**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
4/3/2002		ROUGH 03P	PARTIAL APPROVAL	AB'S AND ROCK
4/5/2002		FINAL BUILDING 04P	APPROVED	FINAL

Record ID: [B1602758](#)**Address: 2800 NICOL AVE****APN: 027 085902301****Unit #:**

Description: repair or replacement of exterior siding, repair of dry-rot and replacement (in-kind) of shingles, no additions or alterations requested or allowed under this ZW. scope of work also includes the assorted railing . no changes in style proposed(no file created)

Date Opened: 6/13/2016**Record Status: Expired****Record Status Date: 12/13/2016****Job Value: \$1,500.00****Requestor: CHAO-HON TANG & SUSAN TANG**

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Business Name:**License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
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Record ID: [P1503207](#)**Address: 2800 NICOL AVE****APN: 027 085902301****Unit #:**

Description: Install 1 100 gal water heater at mechanical room at apartment building.

Date Opened: 12/14/2015**Record Status: Final****Record Status Date: 3/7/2016****Job Value: \$0.00****Requestor:**

:

Business Name: JUGUYEN INC**License #: 923240**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
12/18/2015	David Carrillo	Final Plumbing	Pass	Final O.K. DCC

Record ID: [R1600457](#)**Address: 2800 NICOL AVE****APN: 027 085902301****Unit #:**

Description: Re-Roofing Certification – Obstruction permit required: Reserve curbside parking or obstruct sidewalk/street (scaffolding, canopy, fencing, dumpsters, traffic, etc.)

Date Opened: 6/20/2016**Record Status: Certificate Issued****Record Status Date: 6/20/2016****Job Value: \$0.00****Requestor: CECIL MCLAIN**

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Business Name: NUSHAKE INC**License #: 420175**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
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Record ID: [SL1502893](#)

Address: 2800 NICOL AVE**APN: 027 085902301****Unit #:**

Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum \$5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five day prior notice required for work lasting five days or less in business/commercial districts; 72 hour notice in residential districts. Ten day prior notice required for work lasting six days or more in all districts. Overflow device may be needed. Permit valid 90 days. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.

Date Opened: 10/28/2015**Record Status: Expired****Record Status Date: 12/12/2015****Job Value: \$0.00****Requestor:**

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Business Name: PLUMBING TECH INC**License #: 933572**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
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Record ID: [X1100544](#)**Address: 2800 NICOL AVE****APN: 027 085902301****Unit #:**

Description: Remove from service 147' 2" STL pipe; 1-2" valve & 1-2" blowoff. Call PWA PRE-CON prior to start work: 510-238-3651.

Date Opened: 5/24/2011**Record Status: Permit Issued****Record Status Date: 7/22/2011****Job Value: \$0.00****Requestor: EBMUD/**

:

Business Name:**License #:**

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

Record ID: [X1502484](#)**Address: 2800 NICOL AVE****APN: 027 085902301****Unit #:**

Description: Repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum \$5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five day prior notice required for work lasting five days or less in business/commercial districts; 72 hour notice in residential districts. Ten day prior notice required for work lasting six days or more in all districts. Overflow device may be needed. Permit valid 90 days. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.

Date Opened: 10/28/2015**Record Status: Expired****Record Status Date: 4/28/2016****Job Value: \$0.00****Requestor:**

:

Business Name: PLUMBING TECH INC**License #: 933572**

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

Record ID: [ZC061876](#)**Address: 2800 NICOL AVE, #210****APN: 027 085902301****Unit #: 210**

Description: Home Occupation for an education, care and horse riding for children business.

Date Opened: 7/11/2006**Record Status: Approved****Record Status Date: 7/11/2006****Job Value: \$0.00****Requestor: EVETTA WILLIAMS**

:

Business Name:**License #:**

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
Record ID: <u>ZC082102</u> Address: 2800 NICOL AVE APN: 027 085902301 Unit #: Description: Home occupation for office activities to support a horse riding business (horses boarded off-site and all riding activities off-site). ATP 3362 Date Opened: 8/27/2008 Record Status: Approved Record Status Date: 8/27/2008 Job Value: \$0.00 Requestor: EVETTA WILLIAMS : Business Name: License #:				

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
Record ID: <u>ZC150794</u> Address: 2800 NICOL AVE APN: 027 085902301 Unit #: Description: Zoning clearance for an administrative activity related to a mobile business for Locksmith to be operated at off site locations. Date Opened: 3/27/2015 Record Status: Approved Record Status Date: 3/27/2015 Job Value: \$0.00 Requestor: : Charles Musoke Business Name: License #:				

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
Record ID: <u>ZW1600285</u> Address: 2800 NICOL AVE APN: 027 085902301 Unit #: Description: Zoning ok for in-kind / like -for -like repair or replacement of exterior siding. repair of dry-rot and replacement (in-kind) of shingles. no additions or alterations requested or allowed under this ZW. scope of work also includes the assorted railing . no changes in style proposed(no file created) Date Opened: 6/13/2016 Record Status: Counter Discussion Only Record Status Date: 6/13/2016 Job Value: Requestor: : Business Name: License #:				

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



CITY OF OAKLAND

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

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

3/22/17

Certified and Regular mail

To: FHN LLC
PO Box 28152
Oakland CA 94604

Code Enforcement Case No.: **1700785**
Property: **2800 Nicol Av - Unit 108**
Parcel Number: **27-859-23-1**
Re-inspection Date:**5/17/17**

Code Enforcement Services inspected your property on **3/2/17** and confirmed:

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

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
Not	Damaged and partially removed carpet and vinyl floor from the living room, dining room and bedroom. Restore in approved manner.	Living room, dining room, bedroom	15.08.230.O

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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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.

Note: If a complaint is filed regarding the same or similar violation(s) and it is confirmed within 24 months from the date of this notice an immediate assessment of \$1,176.00 will be charged as a Repeat Violation. In addition, if violation(s) remain uncorrected after I receive a 30 day Notice of Violation further enforcement action(s) will include additional fees.

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 **\$2,665.00**. 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 \$1,926.00 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 **\$110.00** 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	\$ 110.00
Conduct Appeals Hearing	Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Processing Fee	\$ 931.00
Reschedule Hearing	\$ 329.00

Fees Include 9.5% Records Management Fee and 5.25% Technology Enhancement Fee

Sincerely,



Hugo Barron
Specialty Combination Inspector
Planning and Building Department

Enclosures as applicable:

- | | | |
|---|--|--|
| <input type="checkbox"/> Blight brochure | <input type="checkbox"/> Residential Code Enforcement brochure | <input type="checkbox"/> Vehicular Food Vending brochure |
| <input type="checkbox"/> Property Owner Certification | <input type="checkbox"/> Mold and Moisture brochure | <input type="checkbox"/> Pushcart Food Vending brochure |
| <input type="checkbox"/> Lead Paint brochure | <input type="checkbox"/> Undocumented Dwelling Units brochure | <input type="checkbox"/> Smoke Alarms brochure |
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Stop Work brochure | <input type="checkbox"/> Condominium Conversion brochure |

cc:



CITY OF OAKLAND

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OAKLAND, CALIFORNIA 94612-2031

Planning and Building Department

Bureau of Building
www.oaklandnet.com

PROPERTY OWNER CERTIFICATION

CORRECTED OR REMOVED VIOLATIONS

Property: 2800 Nicol Av. Unit 108

Parcel no. 27-859-23-1

Case no.: 1700785

Owner: FHN LLC

Courtesy Notice date:

Re-inspection date: 5/17/17

- ☐ I certify that the violations do not exist on my property.
☐ I certify that I have corrected the following violations identified in the Notice of Violation I received from the City of Oakland:

I understand that by signing and returning this form the violation does not exist or that the violation(s) have been corrected.

I will maintain my property free of blight conditions and I understand that if a complaint is filed regarding the same or similar violation(s) and it is confirmed within 24 months from the date of this notice I will immediately be charged \$1,176.00 as a Repeat Violation. In addition, if violation(s) remain uncorrected after I receive a 30 day Notice of Violation further enforcement action will include additional fees.

Property Owner Certification

Print Name (print) _____

Date _____

Property Owner Signature _____

Day time telephone (_____) _____

E-mail: _____

Return to:

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)

City of Oakland, Planning and Building Department, Bureau of Building, Inspection Division
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2340, Oakland, California 94612-2031
www.oaklandnet.com, (510) 238-6402, FAX: (510) 238-2959, TDD: (510) 238-3254

Request for Service: Tenant Complaint

Property Address: 2800 Nicol A Unit No. 108 Inspection Date: 3-2-17
Complaint No. 1700785 Inspector: BARRON Phone No. 238-6612
Complainant's Name: Anthony Phone No. 938-0955
Owner/Manager: _____ Phone No. _____

INSPECTION:

PROPERTY MAINTENANCE:

- ☐ Overgrown vegetation: _____
- ☐ Trash & debris: _____
- ☐ Lack of/Inadequate garbage service: _____
- ☐ Unapproved open storage _____
- ☐ Unapproved parking _____

BUILDING MAINTENANCE:

- ☐ Electrical: _____
- ☐ Plumbing: _____
- ☐ Plumbing leak: _____
- ☐ Clogged sink/toilet: _____
- ☐ Building sewer blockage: _____
- ☐ Lack of/defective heating system: _____
- ☐ Mechanical: _____
- ☐ Wall/ceiling/floor defects: _____
- ☐ Others: Carpet/Vinyl floor is damaged and removed in living R + Dining R.
- ☐ Others: also Bedroom
- ☐ Others: _____
- ☐ Extensive surface mold present on _____

- ☐ Window defects: _____
- ☐ Lack of window egress: _____
- ☐ Lack of light/ventilation: _____
- ☐ Mice/rodents/roaches: _____
- ☐ Roof leaking/damaged: _____
- ☐ Damaged/non-functional Doors/locks: _____
- ☐ Stairs/decks/railing: _____
- ☐ Exterior walls/windows/trim: _____
- ☐ Blocked exits: _____
- ☐ No resident manager (required 16 units or more)
- ☐ Unpermitted work: _____
- ☐ Unpermitted work: _____
- ☐ Undocumented residential unit: _____
- ☐ Missing/Inoperative smoke/carbon monoxide detectors: _____

See brochure for remediation guild lines. (Description required, e.g. bedroom wall under window, tub ceiling)

Note: Items identified on this form above are for investigation purposes only. If they are determined to be code violations, they will be specified in an official Notice to Abate by the inspector.

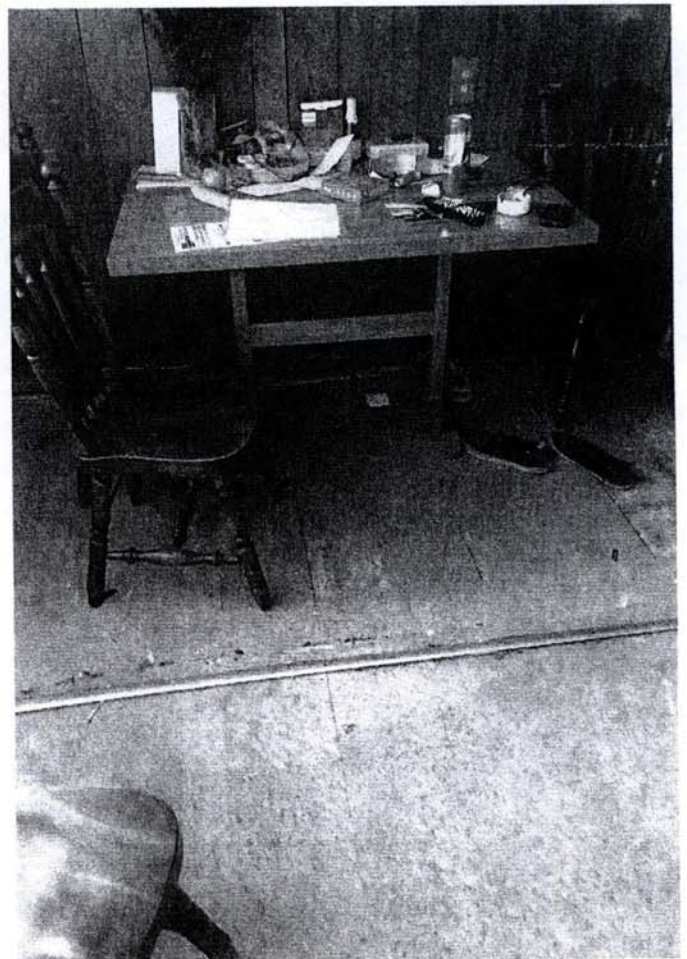
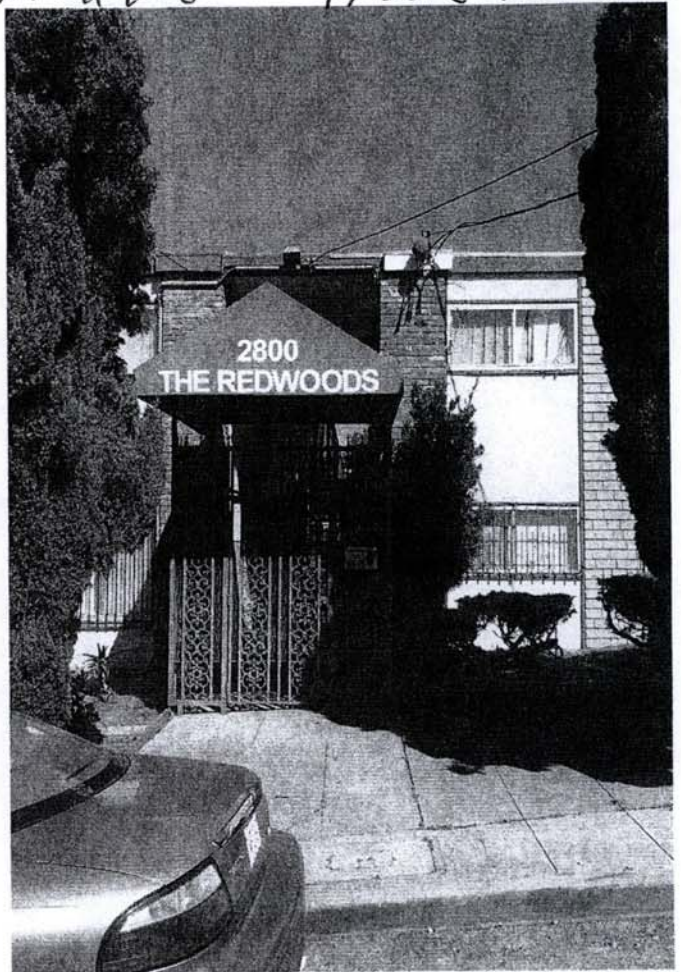
Complainant Only: I certify that I have notified the owner/manager of the above identified item(s) and I will allow the owner or agents with proper notice as governed by State law to enter my unit in order to make all necessary repairs.

Signature: [Signature] Date: 3-2-17

3-2-17

2800 Nicol Ave #108

1700840 1700785



County Assessor Display

Assessor Parcel Record for APN 027- -0859-023-01

Parcel Number:	27-859-23-1
Property Address:	2800 NICOL AVE, OAKLAND 94602
Owner Name:	FHN LLC
Care of:	
Attention:	
Mailing Address:	P O BOX 28152, OAKLAND CA 94604-8152
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2016-130307
Recorder Date:	5/23/2016
Mailing Address Effective Date:	5/23/2016
Last Document Input Date:	9/22/2016
Deactivation Date:	
Exemption Code:	

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Assessor
Parcel
Number](#)
[Assessments](#)
[Property](#)
[GIS Parcel](#)
[Alameda
County
Web Site](#)
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☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Post
\$

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Street and
City, State,

FHN LLC
P O BOX 28152
OAKLAND, CA 94604-8152

[2800 NICOL AVE/1700785/HB-LWM/03-22-17/NOV]

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

County Assessor Display

Assessor Parcel Record for APN 027- -0859-023-01

#108

Parcel Number:	27-859-23-1
Property Address:	2800 NICOL AVE, OAKLAND 94602
Owner Name:	FHN LLC
Care of:	
Attention:	
Mailing Address:	P O BOX 28152, OAKLAND CA 94604-8152
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2016-130307
Recorder Date:	5/23/2016
Mailing Address Effective Date:	5/23/2016
Last Document Input Date:	9/22/2016
Deactivation Date:	
Exemption Code:	

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[Property List](#)
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

FHN LLC
P O BOX 28152,
OAKLAND CA 94604-8152
1700840-ASR-3/6/2017

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



CITY OF OAKLAND

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

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

7/13/16

Certified and Regular mail

To: Tang Chao H & Susan H

PO Box 28152

Oakland CA 94604

Code Enforcement Case No.: **1602479**

Property: **2800 Nicol Av - Unit 107**

Parcel Number: **27-859-23-1**

Re-inspection Date:9/6/16

Code Enforcement Services inspected your property on **7/12/16** and confirmed:

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

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
Yes	Cover plate of receptacle is broken. Replace.	Bedroom	15.08.260.C
Yes	Bathtub is deteriorated and faucett leaks. Repair or replace in approved manner.	Bathroom	15.08.230.O
Yes	Sections of the exterior siding is deteriorated . Repair with permit.	Building	15.08.230.O

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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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.

Note: If a complaint is filed regarding the same or similar violation(s) and it is confirmed within 24 months from the date of this notice an immediate assessment of \$1,176.00 will be charged as a Repeat Violation. In addition, if violation(s) remain uncorrected after I receive a 30 day Notice of Violation further enforcement action(s) will include additional fees.

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 **\$2,665.00**. 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 \$1,926.00 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.*

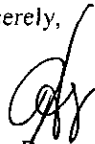
If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (B)(3) and a Final Decision is determined. An appeal will be scheduled within 60 days from the date the appeal was filed. A filing fee in the amount of **\$110.00** 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	\$ 110.00
Conduct Appeals Hearing	Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Processing Fee	\$ 931.00
Reschedule Hearing	\$ 329.00

Fees Include 9.5% Records Management Fee and 5.25% Technology Enhancement Fee

Sincerely,



Hugo Barron
Specialty Combination Inspector
Planning and Building Department

Enclosures as applicable:

- | | | |
|---|--|--|
| <input type="checkbox"/> Blight brochure | <input type="checkbox"/> Residential Code Enforcement brochure | <input type="checkbox"/> Vehicular Food Vending brochure |
| <input type="checkbox"/> Property Owner Certification | <input type="checkbox"/> Mold and Moisture brochure | <input type="checkbox"/> Pushcart Food Vending brochure |
| <input type="checkbox"/> Lead Paint brochure | <input type="checkbox"/> Undocumented Dwelling Units brochure | <input type="checkbox"/> Smoke Alarms brochure |
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Stop Work brochure | <input type="checkbox"/> Condominium Conversion brochure |

CC:



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

CORRECTED OR REMOVED VIOLATIONS

Property: 2800 Nicol Av - Unit 107

Parcel no. 27-859-23-1

Case no.: 1602479

Owner: Tang Chao H & Susan H

Courtesy Notice date:

Re-inspection date: 9/6/16

☐

I certify that the violations do not exist on my property.

☐

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

I understand that by signing and returning this form the violation does not exist or that the violation(s) have been corrected.

I will maintain my property free of blight conditions and I understand that if a complaint is filed regarding the same or similar violation(s) and it is confirmed within 24 months from the date of this notice I will immediately be charged \$1,176.00 as a Repeat Violation. In addition, if violation(s) remain uncorrected after I receive a 30 day Notice of Violation further enforcement action will include additional fees.

Property Owner Certification

Print Name (print)

Date

Property Owner Signature

Day time telephone ()

E-mail:

Return to:

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

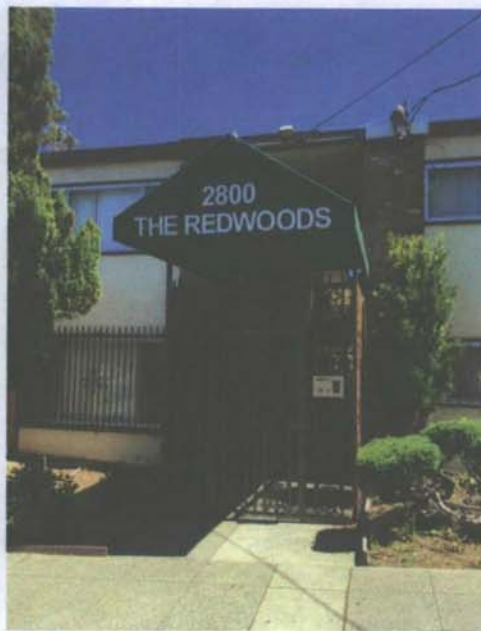
Facsimile: 510/ 238-2959

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

7-12-16

2800 Nicol Ave #107

1602479



County Assessor Display 1602479

Assessor Parcel Record for APN 027- -0859-023-01

Parcel Number:	27-859-23-1
Property Address:	2800 NICOL AVE, OAKLAND 94602
Owner Name:	TANG CHAO H & SUSAN H
Care of:	
Attention:	
Mailing Address:	P O BOX 28152, OAKLAND CA 94604-8152
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2015-254050
Recorder Date:	9/16/2015
Mailing Address Effective Date:	9/16/2015
Last Document Input Date:	11/9/2015
Deactivation Date:	
Exemption Code:	

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[Assessor](#)
[Parcel](#)
[Number](#)

P

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Postage \$ _____	
Total P \$ _____	
Sent To Street # City, St	
TANG CHAO H & SUSAN P O BOX 28152 OAKLAND, CA 94604 1602479- LWM-07/14/2016-NOV	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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[County](#)
[Site](#)

[Use Codes](#)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TANG CHAO H & SUSAN
P O BOX 28152
OAKLAND, CA 94604
1602479- LWM-07/14/2016-NOV



9590 9402 2133 6132 1933 67

2. Article Number (Transfer from service label)

7015 0640 0000 9320 9963

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

- ☐ Agent
☐ Addressee

C. Date of Delivery

7.19.16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

1602479
2800 Nicol Ave

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

stricted Delivery

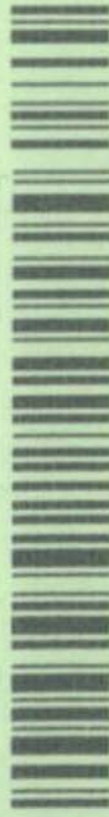
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TANG CHAO H & SUSAN H
P O BOX 28152
OAKLAND, CA 94604
1600135-L.W.M.-1/25/2016



9590 9401 0113 5225 5585 74

2. Article Number (Transfer from service label)

7015 0640 0003 5386

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

Shawky 1-28-16

D. Is delivery address different from item 1?

☐ Yes

☐ No

If YES, enter delivery address below:

2800 Nicol Ave
1600135

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Registered Mail

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

1269

Domestic Return Receipt



CITY OF OAKLAND

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

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

1/25/16

Certified and Regular mail

To: Tang Chao H & Susan H
PO Box 28152
Oakland CA 94604

Code Enforcement Case No.: **1600135**
Property: **2800 Nicol Av - Unit 205**
Parcel Number: **27-859-23-1**
Re-inspection Date: **2/22/16**

Code Enforcement Services inspected your property on **1/22/16** and confirmed:

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

Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
	Building Maintenance (Code)		
Yes	1.- Unapproved installation of "p" trap serving the lavatory. Replace.	Bathroom	15.08.230.D
Yes	2.- Incomplete repair of the drywall around the bathroom door. Repair in a proper manner.	Bathroom	15.08.230.O

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 **Hugo Barron**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-6612 and by email at hbarron@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 **\$2,665.00**. 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 \$1,926.00 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 **\$110.00** 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	\$ 110.00
Conduct Appeals Hearing	Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Processing Fee	\$ 931.00
Reschedule Hearing	\$ 329.00

Fees Include 9.5% Records Management Fee and 5.25% Technology Enhancement Fee

Sincerely,


Hugo Barron
Specialty Combination Inspector
Planning and Building Department

Enclosures as applicable:

- | | | |
|---|--|--|
| <input type="checkbox"/> Blight brochure | <input type="checkbox"/> Residential Code Enforcement brochure | <input type="checkbox"/> Vehicular Food Vending brochure |
| <input type="checkbox"/> Property Owner Certification | <input type="checkbox"/> Mold and Moisture brochure | <input type="checkbox"/> Pushcart Food Vending brochure |
| <input type="checkbox"/> Lead Paint brochure | <input type="checkbox"/> Undocumented Dwelling Units brochure | <input type="checkbox"/> Smoke Alarms brochure |
| <input type="checkbox"/> Photographs | <input type="checkbox"/> Stop Work brochure | <input type="checkbox"/> Condominium Conversion brochure |

cc: 3 of 3



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

PROPERTY OWNER CERTIFICATION

CORRECTED OR REMOVED VIOLATIONS

Property: 2800 Nicol Av - Unit 205

Parcel no. 27-859-23-1

Case no.: 1600135

Owner: Tang Chao H & Susan H

Courtesy Notice date:

Re-inspection date:

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)

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

Property Owner Certification

Print Name (print)

Date

Property Owner Signature

Day time telephone ()

E-mail:

Return to:



City of Oakland

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

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

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

Inspector Hugo

**Request for Service
Tenant Complaint**

Barton 510.238.6612

Property Address: 2800 Nicol Ave #205 Date: 1-22-16

Complaint Number: 1600135

Reported by: ☒ Tenant ☐ Other

Name: James

Day Phone: 517-2630

Address: _____

Zip Code: _____

Night Phone: _____

Email Address: _____

Owner: _____

Day Phone: _____

Address: _____

Night Phone: _____

City: _____

State: _____ Zip Code: _____

Email Address: _____

Investigate:

- ☐ Electric – lights/outlets/switch
- ☐ Elevator operation
- ☐ Entry door locks
- ☐ House sewer blockage
- ☐ Lack of electric service
- ☐ Lack of gas service
- ☐ Lack of heat
- ☐ Lack of hot water or water service
- ☐ Lack of smoke detector

- ☐ Peeling paint
- ☐ Plumbing leak
- ☐ Required exit blocked
- ☐ Resident manager (16 or more units)
- ☐ Roof leak
- ☐ Stairs/railing/deck
- ☐ Window(s) operation/broken
- ☐ Other 1st floor out bathroom well
- ☐ Other _____

*Remediation
2-22-16*

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

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

Signature: *[Signature]*

Date: 1-22-16

250 Frank Ogawa Plaza, 2nd 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-Abatement Activities

September 2012

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

County Assessor Display 1600135

Assessor Parcel Record for APN 027- -0859-023-01

Parcel Number:	27-859-23-1
Property Address:	2800 NICOL AVE, OAKLAND 94602
Owner Name:	TANG CHAO H & SUSAN H
Care of:	
Attention:	
Mailing Address:	P O BOX 28152, OAKLAND CA 94604
Use Code:	MULTIPLE RESIDENTIAL BUILDING OF 5 OR MORE UNITS.
Recorder Number:	2015-254050
Recorder Date:	9/16/2015
Mailing Address Effective Date:	9/16/2015
Last Document Input Date:	11/9/2015
Deactivation Date:	
Exemption Code:	

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

7015 0640 0003 5386 1269

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total P&c	\$

Sent To
Street a
City, Sta

**TANG CHAO H & SUSAN H
P O BOX 28152
OAKLAND, CA 94604
1600135-L.W.M.-1/25/2016**

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

2800 Nicol Ave - Unit 205 1600135



1/22/16





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

NOTICE TO ABATE

To: Ezeofora, Benson
36753 Reynolds Dr.
Fremont, CA. 94536

Date: June 17, 2009
Complaint#: 0903456
Property Address: 2800 Nicol Ave. #101
APN: 027-0859-023-01

An inspection of your property was made on June 16, 2009.

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 **\$408.00***. The fee for releasing a lien is an additional **\$204.00***.

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 **\$360.00*** per re-inspection until compliance is achieved:

Compliance Due Date: July 20, 2009

By: **Greg Clarke**
Specialty Combination Inspector
Building Services, Inspection Services Unit
Phone No.: **(510) 238-2168**
E-Mail: **gclarke@oaklandnet.com**

First Fee Charged Re-inspection Date: July 20, 2009

Morning ☒ Afternoon ☐

Second Fee Charged Re-inspection Date: August 3, 2009

Morning ☒ Afternoon ☐

Attachment

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

Notice to Abate

Property Address: 2800 Nicol Ave. #101

Date: June 17, 2009

LIST OF VIOLATIONS

**** Hazardous condition requiring immediate correction.**

*** Serious conditions seriously affecting habitability.**

Item No.	(**)	(*)	Description of Violation	OMC & OPC Codes
1			The carpeting is pulling up / separated. Secure the carpeting properly.	OMC 15.08.050 & 8.24.020 D9
2			The caulking between the bathtub and wall is separating. Re-caulk between the bathtub and wall.	OMC 15.08.050
3			The burners / covers on the stove do not fit correctly. Replace the burners / covers with the correct size.	OMC 15.08.050
4			There are several window screens that are missing or damaged. Repair / replace the missing / damaged window screens.	OMC 15.08.050
5			The front door is damaged. Repair / replace the front door.	OMC 15.08.050
6			There are several areas on the ceiling that have been patched. Paint / seal the areas that where patched.	OMC 15.08.230 O

- Failure to comply will result in substantial fees and penalties.
- Certain areas were not open for inspection. Any violations or deficiencies subsequently identified shall become a component part of this report and shall be corrected in an approved manner.

7008 3230 0000 1163 2652

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

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

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		
Sent To EZEOFORA, BENSON 36753 REYNOLDS DRIVE FREMONT, CA 94536 0903456/GXC/TEC 07/30/2009		

PS Form 3849

See Reverse for Instructions



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

NOTICE TO ABATE

To: Ezeofora, Benson
36763 Reynolds Dr.
Fremont, CA. 94536

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Complaint#: 0903456
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APN: 027-0859-023-01

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Compliance Due Date: July 20, 2009

By: **Greg Clarke**
Specialty Combination Inspector
Building Services, Inspection Services Unit
Phone No.: (510) 238-2168
E-Mail: gclarke@oaklandnet.com

First Fee Charged Re-inspection Date: July 20, 2009

Morning ☒ Afternoon ☐

Second Fee Charged Re-inspection Date: August 3, 2009

Morning ☒ Afternoon ☐

Attachment

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

Notice to Abate

Property Address: 2800 Nicol Ave. #101

Date: June 17, 2009

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6			There are several areas on the ceiling that have been patched. Paint / seal the areas that where patched.	OMC 15.08.230 O

- Failure to comply will result in substantial fees and penalties.
- Certain areas were not open for inspection. Any violations or deficiencies subsequently identified shall become a component part of this report and shall be corrected in an approved manner.

7008 3230 0001 1162 5117

U.S. Postal Service TM	
CERTIFIED MAILTM RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total P _c	
Sent To	Ezeofora Benson
Street, Ap or PO Box	36763 Reynolds Dr.
City, State	Fremont, CA 94536
	0903456 / GXC / kxc
	6-17-09
PS Form 3800, August 2006	
See Reverse for Instructions	

Postmark
Here

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EZEOFER BENSON
36763 REYNOLDS DR
FREMONT, CA 94536
0805406/HP/SF/58
07/29/08

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
☒ Addressee

B. Received by (Printed Name) EZEOFER BENSON

C. Date of Delivery 07/29/08

D. Is delivery address different from item 1? ☒ Yes
☐ No
2800 NICOL AVE

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number 7005 0390 0000 0138 7302
(Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

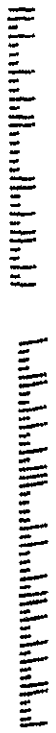
UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

CITY OF OAKLAND
CEDA BUILDING SERVICES
250 FRANK H. OGAWA PLAZA
2ND FL
OAKLAND, CA 94612




SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

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EZEOPER BENSON
36763 REYNOLDS DR
FREMONT, CA 94536
0805406/HP/SF/58
07/29/08

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☒ Agent ☐ Addressee
 B. Received by (Printed Name) EZEOPER BENSON C. Date of Delivery 07/29/08
 D. Is delivery address different from item 1? ☒ Yes ☐ No
 If YES, enter delivery address below:
2800 NICOL AVE

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

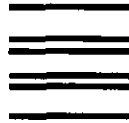
4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
 (Transfer from service label) 7005 0390 0000 0138 7302

PS Form 3811, February 2004

Domestic Return Receipt

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

CITY OF OAKLAND
CEDA BUILDING SERVICES
250 FRANK H. OGAWA PLAZA
2ND FL
OAKLAND, CA 94612



PROPERTY INFORMATION

1) Property: **2800 NICOL AVE, OAKLAND CA 94602-2769 C008**
APN: **027-0859-023-01** Card#:
County: **ALAMEDA, CA** Prop Tax: **\$35,469.20**
MapPg/Grid: **650-D5** Old Map: **10-B6** Tax Year: **2007** Delinq:
Census: **4066.00** Tract #: Tax Area: **17001**
High School: **OAKLAND BA UNIF** Elem School:
Comm Coll: Exemptions:
Subdivision: **DEWOLF**
Owner: **EZEOFOR BENSON**

Use: **MULTI FAMILY DWELLIN**
Total Value: **\$2,243,908**
Land Value: **\$785,400**
Imprv Value: **\$1,453,908**
Taxable Val: **\$2,243,908**
Assd Year: **2007**
% Improved: **65%**
Phone: **510/261-7699**
Owner Vest: **UM / /**

Mail: **36763 REYNOLDS DR; FREMONT CA 94536-2506 C028**

Owner Transfer = Rec Dt: Price: Doc#: Type:
Sale Dt:

SALE & FINANCE INFORMATION

	LAST SALE		PRIOR SALE	
Recording/Sale Date:	02/29/2008	02/25/2008	12/09/2005	12/07/2005
Sale Price/Type:	\$1,935,000	UNKNOWN	\$2,200,000	FULL
Document #:	77584		524935	
Deed Type:	GRANT DEED		GRANT DEED	
1st Mtg Amt/Type:	\$1,354,500	CONV		
1st Mtg Rt/Type/Term:	/ ADJ	/		
1st Mtg Lender:	UNITED COM'L BK			
2nd Mtg Amt/Type:				
2nd Mtg Rt/Type/Term:	/	/		
Title Company:	FINANCIAL TITLE			
Seller:	PEINADO FAMILY TRUST			
New Construction:				
Other Last Sale Info =	# Parcels:	Type 2:		Pend:

SITE INFORMATION

# Res. Units:	23	County Use:	77	Acres:	0.52
# Comm Units:		Zoning:		Lot Area:	22,500
# Buildings:	1	Flood Panel:		Lot Width:	
Bldg Class:	D55X	Panel Date:		Lot Depth:	
Parking Sqft:		Flood Zone:		Usable Lot:	
Park Spaces:		Sewer Type:			
Garage Cap#:		Water Type:			
Park Type:					
Other Impvs:					
Legal Blk/Bldg:	D	Site Influence:			
Legal Lot/Unit:	17-19	Amenities:			
Legal:					

IMPROVEMENTS

Bldg/Liv Area:	13,818
Gross Area:	13,818
Ground Flr:	
Bsmnt Area:	
\$/SqFt:	
Yrblt/Eff:	1960
# Stories:	2.00
Rooms:	71
Bedrooms:	25
Full/Half Bath:	24
Ttl Baths/Fixt:	24.00
Fireplace:	
Pool:	POOL
Porch Type:	
Patio Type:	
Construct:	WOOD
Foundation:	
Ext Wall:	
Roof Shape:	
Roof Type:	
Roof Matl:	
Floor Type:	
Floor Cover:	
Heat Type:	
Heat Fuel:	
Air Cond:	
Quality:	AVERAGE
Condition:	
Style:	
Equipment:	
Other Rms:	

Complaint#: 0805406

NOT VISITED

Filed: 07/24/08 Rcvd by: AM Station* CLERICAL Source* 2 TELEPHONE CALL
Address: 2800 NICOL AV Suite: Parcel: 027 -0859-023-01
Responsible Station* CO-INSP Dist: 04 Primary Inspector Alternate
Existing Use* Parcel Condition:
Descr: TENANT COMPLAINT, UNIT # 109; GAS LEAK, LIGHTS DON'T WORK

Notice:

Owner: MCGUIRE RICHARD TR

Tel:

Address: 793 SAN JOSE AV

SAN FRANCISCO CA

Zip: 94110

Agent: MCGUIRE PROPERTIES

Complainant: CURTISA WASHINGTON

Tel: (510)355-2712

Complainant Response Requested? (Y/N): N Response:

Ltr/Tel/Oth:

Current

* Violation Types* Station* Dist Last Action Date By Disposition

F2=Bookmark F3=Ext F5=Chg F6=Add F8=Bck F9=Del F12=Prv F13=Prt F24=Com
941 **No VIOLATION TYPES recorded for this COMPLAINT

✓ please update p/s ownership info.

THANKS

PTS201-01

ADD/MODIFY/DELETE PARCEL DATA

7/28/08 14:06:08
Next Option: 201

Parcel: 027 -0859-023-01 Bldg#: —

Lot Size: Zoning Dists: Census Tract: 4066
#Bldgs on Lot: 00 Sidewalk Filed: Septic Tank: HC Condemn: HC Survey:
BD-INSP: 04A DC-INSP: PMD-INSP: 04A ED-INSP: 04A RD-INSP: 04A
Owner: MCGUIRE RICHARD TR Phone:
Addr: 793 SAN JOSE AV Deed Recorded: 01/29/86 Tax Exempt:
SAN FRANCISCO CA Zip: 94110 In Care of: MCGUIRE PROPERTIES

Building Descr:
Occupancy Codes: Sprnk: Alarm: Stories: Units:
Building Use: CO Issued: Constr Type:
Constructed: Demolished:
 ADDRESSES ADDRESSES
 2800 NICOL AV

F1=Hlp F3=Ext F5=Chg F6=Add F7=Fwd F8=Bck F9=Del F11=Fnd F12=Prv F24=Com



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

NOTICE TO ABATE

To: Ezeofor Benson
36763 Reynolds Dr
Fremont, CA 94536

Date: 7/28/08
Complaint#: 0805406
Property Address: 2800 Nicol Ave # 109
APN: 027-0859-023-01

An inspection of your property was made on 7/25/08.
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 **\$408.00**. The fee for releasing a lien is an additional **\$204.00**.

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 **\$360.00** per re-inspection until compliance is achieved:

Compliance Due Date: **8/19/08**

By: **Hai Pham**
Specialty Combination Inspector
Building Services, Inspection Services Unit
Phone No.: (510) 238-3889

First Fee Charged Re-inspection Date: 8/19/08
Morning ☒ Afternoon

Second Fee Charged Reinspection: 9/10/08
Morning ☒ Afternoon

Attachment
*Plus 9.5% Records Management Fee and 5.25% Technology Enhancement Fee

Rev July 08

Notice to Abate

Property Address: 2800 Nicol Ave # 109

Date: 7/28/08

LIST OF VIOLATIONS

- ** Hazardous condition requiring immediate correction.**
*** Serious conditions seriously affecting habitability.**

Item No.	(**)	(*)	Description of Violation	OMC & OPC Codes
1.			The furnace thermostat control damaged (exposed wire). Missing receptacles/light switches cover at kitchen area. Restore.	OMC 15.08.260 A & C

Failure to comply will result in substantial fees and penalties.

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

7302 0138 0000 0390 0502

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EZEOPER BENSON
36763 REYNOLDS DR
FREMONT, CA 94536
0805406/HP/SF/58
07/29/08



CITY OF OAKLAND

COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY

BUILDING SERVICES DEPARTMENT, 250 FRANK H. OGAWA PLAZA 2ND FL., OAKLAND, CALIFORNIA 94612
Phone ((510) 238-6402 Fax: (510) 238-2263 TDD: (510) 238-3254

August 31, 2010

Certified and regular postage

Ezeofor Benson
36763 Reynolds Drive
Fremont CA 94536

Subject: 2800 Nicol Avenue
APN: 027-0859-023-01
Soft-Story Seismic Screening Program

Dear Oakland Property Owner;

The City Council recently adopted a new ordinance which will help identify residential buildings which are particularly vulnerable to earthquake damage. The City is compiling a seismic screening inventory of approximately 1,500 multiple-story buildings built before 1991 which have five (5) or more live-work units, apartments, or condominiums and also have garage openings or store-front windows on the ground-floor. Ground-floor garages and commercial space have large openings in bearing walls (soft-story) which can cause major structural damage or collapse during an earthquake. The new Soft-Story Seismic Screening Program does not require that a building be structurally retrofitted.

The City has made a preliminary determination from the Alameda County Assessor's records that your building may have a soft-story. If your building is not exempt from Chapter 15.26 (please see the attached Frequently Asked Questions), you are required to submit the attached seismic screening form within the next six (6) months. The building measurements in the form must be completed by a home inspector, contractor, or engineer.

If you have further questions, you may contact us by telephone at (510) 238-6402 or by facsimile at (510) 238-2263.

Sincerely,

RAYMOND M. DERANIA
Deputy Director - Building Official/City Engineer

Attachments

7010 0290 0001 1344 1667

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Total Postage & Fees	\$	

Sent To	Ezeofor Benson
Street, or PO E	36763 Reynolds Drive
City, St	Fremont CA 94536
PS Form	Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ezeofora Benson
36763 Reynolds Dr.
Fremont, CA 94536
0903456 / GXC / kxc
6-17-09

2. Article Number

(Transfer from service label)

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

6-23-09

Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

7008 3230 0001 1162 5117

Domestic Return Receipt

102595-02-M-1035