

PLANNING AND BUILDING'S RECORDS SUMMARY

Pursuant to the Public Records Requests, the Planning and Building Department searched encompassed records for the past 30 years.

For the warehouse property at 1315 31st Avenue, there are three code enforcement complaints dated November 2005, September 2014, and October 2014 for parking and homeless camping on a vacant lot, pallets and construction materials blocking the sidewalk, and constructing a house/structure without permits. In 2005, 2006 and 2014, there are records of five code enforcement inspections. There are no records of building permits or zoning approvals.

For 1301 31st Avenue, there are four code enforcement complaints from June 1998 to April 2014 for blight on a vacant lot, dumping, old tires, trash, debris, overgrown vegetation, and structures built on the property. There are records of seven code enforcement inspections from 1998 to 2008. There are records of two building permits in 2003 and 2016 for a driveway and seismic upgrades. There are records of two building permit inspections in 2016. There are no records of zoning approvals.

For 1305 31st Avenue, there are seven code enforcement complaints from September 2004 to November 2016 for parking, tires, inoperable vehicles, trash, debris, rodent/vector issues, and residential use. There are records of 34 code enforcement inspections from 2004 to 2016. There are records of two building permits in 1988 and 1989 for demolition of a previously-existing fire-damaged house. There is a record of one building permit inspection in 1989. There is a record of one zoning pre-application submittal in 2007 for a new auto window glass business.

For 1309 31st Avenue, there are no records.

For 1313 31st Avenue, there is one code enforcement complaint from August 2005 for overgrown vegetation and residential use on a vacant lot. There is a record of one code enforcement inspection in 2005. There are no records of building permits. There is a record of one zoning approval in 2006 for the change in ownership of a tire and brake service business.

For 3071 International Boulevard, there are five code enforcement complaints from February 1999 to June 2009 for illegal signage, building maintenance, trash and debris on the sidewalk, inoperable vehicles in the rear yard, an unapproved living unit, flooding, and a leaky roof. There are records of 20 code enforcement inspections from 1999 to 2009. There are records of four building permits from 2004 to 2015 for sewer lateral and excavation work. There are no records of building permit inspections. There are records of five zoning approvals from 2001 to 2015 for retail businesses.

For 3073 International Boulevard, there are two code enforcement complaints from October 2003 and December 2016 for inoperable vehicles, weeds, debris, fire damage and unapproved alterations. There are records of three code enforcement inspections in 2003, 2004, and 2016. There are no records of building permits or zoning approvals.



Address History with Inspection Log

STREET_NBR = 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315
 STREET_NAME : Begins With 31ST
 STREET_TYPE = AVE
 RECORD_TYPE_TYPE <> Lien
 DATE_OPENED >= 1/1/1987
 DATE_OPENED <= 12/31/2016

Record ID: [0108010](#)

Address: 1301 31ST AVE

APN:

Unit #:

Description: TWO DOOR DOWN FROM 1301 35TH AVE: OLD TIRES

Date Opened: 9/19/2001

Record Status: Abated

Record Status Date: 10/16/2001

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
9/20/2001	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection re-scheduled	NO COMMENT
9/28/2001	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Unable to find address	Reinsp generated from insp result 82 on 09/20/01
10/8/2001	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Unable to find address	Reinsp generated from insp result 84 on 09/28/01
10/16/2001	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp generated from insp result 84 on 10/08/01

Record ID: [0404779](#)

Address: 1305 31ST AVE

APN: 025 069000400

Unit #:

Description: EMPTY LOT BEING USED AS A PARKING LOT & JUNK YARD. OLD TIRES, RODENTS,ETC. LOT 2 DOOR DOWN FORM 1313

Date Opened: 9/7/2004

Record Status: Closed

Record Status Date: 5/25/2012

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
9/10/2004	1st Inspection	No Entry	Scheduled inspection voided by result code 81 on 11/24/04

10/19/2004	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
11/3/2004	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
11/24/2004	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Reinsp requested from insp result 93 on 10/19/04
12/3/2004	1st Inspection	No Entry	Scheduled inspection voided by result code 81 on 11/24/04
12/7/2004	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Reinsp generated from insp result 81 on 11/24/04
12/15/2004	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp generated from insp result 81 on 12/07/04
1/6/2005	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Auto scheduled from 62 result on 12/15/04
1/14/2005	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Reinsp generated from insp result 81 on 01/06/05
1/24/2005	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Reinsp generated from insp result 81 on 01/14/05
2/1/2005	1st Inspection	No Entry	Scheduled inspection voided by result code 81 on 02/03/05
2/3/2005	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	NO COMMENT
2/11/2005	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp generated from insp result 81 on 02/03/05
3/4/2005	1st Inspection	No Entry	Scheduled inspection voided by result code 81 on 04/12/05
3/8/2005	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
3/29/2005	1st Inspection	No Entry	Scheduled inspection voided by result code 81 on 04/12/05
4/12/2005	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	NO COMMENT
4/20/2005	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp generated from insp result 81 on 04/12/05
5/13/2005	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection voided	Inspection voided 05/25/12 - complaint closed 05/25/12

Record ID: [0504418](#)**Address: 1305 31ST AVE****APN: 025 069000400****Unit #:****Description: VACANT LOT IS FULL OF INOPERABLE VEHICLES, TRASH AND DEBRIS**

Date Opened: 8/10/2005

Record Status: Closed

Record Status Date: 8/22/2005

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
8/11/2005	1st Inspection	No Entry	Inspection voided 08/29/05 - complaint closed 08/22/05

Record ID: [0504799](#)**Address: 1313 31ST AVE****APN:****Unit #:****Description: VACANT LOT NEXT TO 1313 31ST AVENUE HAS OVERGROWN VEGETATION/TRANSIENTS ARE LIVING ON THE PROPERTY**

Date Opened: 8/24/2005

Record Status: Open

Record Status Date:

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
8/25/2005	1st Inspection	Unable to Verify	

Record ID: [0506504](#)

Address: 1315 31ST AVE

APN: 025 069001000

Unit #:

Description: VACANT LOT NEXT TO ABOVE ADDRESS. LOT USED AS A PARKING LOT AND AHOMELESS CAMPING GROUND.

Date Opened: 11/16/2005

Record Status: Violation Verified

Record Status Date: 11/17/2005

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
11/17/2005	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
9/29/2006	1st Inspection	Unable to Verify	Auto scheduled from 62 result on 11/17/05

Record ID: [0606991](#)

Address: 1305 31ST AVE

APN: 025 069000400

Unit #:

Description: INOPERABLE VEHICLES,TRASH, DEBRIS AND OIL CONTAINERS

Date Opened: 10/10/2006

Record Status: Abated

Record Status Date: 2/28/2007

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
10/11/2006	1st Inspection	No Entry	Scheduled inspection voided by result code 81 on 02/15/07
11/14/2006	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
12/11/2006	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp requested from insp result 93 on 11/14/06
12/28/2006	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	NO PROGRESS
1/18/2007	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	SITE IS CLEAN
1/19/2007	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	PROGRESS MADE
1/31/2007	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	SITE IS CLEANED/CAR IS TAGGED FOR TOW
2/15/2007	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	
2/15/2007	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Reinsp requested from insp result 95 on 01/19/07
2/28/2007	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	ABATED
2/28/2007	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	ABATED
3/21/2007	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	SITE IS SEC
3/21/2007	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	

Record ID: [0807401](#)

Address: 1301 31ST AVE**APN: 025 069000500****Unit #:****Description: TRASH, DEBRIS, OVERGROWTH**

Date Opened: 10/17/2008

Record Status: Abated

Record Status Date: 11/5/2008

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
10/17/2008	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	VERIFIED
11/5/2008	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	ABATED

Record ID: [1401511](#)**Address: 1301 31ST AVE****APN: 025 069000500****Unit #:****Description: LARGE STRUCTURES BUILT AT PROPERTY, NOT STRAPPED DOWN OR STABLE**

Date Opened: 4/9/2014

Record Status: Abated

Record Status Date: 4/23/2014

Job Value:

Inspection Date	Inspection Type	Status / Result	Result Comments
	1st Inspection	Scheduled	

Record ID: [1402153](#)**Address: 1305 31ST AVE****APN: 025 069001100****Unit #:****Description: Vacant lot, trash & debris, construction debris, vector issues**

Date Opened: 6/4/2014

Record Status: Abated

Record Status Date: 10/6/2014

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
8/15/2014	1st Inspection	Violation Verified	08/15/2014 : RSchimm - Onsite inspection, Verified violation, photos taken, preparing NOV for supervisor approval.
10/6/2014	Follow-up Inspection	Abated	10/06/2014 : RSchimm - On site inspection, photos taken, case abated.

Record ID: [1403536](#)**Address: 1315 31st AVE****APN: 025 069001000****Unit #:****Description: Pallets, construction materials blocking the sidewalk**

Date Opened: 9/30/2014

Record Status: Notice of Violation Sent

Record Status Date: 10/8/2014

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
10/1/2014	1st Inspection	Violation Verified	Verified discarded furniture, pallets, appliances and open storage on the sidewalk.
11/7/2014	Follow-up Inspection	Partially Abated	Most of the Material stored on the sidewalk has been removed. Tenant says he will notify the owner that the remaining items must also be removed. One photo
	1st Inspection	Scheduled	

Record ID: [1403619](#)**Address: 1315 31ST AVE****APN: 025 069001000****Unit #:****Description: Constructing house/structure without permits.**

Date Opened: 10/7/2014

Record Status: Non-Actionable

Record Status Date: 10/8/2014

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
10/8/2014	1st Inspection	No Violations	10/08/2014 : RSchimm - On site inspection, structure was removed before inspection. No violations.

Record ID: [1604340](#)**Address: 1305 31ST AVE****APN: 025 069001100****Unit #:****Description: There are a ton of garbage piling up on the property on 1305 31st Ave. Also, a lot of items are left on the sidewalk near the property. Some of trash was hazardous. This property is a storage but the owner turned it to become trash recycle site. the yard became a trash collection site and the main building was remodel for residential. The change causes our neighborhood looks very bad and creates health issue.**

Date Opened: 11/13/2016

Record Status: Notice of Violation Sent

Record Status Date: 11/21/2016

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
11/17/2016	1st Inspection	Violation Verified	

Record ID: [1604341](#)**Address: 1305 31ST AVE****APN: 025 069000400****Unit #:****Description: Illegal interior building structure.**

Date Opened: 11/14/2016

Record Status: Pending Investigation

Record Status Date: 11/14/2016

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
11/17/2016	1st Inspection	Unable to Verify	

Record ID: [1604534](#)**Address: 1315 31ST AVE****APN: 025 069001000****Unit #:****Description:** [REDACTED]

Date Opened: 12/3/2016

Record Status: Violation Verified

Record Status Date: 12/3/2016

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Record ID: [9804796](#)**Address: 1301 31ST AVE****APN: 025 069000500****Unit #:****Description: VACANT LOT: OVERGROWTH; DRY; BLIGHT; DUMPING ALL KINDS OF JUNK**

Date Opened: 6/15/1998

Record Status: Closed

Record Status Date: 8/12/1998

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
7/24/1998	1st Inspection	Unable to Verify	

Record ID: [9805947](#)**Address: 1305 31ST AVE****APN: 025 069000400****Unit #:****Description: TALL WEEDS -T AND D**

Date Opened: 7/27/1998

Record Status: Open

Record Status Date:

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
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Record ID: [B8800144](#)**Address: 1305 31ST AVE****APN: 025 069000400****Unit #:****Description: FIRE DAMAGE**

Date Opened: 1/15/1988

Record Status: Expired

Record Status Date: 3/3/1992

Job Value: \$1,000.00

Inspection Date	Inspection Type	Status / Result	Result Comments
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Record ID: [B8901662](#)**Address: 1305 31ST AVE****APN: 025 069000400****Unit #:****Description: DEMOLISH HOUSE FOR NEW STORAGE ON SEPARATE PERMIT**

Date Opened: 4/21/1989

Record Status: Expired

Record Status Date: 11/18/1991

Job Value: \$1.00

Inspection Date	Inspection Type	Status / Result	Result Comments
4/27/1989	Frame	No Status	
4/27/1989	Frame	No Status	

Record ID: [CGS030207](#)**Address: 1301 31ST AVE****APN: 025 069000500****Unit #:****Description: (E)D/W WIDENING TO 19'**

Date Opened: 6/13/2003

Record Status: Withdraw

Record Status Date: 8/12/2003

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
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Record ID: [E9001225](#)**Address: 1309 31ST AVE****APN:****Unit #:****Description: INSTALL NEW SERVICE FOR WAREHOUSE**

Date Opened: 4/13/1990

Record Status: Expired

Record Status Date: 6/23/1992

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
10/9/1990	MISCELLANEOUS 00N	NO PROGRESS	
10/9/1990	MISCELLANEOUS 00N	CORRECTION NOTICE	
6/5/1991	MISCELLANEOUS 00N	EXPIRED	

Record ID: [RB1602013](#)**Address: 1301 31ST AVE****APN: 025 069000500****Unit #:****Description: Seismic strengthening of SFD under-floor area to reduce risk of damage per Plan Set A.**

Date Opened: 5/3/2016

Record Status: Final

Record Status Date: 7/22/2016

Job Value: \$3,000.00

Inspection Date	Inspection Type	Status / Result	Result Comments
7/21/2016	Foundation	Pass	Date: 7/21/2016 Blocking for plywood and UFPs OK to install
7/22/2016	Final Building	Pass	Date: 7/22/2016 Final ok.

Record ID: [ZC060673](#)

Address: 1313 31ST AVE

APN: 025 069001000

Unit #:

Description: Change in ownership of legal non-conforming tire and brake service - Paper zoning clearance issued on 10/28/94 when site was zoned M-40

Date Opened: 3/3/2006

Record Status: Approved

Record Status Date: 3/3/2006

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
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Record ID: [ZP070111](#)

Address: 1305 31ST AVE

APN: 025 069000400

Unit #:

Description: Zoning Preapplication, proposal to place auto window glass etc. under tent on vacant lot, expanding nearby rental window glass business; ask GP allowing in R-30, w/ or w/o CUP trans

Date Opened: 8/29/2007

Record Status: TBD

Record Status Date:

Job Value: \$0.00

Inspection Date	Inspection Type	Status / Result	Result Comments
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<https://aca.accela.com/oakland>



Address History with Comments Log

STREET_NBR = 1305, 1307, 1309, 1311, 1313, 1315, 1301, 1303
 STREET_NAME : Begins With 31ST
 STREET_TYPE = AVE
 RECORD_TYPE_TYPE <> Lien
 DATE_OPENED >= 1/1/1987
 DATE_OPENED <= 12/31/2020

Record ID: [0108010](#)

Address: 1301 31ST AVE

APN:

Unit #:

Description: TWO DOOR DOWN FROM 1301 35TH AVE: OLD TIRES

Date Opened: 9/19/2001

Record Status: Abated

Record Status Date: 10/16/2001

Job Value: \$0.00

License #:

COMMENT DATE	COMMENTS
9/19/2001	TWO DOOR DOWN FROM 1301 35TH AVE: OLD TIRES

Record ID: [0404779](#)

Address: 1305 31ST AVE

APN: 025 069000400

Unit #:

Description: EMPTY LOT BEING USED AS A PARKING LOT & JUNK YARD. OLD TIRES, RODENTS, ETC. LOT 2 DOOR DOWN FORM 1313

Date Opened: 9/7/2004

Record Status: Closed

Record Status Date: 5/25/2012

Job Value: \$0.00

License #:

COMMENT DATE	COMMENTS
9/7/2004	EMPTY LOT BEING USED AS A PARKING LOT & JUNK YARD. OLD TIRES, RODENTS, ETC. LOT 2 DOOR DOWN FORM 1313
1/21/2014	Billing appeal submitted by owner and includes fees due under complain t #0606991, tracking #28 >>> 01/17/2014 12:09:50 HIGHS#M POSPORT01

Record ID: [0504418](#)**Address: 1305 31ST AVE****APN: 025 069000400****Unit #:****Description: VACANT LOT IS FULL OF INOPERABLE VEHICLES, TRASH AND DEBRIS**

Date Opened: 8/10/2005

Record Status: Closed

Record Status Date: 8/22/2005

Job Value: \$0.00

License #:

COMMENT DATE	COMMENTS
8/10/2005	VACANT LOT IS FULL OF INOPERABLE VEHICLES, TRASH AND DEBRIS

Record ID: [0504799](#)**Address: 1313 31ST AVE****APN:****Unit #:****Description: VACANT LOT NEXT TO 1313 31ST AVENUE HAS OVERGROWN VEGETATION/TRANSIENTS ARE LIVING ON THE PROPERTY**

Date Opened: 8/24/2005

Record Status: Open

Record Status Date:

Job Value: \$0.00

License #:

COMMENT DATE	COMMENTS
8/24/2005	VACANT LOT NEXT TO 1313 31ST AVENUE HAS OVERGROWN VEGETATION/TRANSIENT S ARE LIVING ON THE PROPERTY

Record ID: [0506504](#)**Address: 1315 31ST AVE****APN: 025 069001000****Unit #:****Description: VACANT LOT NEXT TO ABOVE ADDRESS. LOT USED AS A PARKING LOT AND AHOMELESS CAMPING GROUND.**

Date Opened: 11/16/2005

Record Status: Violation Verified

Record Status Date: 11/17/2005

Job Value: \$0.00

License #:

COMMENT DATE	COMMENTS
11/16/2005	VACANT LOT NEXT TO ABOVE ADDRESS. LOT USED AS A PARKING LOT AND A HOMELESS CAMPING GROUND.
1/21/2014	1305 1315 31ST & 3073 INTERNATIONAL BLVD ALL OWNED BY SAME OWNER NG, CHOR N MAIL: [REDACTED] 9 >>> 09/08/2006 15:44:56 FLORE#M 0207 1313 31ST DOES NOT EXIST >>> 09/08/2006 15:45:24 FLORE#M 0207

Record ID: [0606991](#)**Address: 1305 31ST AVE****APN: 025 069000400**

Unit #:**Description: INOPERABLE VEHICLES, TRASH, DEBRIS AND OIL CONTAINERS**

Date Opened: 10/10/2006

Record Status: Abated

Record Status Date: 2/28/2007

Job Value: \$0.00

License #:

COMMENT DATE	COMMENTS
10/10/2006	INOPERABLE VEHICLES, TRASH, DEBRIS AND OIL CONTAINERS
2/13/2007	INVOICE COMMENT FOR INVOICE # I0054208: DOC/TECH/RECD CALCULATED INCORRECT/TRACI
2/14/2007	INVOICE COMMENT FOR INVOICE # I0054262: W/DOC #2007052740 @ \$15,000.00
3/30/2007	INVOICE COMMENT FOR INVOICE # I0055089: W/DOC #2007052740 @ \$15,000.00
1/21/2014	[COMPLAINT VERIFIED ON 11/14/06 @ 12:14 ADDRESS CORRECTION FROM 1301* 31ST AVE TO 1305 31ST AVE, (NO RATS FOUND ON INITIAL INSPECTION).]NOTICE TO ABATE HAND WRITTEN NOTICE SENT ON 11/20/06. FIRST RE-INSPECTION ON 12/11/06 STILL FOUND A INOPERABLE CAR, TRASH AND DEBRIS @ 13:20. SPOKE TO CHORNORSIUNG @ [REDACTED] OWNER THAT THERE NEEDS TO BE A CLEANUP DONE. A FEE CHARGE WOULD RESAULT FROM THIS INSPECTION. I TOLD HER TO CALL ME IF SHE HAD ANY FURTHER QUESTIONS OR NEEDS NUMBERS FOR ASSISTANCE. >>> 12/14/2006 09:45:19 MARTI#E 0048 12/28/06 no change found, Fee charge and start clean-up package. >>> 12/28/2006 15:48:47 MARTI#E 0006 Bid awarded to Arthur Young Debris Removal on 1-2-07. I typed the Notice To Proceed/Contract today, placed necessary documents in the Clean Up file envelope and submitted to Antoinette for signature approval. >>> 01/04/2007 11:49:16 DUNAW#C 0409 01/18/07 - visited site, verified site was cleaned. RLW >>> 01/19/2007 08:54:28 WALKER#R 0450 1/19/07 site still contains a >>> 01/19/2007 17:24:56 MARTI#E 0217 1/19/07 site still contains a disable vehicle, and oil cans. >>> 01/19/2007 17:25:42 MARTI#E 0217 01/31/07 - visited site, verified site was cleaned. car is tagged ready for tow. RLW >>> 01/31/2007 14:00:19 WALKER#R 0504 VISITED SITE TOOK PICTURES MF X3465 GATE IS LOCKED, POLICE WILL BE UNABLE TO TOW THE CAR THAT IS ON THE LOT. >>> 02/15/2007 16:20:50 FLORE#M 0132 Spoke to Kai Ng, owners son, gave him 10 days 2/28/07 to remove car and oil drums to avoid any other fee charge. >>> 02/15/2007 18:06:39 MARTI#E 0065 Kai Ng number 301-0273 >>> 02/15/2007 18:09:48 MARTI#E 0065 Abatement verified on 2/28/07 >>> 02/28/2007 18:04:38 MARTI#E 0135 03/21/07 visited site, site has new over growth, took photos site is secure. RLW >>> 03/21/2007 15:09:55 WALKER#R 0017 Blight Abatement job completed by contractor and approved by inspector Forwarded Notice to Proceed to admin staff for invoicing and pay't. >>> 03/29/2007 17:41:51 HOLLO#A 0392 Billing appeal tracking #28, see F24 on complaint 0404779 >>> 01/17/2014 12:10:19 HIGHS#M POSPORT01
1/21/2014	[Prospective lien recorded on 02/05/07-2007052740- a copy given to Code Accounting for fee charging >>> 02/06/2007 14:59:07 LOVET#K 0033

Record ID: [0807401](#)**Address: 1301 31ST AVE****APN: 025 069000500****Unit #:****Description: TRASH, DEBRIS, OVERGROWTH**

Date Opened: 10/17/2008

Record Status: Abated

Record Status Date: 11/5/2008

Job Value: \$0.00

License #:

COMMENT DATE	COMMENTS
10/17/2008	TRASH, DEBRIS, OVERGROWTH
1/21/2014	10/16/08; verified complaint, took pictures. 10/17/08 sent ONTAB. Next inspection 11/5/08. HP >>> 10/17/2008 15:29:47 PHAM#H 0490 11/5/08; visited site, it was clean, complaint abated. HP >>> 11/05/2008 15:23:25 PHAM#H 0154

Record ID: [1401511](#)**Address: 1301 31ST AVE****APN: 025 069000500****Unit #:****Description: LARGE STRUCTURES BUILT AT PROPERTY, NOT STRAPPED DOWN OR STABLE**

Date Opened: 4/9/2014
 Record Status: Abated
 Record Status Date: 4/23/2014
 Job Value:
 License #:

COMMENT DATE	COMMENTS
4/23/2014	4/23/14 Property is clean and secured. Case abated

Record ID: [1402153](#)

Address: 1305 31ST AVE

APN: 025 069001100

Unit #:

Description: Vacant lot, trash & debris, construction debris, vector issues

Date Opened: 6/4/2014
 Record Status: Abated
 Record Status Date: 10/6/2014
 Job Value: \$0.00

License #:

COMMENT DATE	COMMENTS
8/14/2014	Courtesy notice sent reg mail on 6/5/14 - deadline is 6/26/14.
8/14/2014	No response to courtesy notice from property owner - Escalating the case. Rec'd another report of violation still existing (8/1/14)
8/15/2014	08/15/2014 : RSchimm - Onsite inspection, Verified violation, photos taken, preparing NOV for supervisor approval.
9/3/2014	By RTegan: Notice of Violation mailed 8/18/14 certified & regular (7009-1680-0001-1983-0397)
9/17/2014	09/07/2014 : RSchimm - Property owner's daughter called to request additional time. She said the fence has been painted over and graffiti is gone but needs additional 2 weeks for removal of all trash at lot. Re-inspection rescheduled due to partially abated.
10/2/2014	10/02/2014 : RSchimm - Received a call from a neighbor stating the debris from the lot is now on the sidewalk and making it hard for people to walk by. Received several complaints from the same person, [REDACTED], who wants to stay anonymous. I contacted the owner's daughter last week to discuss the debris and she was out of town. Advised owner of October 10th deadline to resolve blight issue again.
10/6/2014	10/06/2014 : RSchimm - On site inspection, photos taken, case abated.

Record ID: [1403536](#)

Address: 1315 31st AVE

APN: 025 069001000

Unit #:

Description: Pallets, construction materials blocking the sidewalk

Date Opened: 9/30/2014
 Record Status: Notice of Violation Sent
 Record Status Date: 10/8/2014
 Job Value: \$0.00

License #:

COMMENT DATE	COMMENTS
10/7/2014	10/01/14 Verified discarded furniture, pallets, appliances and open storage on the sidewalk.
10/7/2014	10/07/14 Forwarded Notice of violation to admin staff for mailing.
10/8/2014	Ownership checked; NOV sent reg & cert w/ appeal form & brochures on 10/8/14, cert mailing # is 3988 6135
10/14/2014	CERT MAIL RETURNED AS "RETURN TO SENDER / UNCLAIMED / UNABLE TO FORWARD"
1/22/2015	11/07/14 Most of the Material stored on the sidewalk has been removed. Tenant says he will notify the owner that the remaining items must also be removed. One photo

Record ID: [1403619](#)**Address: 1315 31ST AVE****APN: 025 069001000****Unit #:****Description: Constructing house/structure without permits.**

Date Opened: 10/7/2014

Record Status: Non-Actionable

Record Status Date: 10/8/2014

Job Value: \$0.00

License #:

COMMENT DATE	COMMENTS
10/8/2014	10/08/2014 : RSchimm - On site inspection, structure was removed before inspection. No violations.

Record ID: [1604340](#)**Address: 1305 31ST AVE****APN: 025 069001100****Unit #:****Description: There are a ton of garbage piling up on the property on 1305 31st Ave. Also, a lot of items are left on the sidewalk near the property. Some of trash was hazardous. This property is a storage but the owner turned it to become trash recycle site. the yard became a trash collection site and the main building was remodel for residential. The change causes our neighborhood looks very bad and creates health issue.**

Date Opened: 11/13/2016

Record Status: Notice of Violation Sent

Record Status Date: 11/21/2016

Job Value: \$0.00

License #:

COMMENT DATE	COMMENTS
11/18/2016	11/17/16 : several recycling items and inoperative vehicles in the front yard and on the sidewalk
11/21/2016	11/21/16 : notice was submitted for mailing
11/21/2016	Ownership verified through County Assessor, NOV mailed reg & cert with appeal form and brochures on 11/21/16 .cert #7016034000293513 Re-inspection Deadline: 1/16/17

Record ID: [1604341](#)**Address: 1305 31ST AVE****APN: 025 069000400****Unit #:****Description: Illegal interior building structure.**

Date Opened: 11/14/2016

Record Status: Pending Investigation

Record Status Date: 11/14/2016

Job Value: \$0.00

License #:

COMMENT DATE	COMMENTS
11/18/2016	11/18/16 : complainant needs to provide access , cannot see if there is an illegal building from the sidewalk (property has a chain link fence in the front)

Record ID: [1604534](#)**Address: 1315 31ST AVE**

APN: 025 069001000**Unit #:****Description:** [REDACTED]

Date Opened: 12/3/2016

Record Status: Violation Verified

Record Status Date: 12/3/2016

Job Value: \$0.00

License #:

COMMENT DATE

COMMENTS

Record ID: [9804796](#)**Address: 1301 31ST AVE****APN: 025 069000500****Unit #:****Description: VACANT LOT: OVERGROWTH; DRY; BLIGHT; DUMPING ALL KINDS OF JUNK**

Date Opened: 6/15/1998

Record Status: Closed

Record Status Date: 8/12/1998

Job Value: \$0.00

License #:

COMMENT DATE

COMMENTS

6/15/1998

VACANT LOT: OVERGROWTH; DRY; BLIGHT; DUMPING ALL KINDS OF JUNK

Record ID: [9805947](#)**Address: 1305 31ST AVE****APN: 025 069000400****Unit #:****Description: TALL WEEDS -T AND D**

Date Opened: 7/27/1998

Record Status: Open

Record Status Date:

Job Value: \$0.00

License #:

COMMENT DATE

COMMENTS

7/27/1998

TALL WEEDS -T AND D

Record ID: [B8800144](#)**Address: 1305 31ST AVE****APN: 025 069000400****Unit #:****Description: FIRE DAMAGE**

Date Opened: 1/15/1988

Record Status: Expired

Record Status Date: 3/3/1992

Job Value: \$1,000.00

License #:

COMMENT DATE

COMMENTS

Record ID: [B8901662](#)

Address: 1305 31ST AVE

APN: 025 069000400

Unit #:

Description: DEMOLISH HOUSE FOR NEW STORAGE ON SEPARATE PERMIT

Date Opened: 4/21/1989

Record Status: Expired

Record Status Date: 11/18/1991

Job Value: \$1.00

License #: 556960

COMMENT DATE

COMMENTS

Record ID: [CGS030207](#)

Address: 1301 31ST AVE

APN: 025 069000500

Unit #:

Description: (E)D/W WIDENING TO 19'

Date Opened: 6/13/2003

Record Status: Withdraw

Record Status Date: 8/12/2003

Job Value: \$0.00

License #:

COMMENT DATE

COMMENTS

Record ID: [E9001225](#)

Address: 1309 31ST AVE

APN:

Unit #:

Description: INSTALL NEW SERVICE FOR WAREHOUSE

Date Opened: 4/13/1990

Record Status: Expired

Record Status Date: 6/23/1992

Job Value: \$0.00

License #: 556960

COMMENT DATE

COMMENTS

Record ID: [RB1602013](#)

Address: 1301 31ST AVE

APN: 025 069000500

Unit #:

Description: Seismic strengthening of SFD under-floor area to reduce risk of damage per Plan Set A.

Date Opened: 5/3/2016
 Record Status: Final
 Record Status Date: 7/22/2016
 Job Value: \$3,000.00
 License #: 844179

COMMENT DATE	COMMENTS
5/3/2016	Applicant declined the \$250 permit fee.

Record ID: ZC060673

Address: 1313 31ST AVE

APN: 025 069001000

Unit #:

Description: Change in ownership of legal non-conforming tire and brake service - Paper zoning clearance issued on 10/28/94 when site was zoned M-40

Date Opened: 3/3/2006
 Record Status: Approved
 Record Status Date: 3/3/2006
 Job Value: \$0.00
 License #:

COMMENT DATE	COMMENTS
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Record ID: ZP070111

Address: 1305 31ST AVE

APN: 025 069000400

Unit #:

Description: Zoning Preapplication, proposal to place auto window glass etc. under tent on vacant lot, expanding neary rental window glass business; ask GP allowing in R-30, w/ or w/o CUP trans

Date Opened: 8/29/2007
 Record Status: TBD
 Record Status Date:
 Job Value: \$0.00
 License #:

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



CITY OF OAKLAND

CODE COMPLIANCE
150 Frank H. Ogawa Plz., 2nd Fl.
Oakland, CA 94612
(510) 238-3381

OFFICE OF PLANNING AND BUILDING
BLIGHT ABATEMENT
NOTICE TO PROCEED

C O P Y

PROPERTY

ADDRESS 1305 - 31st Avenue
PARCEL 025-0690-011-00

COMPLAINT 0606991 INSP/DIST CO-INSP/GM;cd
CONTRACT NUMBER 06167 PERMIT _____

CONTRACT CLEAN LOT DEMOLITION
WORK CLEAN PREMISES SURVEY HAZ MATL
 PAINT PREMISES REMOVE HAZ MATL
 SECURE PREMISES OTHER _____

START WORK BY 1-5-07 DURATION Five (5) DAYS
FUND 35447 - 45716 PROJECT _____

CONTRACTOR Arthur Young Debris Removal
ADDRESS 751 - 105th Avenue
CITY/STATE Oakland, CA 94603
TELEPHONE (510) 568-9465

PROPERTY OWNER Ng Chor N
ADDRESS _____
CITY/STATE _____
TELEPHONE _____

GENERAL CONDITIONS

- o AUTHORIZED WORK SHALL BE PERFORMED STRICTLY IN ACCORDANCE WITH THE TERMS AND CONDITIONS SPECIFIED IN THE BID DOCUMENTS AND PERFORMANCE AGREEMENT AND NOTICE TO PROCEED.
- o AUTHORIZED WORK SHALL COMMENCE ON OR BEFORE THE DATE SPECIFIED HEREIN AND SHALL BE COMPLETED SATISFACTORILY WITHIN THE DURATION OF CALENDAR DAYS SPECIFIED HEREIN.
- o CONTRACTOR SHALL IMMEDIATELY NOTIFY OPB OF CHANGES WHICH MAY INCREASE OR DECREASE THE SCOPE OF AUTHORIZED WORK OR CONDITIONS WHICH MAY EFFECT THE PROSECUTION OF THE WORK. EXTRA WORK SHALL NOT BE PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY CHANGE ORDER.

SPECIAL CONDITIONS

CODICIL DISPOSAL RECEIPTS INSURANCE LIMITS LIQUIDATED DAMAGES LICENSE 629699
 EXIGENT ISSUANCE PREVAILING WAGE SURETY / GUARANTEE OTHER _____

BASE BID \$ _____
ALTERNATE NO. \$ _____

DELAY WEATHER DIRECTED RE - WORK CHANGE ORDER
 OTHER _____

CONTRACT TOTAL \$ 3,811.00
CHANGE ORDER \$ _____
AMENDED TOTAL \$ _____
AMENDED TOTAL \$ _____

WORK CERTIFIED COMPLETE

Malls 3-21-07
INSPECTOR SIGNATURE DATE
NOTICE TO PROCEED ISSUED
Christine Rowell 1-4-07
SUPERVISING INSPECTOR SIGNATURE DATE

NOTICE TO PROCEED RECEIVED

Arthur Young 1-4-07
CONTRACTOR SIGNATURE DATE
354-47.F (06/04)

AL
3/29/07



OFFICE OF PLANNING AND BUILDING
BLIGHT ABATEMENT
PERFORMANCE AGREEMENT

CODE COMPLIANCE
 250 Frank H. Ogawa
 Plaza, 2nd Floor
 Oakland, CA 94612
 (510) 238-3381

PROPERTY
 ADDRESS 1305 - 31st Avenue COMPLAINT 0606991 INSP/DIST CO-INSP/GM:cd

WORK { } CLEAN LOT { } DEMOLITION PARCEL 025-0690-011-00
 { X } CLEAN PREMISES { } SURVEY HAZ MATL
 { } PAINT PREMISES { } REMOVE HAZ MATL CONTRACTOR Arthur Young Debris Removal
 { } SECURE PREMISES { } OTHER
 LICENSE 629699 CONTRACT 06167

THIS AGREEMENT IS MADE BETWEEN THE CONTRACTOR AND THE CITY OF OAKLAND, OFFICE OF PLANNING AND BUILDING (OPB), FOR AND IN CONSIDERATION OF THE PURPOSES SPECIFIED HEREIN.

IN WITNESS WHEREOF, THE CONTRACTOR AND THE CITY HAVE DULY EXECUTED THIS AGREEMENT AND ARE MUTUALLY BOUND BY THE TERMS AND CONDITIONS SPECIFIED HEREIN.

CONTRACTOR

CITY OF OAKLAND

by

by

Arthur Young
 PRINT NAME

ANTOINETTE RENWICK
 INSPECTION SERVICES MANAGER

Arthur Young
 SIGNATURE

1-4-07
 DATE

Antoinette Renwick
 SIGNATURE

1-4-07
 DATE

1. STATEMENT OF WORK

CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MOTOR VEHICLES, SAFETY EQUIPMENT, MATERIALS, MACHINERY, TOOLS, APPARATUS, TESTING AND DISPOSAL FACILITIES, AND OTHER MEANS OF CONSTRUCTION TO COMPLETE THE WORK SAFELY AS SPECIFIED IN THE BID DOCUMENTS, AND WITHIN THE DATES AND DURATIONS AND FOR THE AMOUNTS SPECIFIED IN THE NOTICE TO PROCEED.

2. AGENCY

CONTRACTOR IS NOT AN AGENT OR EMPLOYEE OF THE CITY AND IS SOLELY RESPONSIBLE FOR THE SAFE PERFORMANCE OF ALL WORK SPECIFIED HEREIN, FOR CONTRACTOR'S OWN ACTS, AND FOR THE ACTS OF CONTRACTOR'S EMPLOYEES, SUBORDINATES, AND SUBCONTRACTORS. CONTRACTOR HAS NO AUTHORITY TO BIND THE CITY IN ANY MEANS TO ANY OBLIGATION.

3. SUBCONTRACTORS

CONTRACTOR SHALL NOT USE OR EMPLOY OR CONTRACT WITH ANY SUBCONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM OPB. CONTRACTOR SHALL INCLUDE PROVISIONS SIMILAR TO THOSE SPECIFIED IN THIS AGREEMENT IN ALL SUBCONTRACTS.

4. SURETY

CONTRACTOR SHALL PROVIDE APPROVED SECURITIES GUARANTEEING PERFORMANCE OF THE WORK AND WARRANTING PAYMENT OF LABOR AND MATERIALS AS SPECIFIED IN THE BID DOCUMENTS.

OFFICE OF PLANNING AND BUILDING

BLIGHT ABATEMENT

PERFORMANCE AGREEMENT

5. FEES, TAXES, PERMITS, SECURITIES, AND LICENSES

CONTRACTOR SHALL INCUR THE COSTS OF AND MAINTAIN CURRENT ALL FEES, TAXES, PERMITS, SECURITIES, AND LICENSES REQUIRED BY FEDERAL, STATE, REGIONAL, AND CITY REGULATIONS, INCLUDING BUT NOT LIMITED TO CITY BUSINESS TAX AND STATE CONTRACTORS LICENSE.

6. NON-ASSIGNMENT

CONTRACTOR SHALL NOT SELL OR ASSIGN THIS AGREEMENT OR SUBLET ANY RIGHT HEREIN WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CITY. IN THE EVENT OF THE DEATH OR INCAPACITATION OF THE CONTRACTOR TO PERFORM UNDER THIS AGREEMENT, NO RIGHTS SHALL ACCRUE TO ANY HEIRS, SUCCESSORS, ADMINISTRATORS, EXECUTORS, ASSIGNS OR ANY OTHER PERSON.

7. COMPENSATION

CONTRACTOR WILL BE REIMBURSED FOR THE AMOUNTS SPECIFIED IN THE NOTICE TO PROCEED FOR WORK SATISFACTORILY COMPLETED UPON RECEIPT BY OPB OF AN ITEMIZED INVOICE WITH SUBSTANTIATING DOCUMENTATION, INCLUDING BUT NOT LIMITED TO CERTIFICATIONS FOR MATERIALS AND TESTING, TO EMPLOYEE PAYROLL AND SUPPLIER DISBURSEMENTS, TO RECEIPTS FOR DISPOSAL, PERMITS, AND LICENSES, TO PHOTOGRAPHIC RECORDS, AND TO HAZARDOUS MATERIAL MANIFESTS.

OPB MAY AT ITS OPTION REJECT OR RETAIN AMOUNTS INVOICED FOR WHICH CHANGE ORDERS WERE NOT APPROVED (INCREASE/DECREASE IN SCOPE OF WORK) OR RETAIN AMOUNTS FOR COMPLETION BY OTHERS OF UNSATISFACTORY WORK OR FOR CLEANING OR REMOVAL OR REPAIR OR REPLACEMENT BY OTHERS OF DAMAGED WORK OR DAMAGED PRIVATE PROPERTY OR PUBLIC INFRASTRUCTURE.

8. INDEMNIFICATION

CONTRACTOR SHALL SAVE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF OAKLAND, ITS COUNCILMEMBERS, DIRECTORS, OFFICERS, EMPLOYEES, AGENTS, AND VOLUNTEERS FROM ANY AND ALL CLAIMS, LOSSES AND EXPENSES, INCLUDING ATTORNEYS' FEES, OF LIABILITY OR INJURY OR DAMAGES TO PERSONS OR PROPERTY RESULTING FROM THE NEGLIGENT PERFORMANCE OF THE WORK.

9. COMMENCEMENT AND COMPLETION

CONTRACTOR SHALL PROMPTLY COMMENCE THE WORK AND SHALL EXPEDITIOUSLY PROSECUTE THE WORK AND SHALL SATISFACTORILY COMPLETE THE WORK STRICTLY IN ACCORDANCE WITH THE DATES AND TIME DURATIONS SPECIFIED IN THE NOTICE TO PROCEED.

CONTRACTOR HAS INVESTIGATED THE WORK SITE AND DETERMINED THAT THE TIME DURATIONS SPECIFIED ARE REASONABLE AND SUFFICIENT TO COMPLETE THE WORK, INCLUDING BUT NOT LIMITED TO CONSIDERATION FOR HISTORIC WEATHER CONDITIONS AND UNUSUAL WORK SITE CONDITIONS.

BECAUSE ACTUAL DAMAGES SUSTAINED BY THE CITY SHOULD THE WORK NOT BE COMPLETED SATISFACTORILY WITHIN THE DURATIONS SPECIFIED ARE DIFFICULT AND IMPRACTICAL TO DETERMINE, CONTRACTOR SHALL COMPENSATE THE CITY WITH LIQUIDATED DAMAGES AS SPECIFIED IN THE BID DOCUMENTS.

10. INSPECTION

CONTRACTOR SHALL MAINTAIN UNIMPEDED AND SAFE ACCESS FOR INSPECTION OF THE WORK SITE AND PREMISES AT ALL TIMES DURING THE PROSECUTION OF AND AT THE COMPLETION OF THE WORK.

11. PRECEDENCE

CONTRACTOR SHALL ALSO COMPLY WITH THE CURRENT EDITION OF THE APWA "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND THE CITY'S MODIFICATIONS THERETO. WHERE A CONFLICT EXISTS, THE MORE SPECIFIC REQUIREMENT SHALL BE APPLICABLE.

OFFICE OF PLANNING AND BUILDING

BLIGHT ABATEMENT

PERFORMANCE AGREEMENT

12. CONFLICT OF INTEREST

CONTRACTOR SHALL HAVE NO FINANCIAL INTERESTS IN PROPERTIES OR PERSONAL OR FAMILIAL RELATIONSHIPS WITH PROPERTY OWNERS EFFECTED BY THE WORK.

CONTRACTOR SHALL NOT ENGAGE IN ACTIVITIES ASSOCIATED WITH NOR GIVE THE APPEARANCE OF BEING MOTIVATED BY A DESIRE FOR PRIVATE GAIN RELATED TO THE WORK PERFORMED.

CONTRACTOR SHALL NOT BID WORK, NOR SHALL CONTRACTOR PERFORM WORK, NOR SHALL CONTRACTOR RECEIVE COMPENSATION FOR WORK PERFORMED FOR SO LONG AS A RELATION BY BLOOD OR MARRIAGE WITHIN THE THIRD DEGREE EXISTS WITH THE MAYOR OR COUNCILMEMBERS OR CITY MANAGER OR DEPARTMENT HEADS OF THE CITY OF OAKLAND.

13. INSURANCE

CONTRACTOR SHALL MAINTAIN WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE COVERAGE IN ACCORDANCE WITH THE CALIFORNIA LABOR CODE (SECT 3700).

CONTRACTOR SHALL ALSO MAINTAIN GENERAL LIABILITY INSURANCE, INCLUDING COMPREHENSIVE BODILY INJURY AND PROPERTY DAMAGE, AUTOMOBILE AND PRODUCT LIABILITY, AND COMPLETE OPERATION COVERAGE, SPECIFICALLY INCLUDING CONTRACTUAL LIABILITY COVERING LIABILITY ASSUMED HEREUNDER, PROVIDING BODILY INJURY LIMITS OF NOT LESS THAN \$500,000 FOR EACH PERSON, AND NOT LESS THAN \$500,000 FOR EACH ACCIDENT OR OCCURRENCE, AND PROPERTY DAMAGE LIABILITY LIMITS OF NOT LESS THAN \$100,000 FOR EACH ACCIDENT OR OCCURRENCE FOR CLAIMS WHICH MAY OR DO ARISE FROM THE OPERATION OF CONTRACTOR OR ANY SUBCONTRACTOR IN THE PERFORMANCE OF THE WORK SPECIFIED HEREIN.

IN LIEU OF CONTRACTUAL LIABILITY FOR THE CITY, SAID COMPREHENSIVE BODILY INJURY AND PROPERTY DAMAGE LIABILITY INSURANCE POLICY OR POLICIES SHALL INCLUDE AS A NAMED ADDITIONAL INSURED THE CITY, ITS COUNCILMEMBERS, OFFICERS, DIRECTORS, EMPLOYEES, AND AGENTS. THE PREMIUMS FOR SUCH INSURANCE SHALL BE PAID BY THE CONTRACTOR. EACH POLICY OF INSURANCE SHALL CONTAIN A CLAUSE SUBSTANTIALLY IN THE FOLLOWING WORDS:

"IT IS HEREBY UNDERSTOOD AND AGREED THAT THIS POLICY MAY NOT BE CANCELED NOR THE AMOUNT OF THE COVERAGE THEREOF BE REDUCED UNTIL THIRTY (30) CALENDAR DAYS AFTER RECEIPT BY THE CITY OF OAKLAND, OFFICE OF PLANNING AND BUILDING, OF THE WRITTEN NOTICE OF SUCH CANCELLATION OR REDUCTION OF COVERAGE, AS EVIDENCED BY RECEIPT OF A REGISTERED LETTER."

14. AFFIRMATIVE ACTION AND MINORITY AND FEMALE OWNED BUSINESS ENTERPRISES (MBE/WBE)

CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE, AND CITY REGULATIONS FOR AFFIRMATIVE ACTION AND EQUAL EMPLOYMENT.

CONTRACTOR SHALL NOT DISCRIMINATE AGAINST ANY EMPLOYEE OR APPLICANT FOR EMPLOYMENT BECAUSE OF RACE, COLOR, RELIGIOUS CREED, GENDER, SEXUAL ORIENTATION, PHYSICAL HANDICAP, MEDICAL CONDITION, AGE, ANCESTRY, OR NATIONAL ORIGIN.

CONTRACTOR SHALL TAKE AFFIRMATIVE ACTION TO ENSURE THAT BOTH APPLICANTS FOR EMPLOYMENT ARE EMPLOYED AND THOSE EMPLOYED ARE TREATED WITHOUT REGARD TO SUCH DISCRIMINATORY PRACTICES. SUCH ACTION SHALL INCLUDE BUT NOT BE LIMITED TO EMPLOYMENT UPGRADING.

CONTRACTOR SHALL COMPLY WITH CURRENT FEDERAL, STATE, AND CITY REGULATIONS FOR MINORITY AND FEMALE OWNED BUSINESS ENTERPRISES AND SHALL USE ITS BEST EFFORTS TO OBTAIN THE MAXIMUM USE OF SUCH ENTERPRISES BASED IN THE CITY OF OAKLAND AND SUCH ENTERPRISES SHALL HAVE MAXIMUM PRACTICABLE OPPORTUNITY TO COMPETE FOR SUBCONTRACTED WORK.

OFFICE OF PLANNING AND BUILDING

BLIGHT ABATEMENT

PERFORMANCE AGREEMENT

15. WAGES

CONTRACTOR SHALL COMPLY WITH FEDERAL LABOR STANDARDS ACT (FLSA) REGULATIONS FOR EMPLOYEE RATES OF PER DIEM WAGES.

CONTRACTOR SHALL ALSO COMPLY WITH THE GENERAL PREVAILING RATES OF PER DIEM WAGES APPLICABLE IN ALAMEDA COUNTY (LABOR CODE SECT 1770) AS SPECIFIED IN THE BID DOCUMENTS.

16. CHANGES

CONTRACTOR SHALL IMMEDIATELY NOTIFY OPB OF CHANGES WHICH MAY INCREASE OR DECREASE THE SCOPE OF WORK OR OF CONDITIONS WHICH MAY EFFECT THE PROSECUTION OF THE WORK. EXTRA WORK SHALL NOT BE PERFORMED WITHOUT PRIOR WRITTEN APPROVAL BY CHANGE ORDER.

OPB MAY AT ITS OPTION INCREASE OR DECREASE THE SCOPE OF WORK SPECIFIED OR CANCEL THIS AGREEMENT OR TERMINATE THIS AGREEMENT IN WHOLE OR IN PART IMMEDIATELY FOR CAUSE, INCLUDING BUT NOT LIMITED TO FAILURE BY THE CONTRACTOR FOR ANY REASON TO FULFILL ANY OBLIGATION PROPERLY OR IN A TIMELY MANNER.

17. DAMAGES

CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND PRESERVATION OF THE WORK UNTIL FINAL ACCEPTANCE BY OPB.

CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COLLATERAL DAMAGE TO THE WORK SITE, THE PREMISES, SERVING UTILITIES, PROPERTIES COTERMINOUS TO THE WORK SITE, AND PUBLIC INFRASTRUCTURE DIRECTLY OR INDIRECTLY ATTRIBUTABLE TO CONTRACTOR'S ACTIONS OR LACK THEREOF IN PERFORMANCE OF THE WORK.

18. NUISANCE

CONTRACTOR SHALL AVOID, CONTROL, MITIGATE, AND ELIMINATE PUBLIC AND PRIVATE NUISANCES AT THE WORK SITE, INCLUDING BUT NOT LIMITED TO NOISE, FUGITIVE AIRBORNE PARTICULATES AND CONTAMINANTS, HOURS OF OPERATION, EMPLOYEE CONDUCT, CARE AND PRESERVATION OF ACCOUTREMENTS (FENCING, LANDSCAPING, ETC.), OPEN OF EXCAVATIONS, STORAGE OF MATERIALS AND EQUIPMENT, AND ACCUMULATION AND DISPOSAL OF DEBRIS AND HAZARDOUS WASTE.

19. TRAFFIC CONTROL

CONTRACTOR SHALL NOT CLOSE OR OBSTRUCT OR EXCAVATE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL BY OPB OF A TRAFFIC CONTROL PLAN AND ISSUANCE OF PERMITS.

CONTRACTOR SHALL MAINTAIN UNIMPEDED AND SAFE ACCESS AT ALL TIMES TO PRIVATE PROPERTIES AND SHALL PROSECUTE THE WORK WITH MINIMAL INTERFERENCE TO DRIVEWAYS, WALKWAYS, PASSAGEWAYS, ALLEYS, AND SIMILAR INGRESS/EGRESS FACILITIES.

20. SAFETY

CONTRACTOR SHALL COMPLY WITH CALIFORNIA DIVISION OF INDUSTRIAL SAFETY REGULATIONS AND WITH FEDERAL, STATE, AND LOCAL REGULATIONS FOR USE AND DISPOSAL OF HAZARDOUS MATERIALS.

CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL MEANS, INCLUDING BUT NOT LIMITED TO COMPETENT AND CONTINUOUS SUPERINTENDENCE, FLAGMEN, SECURITY PERSONNEL, SCREENS, SIGNAGE, FENCING, BARRICADES, AND SHORING, NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC AND THE CARE AND PRESERVATION OF PRIVATE PROPERTY AND THE PRECLUSION OF UNAUTHORIZED ACCESS DURING PROSECUTION OF THE WORK.

Community and Economic Development Agency
Code Compliance Division

HAAB-39
BID DEVELOPMENT REQUEST

CONTRACT CANCELED = \$226 FEE

Site Information

ADDRESS 1305 31st Ave DATE 12/29/06
PARCEL 025-0690-011 PTS No. 0606991
SUPERVISOR A. BORJON, FOR initials AB SDS 1 / 2 / 3 / 4 / 5 / 6
(circle one)
INSPECTOR Gene Martielli G.M. USE Residential / Commercial / vacant lot
Description _____

Site Conditions

PREMISES OCCUPIED Yes / No LOCKED GATE Yes / No GUARD DOG Yes / No
PROPERTY LINE SURVEY Yes / No BEAT HEALTH Yes / No VEHICLE TOW Yes / No
(required if not readily identifiable)

Bid Conditions

TENANT RELOCATION Yes / No FENCE & GATE Yes / No "H 7" BOARD UP Yes / No
FACADE TREATMENT Yes / No INSP WARRANT Yes / No OTHER _____
(lead paint analysis required)

Required Attachments

- a. recent photograph of site and blighting conditions.
- b. copy of Chronological Log notes AND/OR PTS F24 screen print-out
- c. copy of HAAB 39 or PTS 62 Notice AND/OR 504 screen print-out with "57" notice
- d. copy of Assessor's Map AND ownership either from TRW (CD ROM) or title company (fax)
- e. copy of certified mail "green card" and/or returned envelope AND/OR 504 screen print-out with cert. mail no.
- f. written description of work to be performed by Bidder, including special limitations or additions (g, h, i, j, k, etc.)
- g. copy of notice to BH (officer & PST names) for towing/ Warrant coordination, etc. (see Site Conditions above)
- h. copy of "Joan Curtis" public right-of-way map indicating setback from curb face (see Bid Conditions above)
- i. copy of Inspection Warrant (issued by judge) and 24 hour posting placard (see Site Conditions above)
- j. copy of Notice to PG&E requesting gas and electric utility termination (see Site Conditions above)
- k. City survey crew request and Work Order (Tom Sheets) (see Site Conditions above)
- l. copy of notice to CEDA - Relocation (see Bid Conditions above)
- m. copy of notice to PG&E - Relocation (see Site Conditions above)

BIDDER'S SCOPE OF WORK

Bid Packages must be received by staff no later than 4:00 p.m. Thursdays.

Bid Conditions

TENANT RELOCATION Yes No FENCE & GATE Yes No "H 7" INTERIOR CLEAN Yes No
FACADE TREATMENT Yes No INSP WARRANT Yes No TERMINATE UTILITIES Yes No

Work Requirements

- Contractor must submit disposal receipts with invoice for work completed.
- Contractor must stencil parcel number on curb face for vacant lots.
- Exterior cleaning of premises:

Front yard - Remove trash and debris from lot.

Rear yard - Remove 41' of fence from lot
- Replace 41' of fencing with 31' slatted fence.
- Replace 10' gate at cut out for driveway slatted.

Left sideyard - Clear trash and debris from abandoned car and remove from lot.

Right sideyard

Interior cleaning of premises ("H 7" specifications):
 Main building Accessory building Detached garage Other _____

Securing of premises:

No. exterior doors _____ No. garage doors _____ No. windows _____ No. other openings _____
Fencing 31 lin. ft. Setback from curb face _____ ft. Gate width 10 ft.



OFFICE OF PLANNING AND BUILDING

CODE COMPLIANCE
250 Frank H. Ogawa Plaza, 2nd Fl.
Oakland, CA 94612
(510) 238-3102

BLIGHT ABATEMENT
BID QUOTATION

O'Callaghan

PROPERTY

ADDRESS 1305 - 31st Avenue COMPLAINT 0606991 CONTROL NO. 070105-17
PARCEL 025-0690-011-00 LICENSE C12 C21 C33 C57 C61

WORK ISSUANCE CLEAN LOT DEMOLITION DURATION Five (5) CALENDAR DAYS EXIGENT
 CLEAN PREMISES SURVEY HAZ MATL
 PAINT PREMISES REMOVE HAZ MATL SPECIAL DISPOSAL RECEIPTS PERMITS
 SECURE PREMISES OTHER _____ CONDITIONS INSURANCE LIMITS SURETY
 LIQUIDATED DAMAGES PREVAIL WAGE
INSPECTOR Eugene Martinelli STATION CO-INSP/ GM; cd OTHER _____
(510) 238-2932

DESCRIPTION OF PARCEL

VACANT LOT VACANT BUILDING OCCUPIED PREMISES ACCESSORY BUILDING INOPERATIVE VEHICLE
 ABANDONED POOL / OPEN EXCAVATION INSPECTION WARRANT OTHER _____

DESCRIPTION OF WORK

Remove trash and debris from lot. Remove 41' of fence from lot.
FRONT YARD same as above REAR YARD Replace 41' of fencing with 31' slatted fence. Replace 10' gate at cut out for driveway. Slatted. Clear trash and debris from abandoned car and remove from lot.
LEFT SIDEYARD same as above RIGHT SIDEYARD same as above
PREMISES _____
ALTERNATE BID _____

UNIT BID NO. 1
DESCRIPTION _____
\$ _____ x _____ EACH = \$ _____

LUMP SUM BID NO. 1
DESCRIPTION EXTERIOR SITE + VEHICLE CLEAN
\$ 1750.-

UNIT BID NO. 2
DESCRIPTION REPLACE FENCING
\$ 35 x 31 EACH = \$ 1085.-

LUMP SUM BID NO. 2
DESCRIPTION _____
\$ _____

ALTERNATE BID
DESCRIPTION GATE AND SLATS
\$ 976.-

TOTAL BID
UNIT BID(S) + LUMP SUM BID(S) + ALTERNATE BID
\$ 3811.-
Lowest Bid

Arthur Young
Contractor's Signature



CITY OF OAKLAND

OFFICE OF PLANNING AND BUILDING

BLIGHT ABATEMENT

BIDDER'S AFFIDAVIT

CODE COMPLIANCE
250 Frank H. Ogawa Plaza, 2nd Fl.
Oakland, CA 94612
(510) 238-3102

(SIGNATURE ON THE BID QUOTATION SHALL CONSTITUTE ENDORSEMENTS OF EACH OF THE CERTIFICATIONS BELOW)

o CERTIFICATION OF NO PRIOR EXCLUSIONS (PUBLIC CONTRACT CODE SECT. 10162)

UNDER PENALTY OF PERJURY, THE BIDDER CERTIFIES THAT NEITHER HE OR SHE, NOR ANY OFFICER OF THE BIDDER, NOR ANY EMPLOYEE OF THE BIDDER WHO HAS A PROPRIETARY INTEREST IN THE BIDDER, HAS EVER BEEN DISQUALIFIED, REMOVED, OR OTHERWISE PREVENTED FROM BIDDING ON, OR COMPLETING A FEDERAL, STATE, OR LOCAL GOVERNMENT PROJECT BECAUSE OF A VIOLATION OF LAW OR SAFETY REGULATION.

o CERTIFICATION OF NO PRIOR SANCTIONS (PUBLIC CONTRACT CODE SECT. 10232)

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Handwritten initials 'Aly' over the word 'INITIALS'.



OFFICE OF PLANNING AND BUILDING

CODE COMPLIANCE
250 Frank H. Ogawa Plaza, 2nd Fl.
Oakland, CA 94612
(510) 238-3102

BLIGHT ABATEMENT
BID QUOTATION

PROPERTY

ADDRESS 1305 - 31st Avenue COMPLAINT 0606991 CONTROL NO. 070105-17

PARCEL 025-0690-011-00 LICENSE [] C12 [] C21 [] C33 [] C57 [] C61

WORK ISSUANCE [] CLEAN LOT [] DEMOLITION DURATION Five (5) CALENDAR DAYS [] EXIGENT
[X] CLEAN PREMISES [] SURVEY HAZ MATL
[] PAINT PREMISES [] REMOVE HAZ MATL SPECIAL [X] DISPOSAL RECEIPTS [] PERMITS
[] SECURE PREMISES [] OTHER CONDITIONS [] INSURANCE LIMITS [] SURETY
[] LIQUIDATED DAMAGES [] PREVAIL WAGE

INSPECTOR Eugene Martinelli STATION CO-INSP/ GM; cd [] OTHER
(510) 238-2932

DESCRIPTION OF PARCEL

[] VACANT LOT [X] VACANT BUILDING [] OCCUPIED PREMISES [] ACCESSORY BUILDING [] INOPERATIVE VEHICLE
[] ABANDONED POOL / OPEN EXCAVATION [] INSPECTION WARRANT [] OTHER

DESCRIPTION OF WORK

Remove trash and debris from lot.. Remove 41' of fence from lot.
FRONT YARD same as above REAR YARD Replace 41' of fencing with
31' slatted fence. Replace 10' gate at cut out for driveway. Slatted. Clear trash and
debris from abandoned car and remove from lot.
LEFT SIDEYARD same as above RIGHT SIDEYARD same as above

PREMISES
ALTERNATE BID

UNIT BID NO. 1
DESCRIPTION Fence
\$ x EACH = \$ 5,000.00

LUMP SUM BID NO. 1
DESCRIPTION Clean up
\$ 5,000.00

UNIT BID NO. 2
DESCRIPTION Gate
\$ x EACH = \$ 500.00

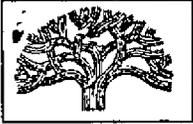
LUMP SUM BID NO. 2
DESCRIPTION
\$

ALTERNATE BID
DESCRIPTION

TOTAL BID
UNIT BID(S) + LUMP SUM BID(S) + ALTERNATE BID

\$
Contractor's Signature

\$ 10,500.00



OFFICE OF PLANNING AND BUILDING
BLIGHT ABATEMENT
BID QUOTATION

PROPERTY

ADDRESS 1305 - 31st Avenue COMPLAINT 0606991 CONTROL NO 070105-17

GENERAL CONDITIONS

- TOTAL BID AMOUNT SHALL BE FULL COMPENSATION FOR THE WORK SPECIFIED.
- BID QUOTATION SHALL BE EXECUTED BY AN AUTHORIZED REPRESENTATIVE OF THE CONTRACTOR.
- BID QUOTATIONS WILL BE RECEIVED BY OPB UNTIL 3:30 PM ON THE DAY OF BID OPENING.
- OPB MAY REJECT ANY OR ALL BID QUOTATIONS FOR ANY REASON OR WAIVE ANY INFORMALITY OR IRREGULARITY, WHETHER MATERIAL OR OTHERWISE.
- BID QUOTATIONS SHALL BE FULLY COMPLETED ON OPB FORMS AND SHALL INCLUDE ALL ATTACHMENTS AND SHALL BE WITHOUT ERASURES, DELETIONS, EXCLUSIONS, OR QUALIFICATIONS.
- THE SUCCESSFUL BID QUOTATION WILL BE THE LOWEST COMBINED AMOUNT OF LUMP SUM BID PLUS UNIT BID EXTENSIONS PLUS ACCEPTED ALTERNATE BIDS TENDERED BY A RESPONSIBLE BIDDER. BID QUOTATIONS SHALL BE TENDERED FOR A MINIMUM OF 30 DAYS AFTER THE DATE OF BID OPENING.
- EXTRA WORK SHALL NOT BE PERFORMED WITHOUT PRIOR WRITTEN AUTHORIZATION BY CHANGE ORDER.
- WORK SPECIFIED SHALL BE PERFORMED STRICTLY IN ACCORDANCE WITH THE PROVISIONS OF THE PERFORMANCE AGREEMENT AND THE PERFORMANCE SPECIFICATIONS.
- WORK SPECIFIED SHALL COMMENCE WITHIN 24 HOURS OF ISSUANCE OF THE NOTICE TO PROCEED (OR IMMEDIATELY FOR EXIGENT ISSUANCE) AND BE COMPLETED WITHIN THE TIME DURATION SPECIFIED.

SPECIAL CONDITIONS

- DISPOSAL RECEIPTS REQUIRED
- _____
- _____
- _____

ATTACHMENTS

CITY BUSINESS LICENSE CONTRACTORS LICENSE BIDDERS AFFIDAVITS INSURANCE CERTIFICATES SURETY
 OTHER All required documents are on file.

B908 Thermal Street
STREET ADDRESS
Oakland
CITY
(510) 562 9638
TELEPHONE
94605
ZIP
725 218
LICENSE NO.

CONTRACTOR

AGreen and Shrubbery Service
COMPANY NAME
Art D. Bell
CONTRACTOR'S SIGNATURE
1/2/07
DATE

SIGNATURE SHALL ALSO CONSTITUTE ENDORSEMENTS OF THE BIDDER'S AFFIDAVIT ATTACHED HERETO.



CITY OF OAKLAND

OFFICE OF PLANNING AND BUILDING

BLIGHT ABATEMENT
BIDDER'S AFFIDAVIT

CODE COMPLIANCE
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INITIALS



OFFICE OF PLANNING AND BUILDING

CODE COMPLIANCE
250 Frank H. Ogawa Plaza, 2nd Fl.
Oakland, CA 94612
(510) 238-3102

BLIGHT ABATEMENT
BID QUOTATION

PROPERTY

ADDRESS 1305 - 31st Avenue COMPLAINT 0606991 CONTROL NO. 070105-17

PARCEL 025-0690-011-00 LICENSE [] C12 [] C21 [] C33 [] C57 [] C61

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(510) 238-2932

DESCRIPTION OF PARCEL

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debris from abandoned car and remove from lot.

LEFT SIDEYARD same as above RIGHT SIDEYARD same as above

PREMISES

ALTERNATE BID

UNIT BID NO. 1 Replace 41' FENCING slatted fence LUMP SUM BID NO. 1
DESCRIPTION 41' FENCING TRASH CAN \$ 800-
\$ x EACH = \$ 3200

UNIT BID NO. 2 LUMP SUM BID NO. 2
DESCRIPTION DESCRIPTION \$ 4000-

ALTERNATE BID TOTAL BID

DESCRIPTION UNIT BID(S) + LUMP SUM BID(S) + ALTERNATE BID
\$ 3200

Contractor Signature (Handwritten signature)

ASSESSOR'S MAP 25

Code Area NO. 17-001

690

Map showing a portion of the Lands of:

P.M. 5477 191/69

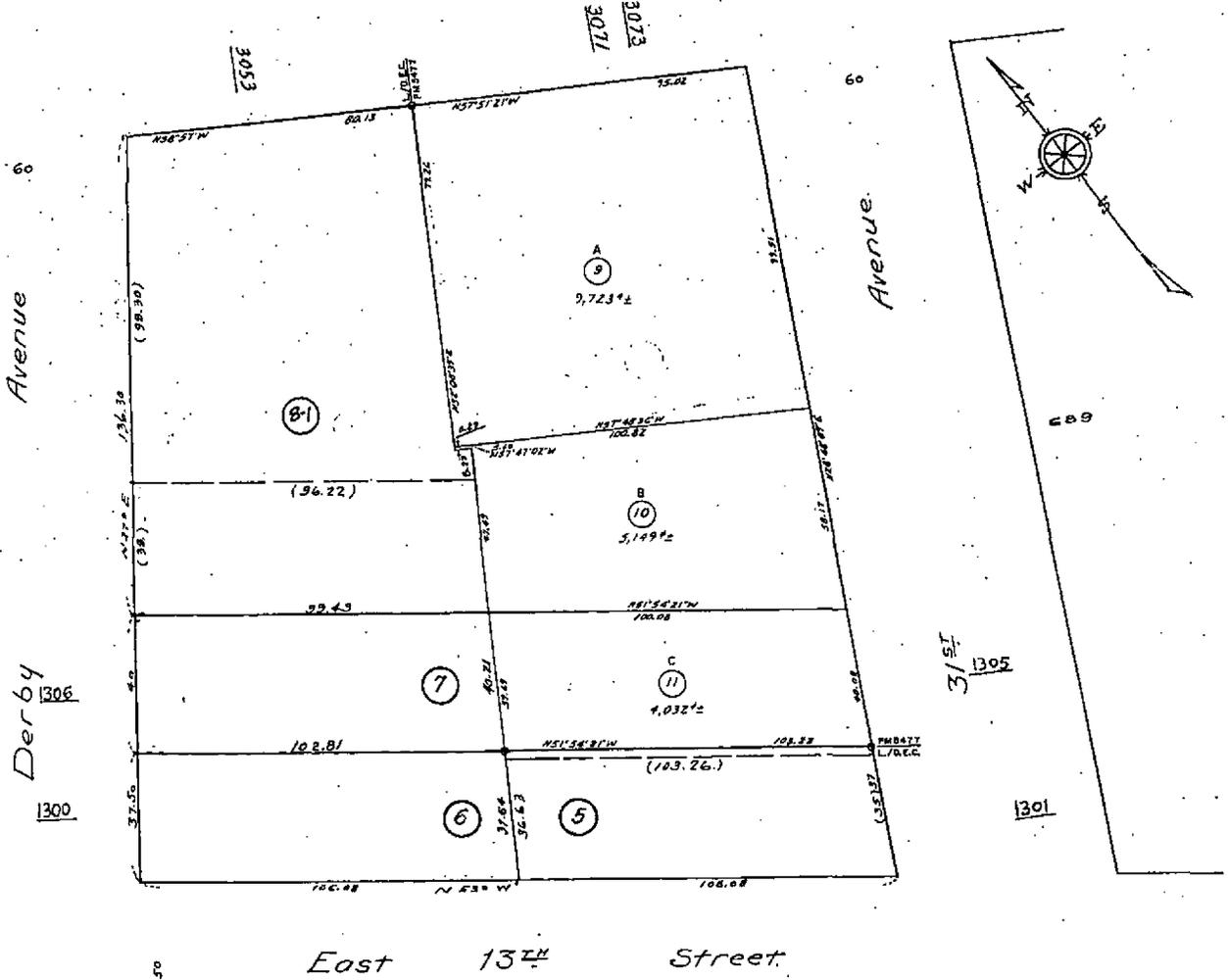
Derby Estate Company. (BK 22 Pg. 34)

Scale 1 in = 30 ft.

719

Rev. 12-6-60 A.Y.
10-25-90 JT

East 14th Street
San Francisco - Oakland Terminal R.R.



11PN-11

PROPERTY INFORMATION

1) Property: 1305 31ST AVE, OAKLAND CA 94601-2917 C032
APN: 025-0690-011 Card#:
County: ALAMEDA, CA Prop Tax: \$1,134.46
MapPg/Grid: 650-C7 Old Map: 12-A3 Tax Year: 2006 Delinq:
Census: 4061.00 Tract #: Tax Area: 17037
High School: OAKLAND BA UNIF Elem School:
Comm Coll: Exemptions:
Subdivision:
Owner: NG CHOR N

Use: WAREHOUSE
Total Value: \$38,037
Land Value: \$38,037
Imprv Value:
Taxable Val: \$38,037
Assd Year: 2006
% Improved:
Phone:
Owner Vest: / / TR

Mail: [REDACTED]

Owner Transfer = Rec Dt: 12/11/1997 Price: Doc#: 327901
Sale Dt: 10/14/1997 Type:

SALE & FINANCE INFORMATION

Recording/Sale Date: LAST SALE 11/21/1997 08/07/1997 PRIOR SALE 09/01/1988 08/1988
Sale Price/Type: \$130,000 PARTIAL \$150,000 FULL MULTIPLE
Document #: 309885 222908
Deed Type: GRANT DEED CORPORATION GRANT
1st Mtg Amt/Type:
1st Mtg Rt/Type/Trm: / /
1st Mtg Lender:
2nd Mtg Amt/Type:
2nd Mtg Rt/Type/Trm: / /
Title Company: OLD REPUBLIC TITLE
Seller:
New Construction:
Other Last Sale Info = # Parcels: Type 2: MULTIPLE Pend:

IMPROVEMENTS

Bldg/Liv Area:
Gross Area:
Ground Flr:
Bsmnt Area:
\$/SqFt:
Yrblt/Eff:
Stories:
Rooms:
Bedrooms:
Full/Half Bath:
Ttl Baths/Fixt:
Fireplace:
Pool:
Porch Type:
Patio Type:
Construct:
Foundation:
Ext Wall:
Roof Shape:
Roof Type:
Roof Matl:
Floor Type:
Floor Cover:
Heat Type:
Heat Fuel:
Air Cond:
Quality:
Condition:
Style:
Equipment:
Other Rms:

SITE INFORMATION

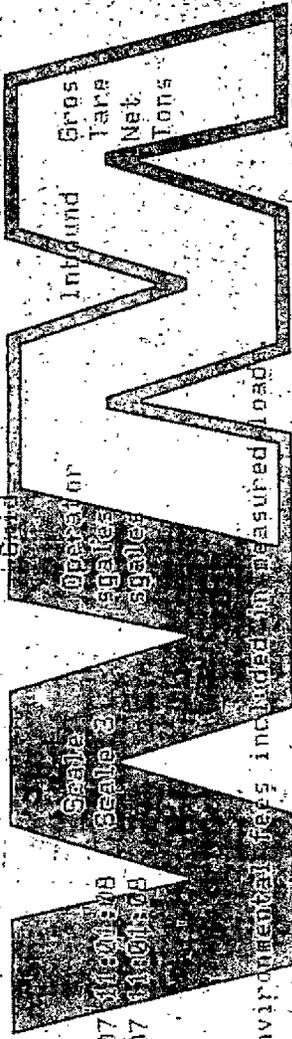
Res. Units: County Use: 41 Acres: 0.09
Comm Units: Zoning: Lot Area: 4,032
Buildings: 1 Flood Panel: Lot Width:
Bldg Class: Panel Date: Lot Depth:
Parking Sqft: Flood Zone: Usable Lot:
Park Spaces: Sewer Type:
Garage Cap#: Water Type:
Park Type:
Other Impvs:
Legal Blk/Bldg: Site Influence:
Legal Lot/Unit: Amenities:
Legal:

1305 3/8 Avenue

Davis Street Transfer Station
2615 Davis Street
San Leandro, CA, 94577
Original Ticket# 697138
Ph: (510) 638-2303

Customer Name Arthur Young Debr Arthur Young Carrier 1 Public Customer
Ticket Date 01/12/2007 Vehicle# AY15 Volume
Payment Type Credit Account Container
Manual Ticket# Driver
Route Public Check#
Hauling Ticket# Billing# 0001026

Destination
PD#
Time
In 01/12/2007 11:00:00
Out 01/12/2007 11:01:00
Comments



LD% Qty UOM Rate Tax Amount Origin
1 MSF-30 Refuse-Tonnage In 100 1.80 3600 1.80 3600 1b Oakland

Environmental Fee
Total Ticket \$143.10

Driver's Signature

1305 3/8th Avenue

Davis Street Transfer Station
2615 Davis Street
San Leandro, CA, 94577

Original
Ticket# 697541
Ph: (510) 626-2202

Customer Name Arthur-YoungDebr Arthur Young
Ticket Date 01/12/2007
Payment Type Credit Account
Manual Ticket#
Route Public
Hauling Ticket#
Destination
PD#
Carrier 1 Public Customer
Vehicle# AY14
Container
Driver
Check#
Billing# 0001026
Volume

In 01/12/2007
Out 01/12/2007

WASTE MANAGEMENT
Scale 1
Scale 2
Operator
Scales
Scales
Scales
Inbound
Gross
Tare
Net
Tons
15140
12560
2580
1.29

Environment fees included in measured load

Product
1 MST-30th Refuse-lonnage In 100
City 1.29 Tons
Rate 79.50
Tax
Amount
Origin
Oakland

Driver's Signature
[Signature]

Environmental Fee
Total Ticket \$102.56



1305-31st Ave.





1305 31st Ave

12/28/06





1305 - 31st Ave





1305-31st Ave.





1305 - 31st Ave





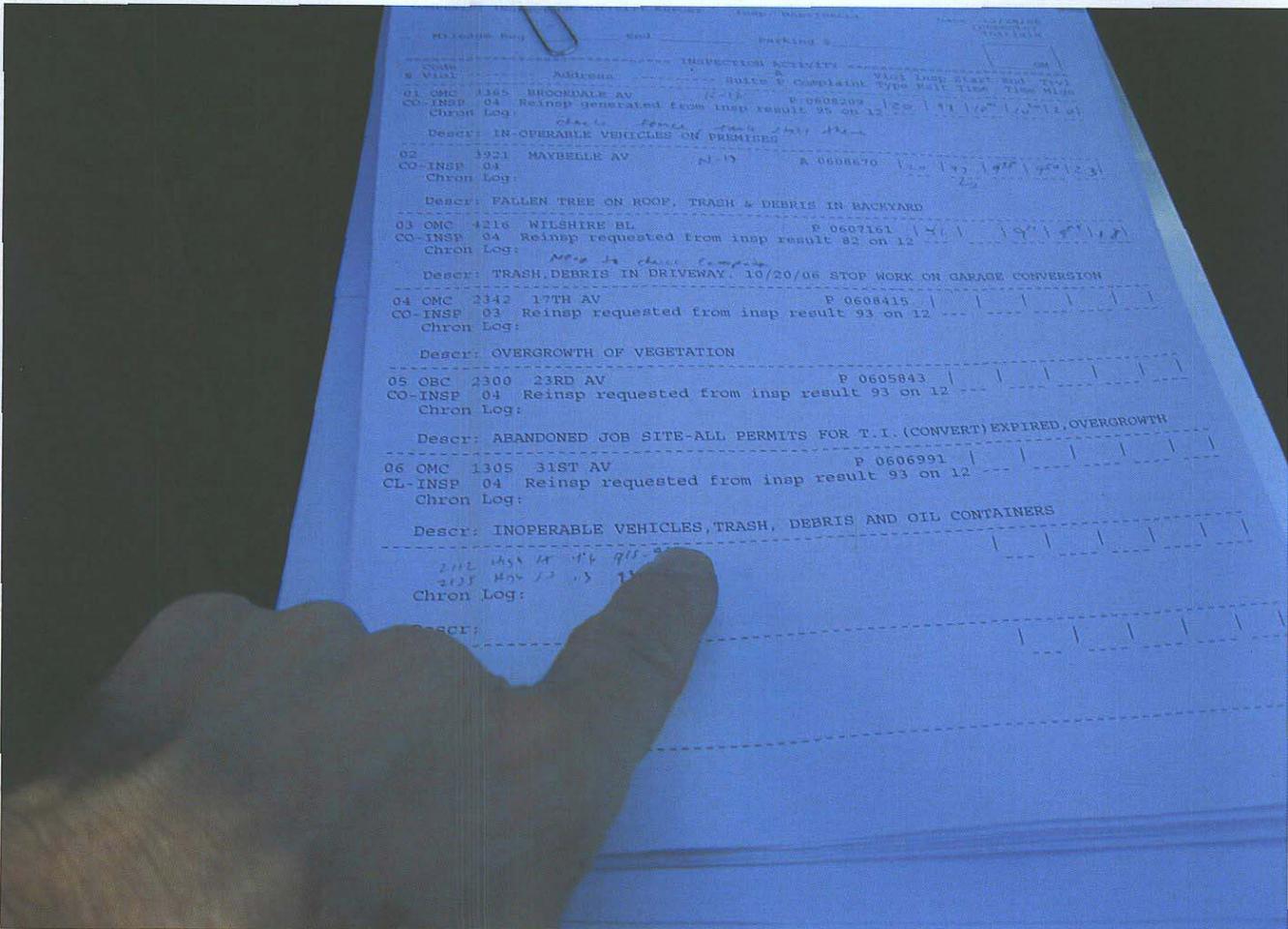
1305-31st Ave.





1305-31st Ave





Name	Address	Inspection Activity	Viol Insp Start	End	Typ	File	File	File
01 OMC 4185	BROOKDALE AV	Reinsp requested from insp result 95 on 12	12/11/06	12/12/06				
02	1921 MAYBELLE AV	FALLEN TREE ON ROOF, TRASH & DEBRIS IN BACKYARD	12/12/06	12/12/06				
03 OMC 4216	WILSHIRE BL	Reinsp requested from insp result 82 on 12	12/11/06	12/12/06				
04 OMC 2342	17TH AV	TRASH, DEBRIS IN DRIVEWAY, 10/20/06 STOP WORK ON GARAGE CONVERSION	12/11/06	12/12/06				
05 OBC 2300	23RD AV	OVERGROWTH OF VEGETATION	12/11/06	12/12/06				
06 OMC 1305	31ST AV	ABANDONED JOB SITE-ALL PERMITS FOR T.I. (CONVERT) EXPIRED, OVERGROWTH	12/11/06	12/12/06				

1305 31st Ave

12/28/06

1305 - 31st Ave



3-20-07

Rob Luma

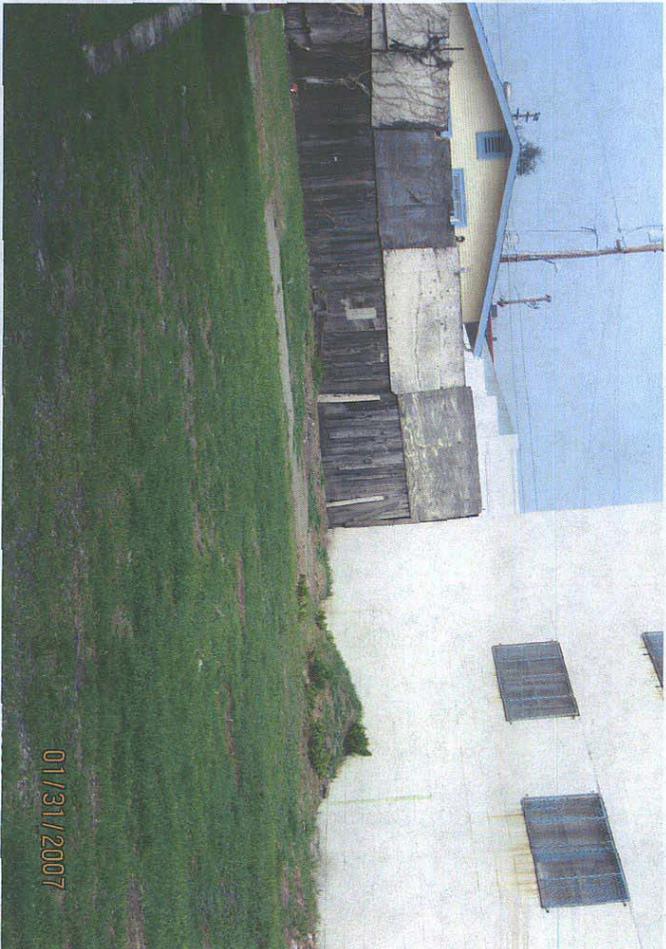
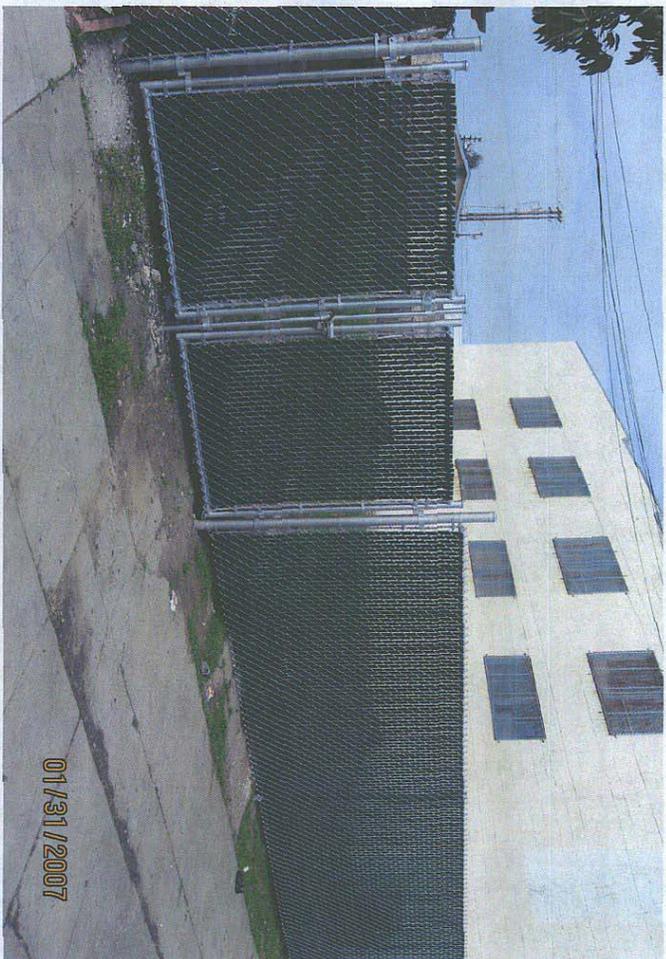


After

1-31-07

Rob Walker

1305 31st Ave



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

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

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		

Sent To NG CHOR N
Street, Apt. No., or PO Box No. [REDACTED]
City, State, ZIP+4 0606991/GM
PS Form 3800, June 2005 SEE REVERSE FOR INSTRUCTIONS
Oakland CA 94619-1429

FILE COPY

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

LETTER TO ABATE

Date: 11/20/06
Complaint # 0606991
Property Address: 1305 31st Ave Oakland, CA
APN: 025-0690-011

An inspection of your property was made on 11/14/06. 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 is required to 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 **\$364.00**. The fee for releasing a lien is an additional **\$182.00**.

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 is fee-charged at **\$320.00** per re-inspection until compliance is achieved:

Compliance Due Date: **12/11/06**

By: **Gene Martinelli**
Specialty Combination Inspector
Code Compliance/Building Services
Phone No.: (510) 238-2932

First Fee Charged Re-inspection Date: 12/11/06
Morning Afternoon

Second Fee Charged Reinspection: 12/27/06
Morning Afternoon

Attachment

NOTICE TO ABATE (continuation)

Property Address: 1305 31st Ave Oakland, CA Case No: # 0606991

Date: November 20, 2006

APN: 025-0690-011

ITEM NO.	** *	Life-threatening conditions requiring immediate correction <u>Hazardous conditions seriously affecting habitability/life-safety conditions</u>
1.		Lot has trash, debris and inoperable vehicles.: OMC 8.24. Remove

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.



CITY OF OAKLAND

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

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

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

NOTICE OF VIOLATION

August 15, 2014

Certified and Regular mail

To: NG CHOR N TR



Code Enforcement Case No.: 1402153
Property: 1305 31ST AVE
Parcel Number: 025 -0690-011-00
Re-inspection Date: September 18, 2014

The Code Enforcement Division inspected your property on **August 15, 2014** 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.

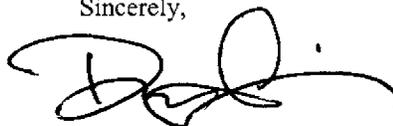
Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
Yes	Vacant lot, trash and debris, construction debris in lot. Remove trash and construction debris throughout lot.	Throughout lot	8.24.020 D1
Yes	Graffiti on front fencing. Remove/paint over graffiti.	Front fence	8.24.020 C
Yes	Trash and debris causing vector issues. Remove trash and construction debris to minimize vector issues.	Throughout lot	8.24.230 Q
	Building Maintenance (Code)		

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 **Randy Schimm**, who is assigned to your case, **before the re-inspection date shown above**. Your inspector is available by phone at 510-238-3846 and by email at rschimm@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,



Randy Schimm
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



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

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 1305 31ST AVE

Parcel no. 025 -0690-011-00

Case no.: 1402153

Owner: NG CHOR N TR

Courtesy Notice date: N/A

Deadline to Respond: **September 18, 2014**

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

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

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)

Property Owner Certification

Print Name (print) _____

Date _____

Property Owner Signature _____

Day time telephone (_____) _____

E-mail: _____

County Assessor Display

Assessor Parcel Record for APN 025- -0690-011-00

Parcel Number:	25-690-11
Property Address:	1305 31ST AVE, OAKLAND 94601
Owner Name:	NG CHOR N TR
Care of:	
Attention:	
Mailing Address:	[REDACTED]
Use Code:	WAREHOUSE
Recorder Number:	2007-379807
Recorder Date:	10/30/2007
Mailing Address Effective Date:	10/30/2007
Last Document Input Date:	12/14/2007
Deactivation Date:	
Exemption Code:	

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

7009 1660 0001 1983 0397

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OFFICIAL USE

Ng, Chor N TR

R-
Endon: [REDACTED]

Restri
Endon: (re: #1402153/1305 31st Ave/RS/RT/8-18-14)

Total Postage & Fees | \$

Sent To

Street, Apt. No.,
or PO Box No.

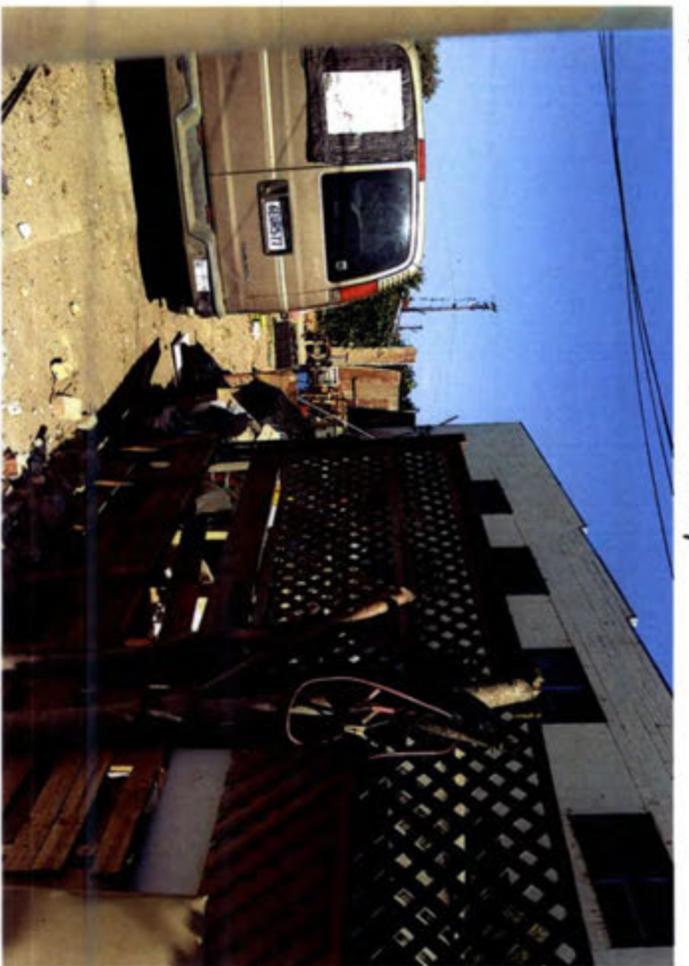
City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

CASE# 1402153

1305 31ST ST.

8-15-2014





CITY OF OAKLAND

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

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

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

June 5, 2014

Regular Postage

NG CHOR N TR

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

Property: 1305 31ST AVENUE

Parcel no.: 025-0690-011-00

Case no.: 1402153

Dear Property Owner:

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

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

Alleged Violations

Only Marked (X) Items Apply

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

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

Building Exterior

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

Building Interior (Plumbing, Electrical, Heating, Other)

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

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

- | | |
|--|---|
| <input type="checkbox"/> Vehicles or trailers parked/stored in the front yard landscape area
<input type="checkbox"/> New residential front yard fencing over 42 inches
<input type="checkbox"/> New barbed or razor wire

<input type="checkbox"/> Unapproved home business related to auto repair, recycling; construction contractor, retail sales, or food sales
<input type="checkbox"/> Exterior lighting glare into adjacent residences
<input type="checkbox"/> Excessive noise audible to neighbors | <input type="checkbox"/> New concrete paving covering more than 50% of required front yard area
<input type="checkbox"/> _____
<input type="checkbox"/> _____
<input type="checkbox"/> _____
<input type="checkbox"/> _____
<input type="checkbox"/> _____ |
|--|---|

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

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

Nuisance (Animals, Other)

- | | |
|--|--|
| <input type="checkbox"/> Roosters
<input type="checkbox"/> Pets (feces) | <input checked="" type="checkbox"/> <u>VECTOR ISSUES (RODENTS)</u>
<input type="checkbox"/> _____
<input type="checkbox"/> _____ |
|--|--|

Dumpsters and Garbage/Green Waste/Recycle Cans

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

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

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

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

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

Sincerely,



BUREAU OF BUILDING, Code Enforcement Services
Planning and Building Department

Enclosures as applicable:

Blight brochure
Property Owner Certification
Lead Paint brochure
Photographs

cc:

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



CITY OF OAKLAND

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

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

October 7, 2014

Certified and Regular mail

To: NG CHOR N TR



Code Enforcement Case No.: 1403536

Property: 1315 31ST AVE

Parcel Number: 025-0690-010-00

Re-inspection Date:11/12/14

The Code Enforcement Division inspected your property on 10/01/14 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.

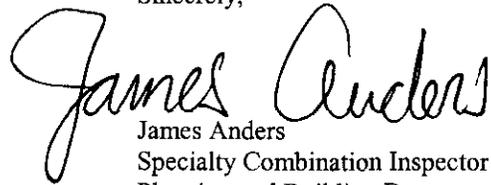
Photo	Description of Violation	Location	OMC Section
	Property Maintenance		
X	Discarded furniture, construction equipment, open storage. Remove furniture, construction equipment, and openly stored items.	Sidewalk in front of building.	8.24.020.D.10
	Building Maintenance (Code)		

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 **James Anders**, who is assigned to your case, before the re-inspection date shown above. Your inspector is available by phone at 510-238-6144 and by email at janders@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,



James Anders
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



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

PROPERTY OWNER CERTIFICATION

REMOVED VIOLATIONS OR CORRECTED ALLEGATIONS

Property: 1315 31ST AVE

Parcel no. 025-0690-010-00

Case no.: 1403536

Owner: NG CHOR N TR

Courtesy Notice date:

Deadline to Respond: 11/12/14

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

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

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)

Property Owner Certification

Print Name (print) _____

Date _____

Property Owner Signature _____

Day time telephone (_____) _____

E-mail: _____

ASSESSOR'S MAP 25

Code Area No. 17-037

690

Map showing a portion of the Lands of Derby Estate Company. (BK 22 Pg. 34)

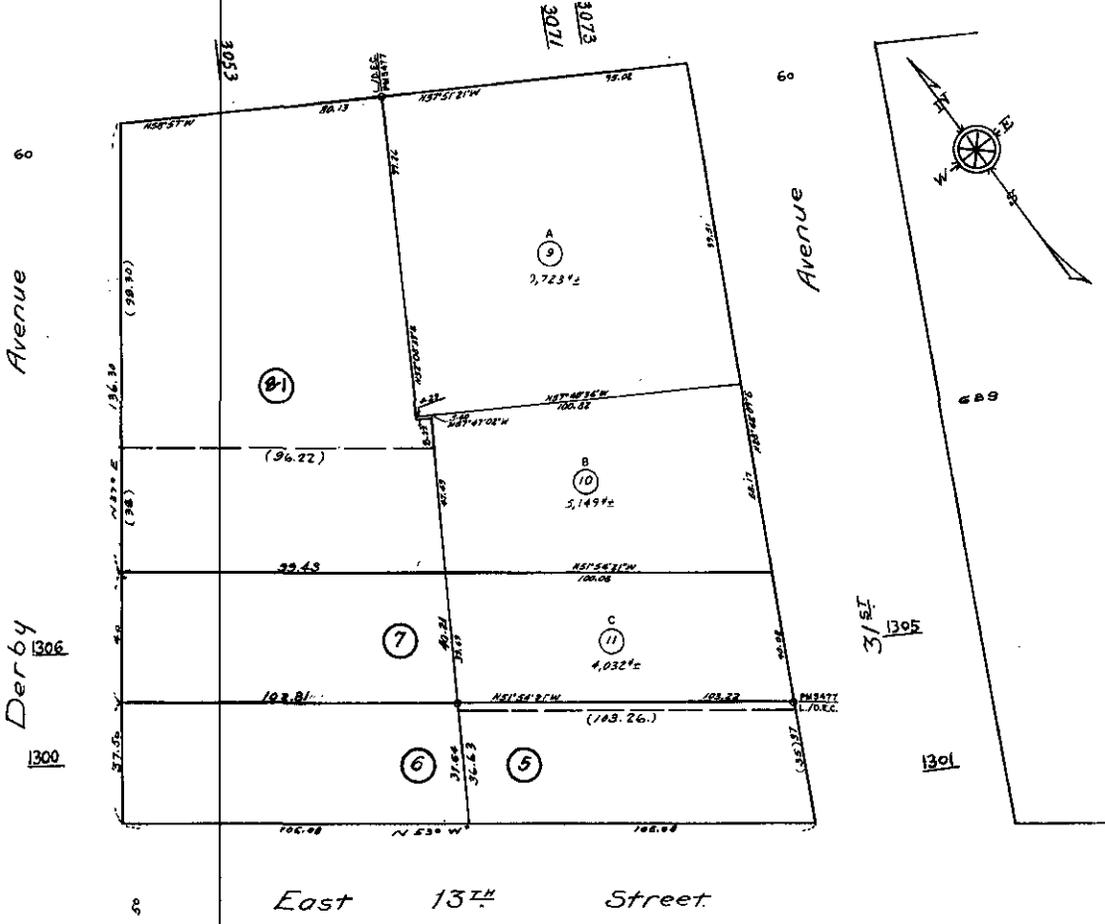
P.M. 5477 191/89

Scale 1 in = 50 ft.

719

Rev. 12-6-60 A.Y.
10-25-50, JT
3-04-50, SL

East 14th Street
San Francisco - Oakland Terminal R.R.



County Assessor Display

Assessor Parcel Record for APN 025- -0690-010-00

Parcel Number:	25-690-10
Property Address:	[REDACTED]
Owner Name:	NG CHOR N TR
Care of:	
Attention:	
Mailing Address:	3735 MAGEE AVE, OAKLAND CA 94619-1429
Use Code:	WAREHOUSE
Recorder Number:	2007-379807
Recorder Date:	10/30/2007
Mailing Address Effective Date:	12/20/2007
Last Document Input Date:	12/14/2007
Deactivation Date:	
Exemption Code:	

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

7014 0510 0001 3988 6135
 SET9 989E 1000 0150 4101

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Return Receipt Fee <small>(Endorsement Required)</small>		
Restricted Delivery Fee <small>(Endorsement Required)</small>		

Postmark Here

NG CHOR N TR

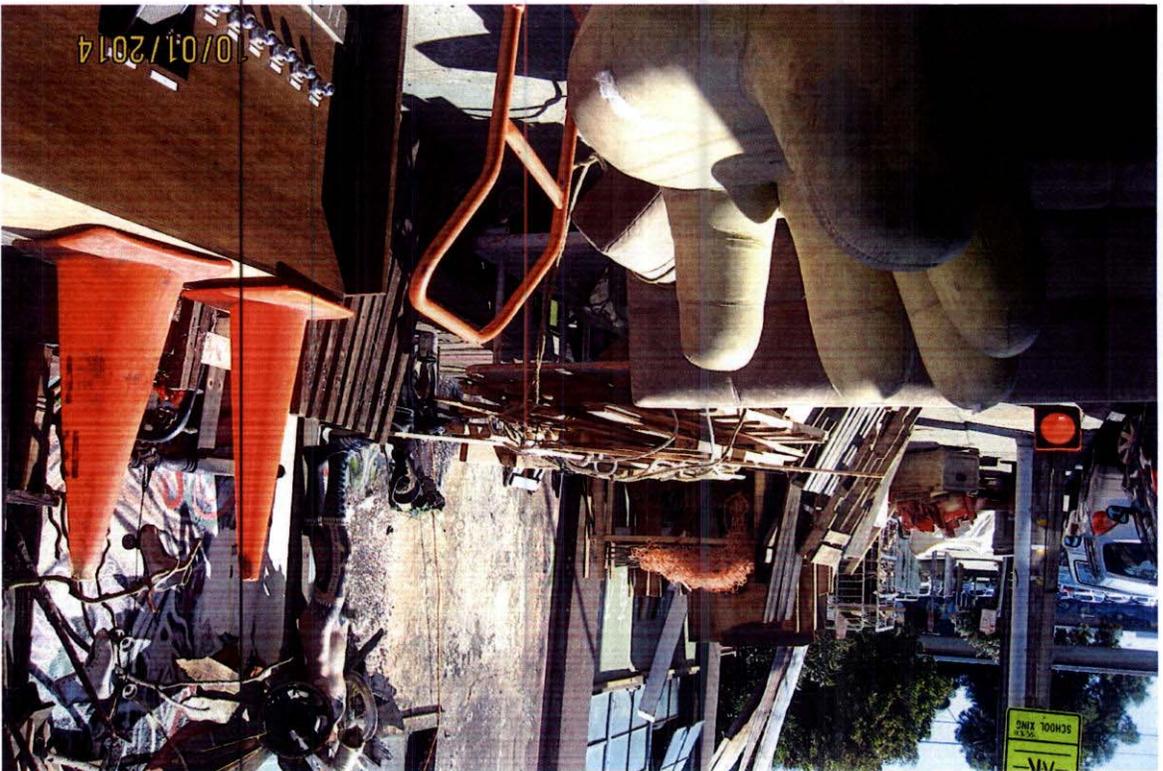
1403536 / JA / KXC / 10-7-14

PS Form 3800, August 2006 See Reverse for Instructions

1315 31st Ave



1403536





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

11/21/16

Certified and Regular mail

To: Ng Chor N TR



Code Enforcement Case No.: 1604340

Property: 1305 31st Av

Parcel Number: 25-690-11

Re-inspection Date:1/16/17

Code Enforcement Services inspected your property on 11/17/16 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		
Yes	Property not kept clean and sanitary condition containing , trash, debris, indoor furniture, recycables items, tools, building materials, equipment, auto parts, garbage, cartons, boxes, wrecked vehicles and graffiti. Remove.	Front yard/sidewalk	8.24.020.D
	Building Maintenance (Code)		

Notice of Violation
Page 1 of 3

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Domestic Mail Only

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

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Post \$ _____

Sent To _____

Street and, 1305 31ST AVE/1604340/HB/EJA/11-21-16

City, State, _____

Postmark Here

7016 0340 0000 0029 3513

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

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.*

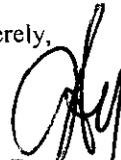
If you choose to file an appeal no further action can be taken by Code Enforcement Inspectors until you have had the opportunity to be heard by an independent Administrative Hearing Examiner pursuant to the Oakland Municipal Code Section 15.08.380 (B)(3) and a Final Decision is determined. An appeal 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 Processing Fee	Actual Cost Appeal (Fee charged only if Appellant loses appeal)
Reschedule Hearing	\$ 931.00
	\$ 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 |

May, 2016

Scan to: Code Enforcement-Chronology-Abatement Activities

Photographs

Stop Work brochure

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: 1305 31st Av

Parcel no. 25-690-11

Case no.: 1604340

Owner: Ng Chor N TR

Courtesy Notice date:

Re-inspection date: 1/16/17

- 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:

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 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 _____

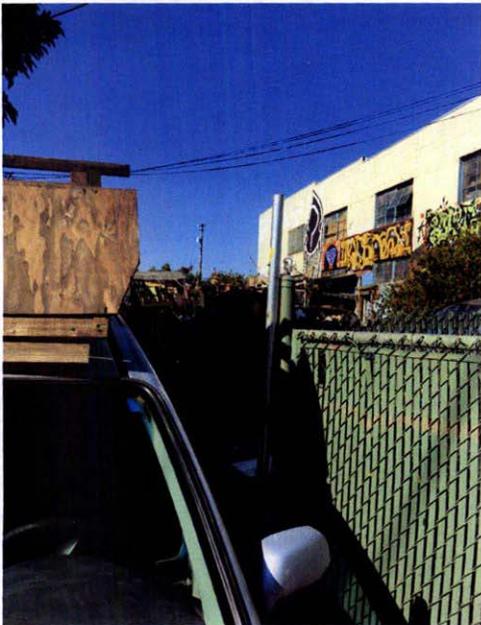
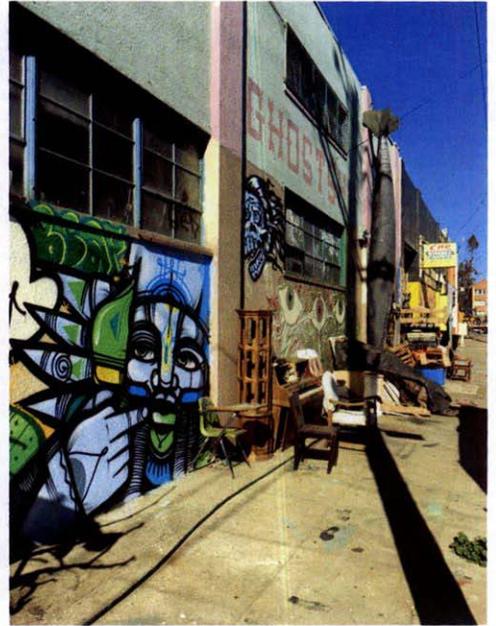
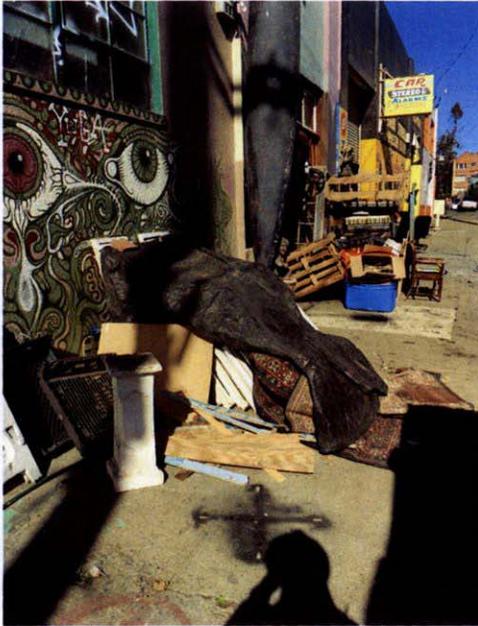
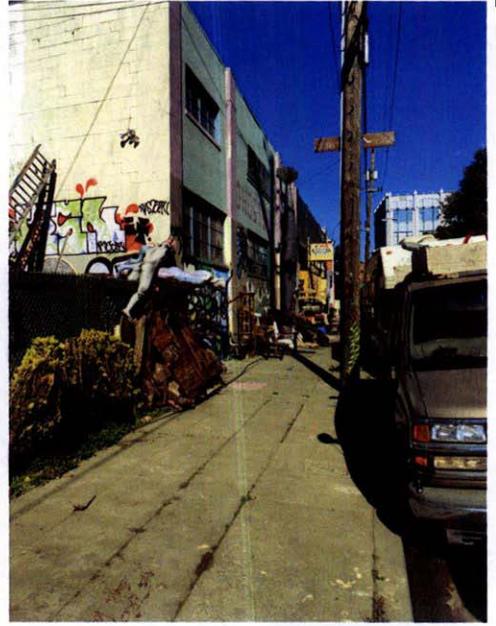
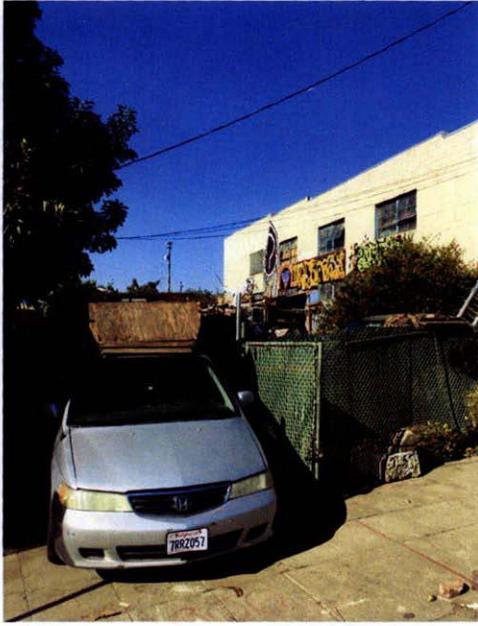
Property Owner Signature _____
Day time telephone () _____

E-mail: _____

11-17-16

1305-31st St

1604340



RECORDING REQUESTED BY:

CITY OF OAKLAND

WHEN RECORDED MAIL TO:

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



2005128793

04/04/2005 09:31 AM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 7.00



1 PG

A01
w

THIS SPACE FOR RECORDER'S USE ONLY

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

Assessor's Parcel Number 025 -0690-004-00

Complaint 0404779
CEDA Lien L022697
Lien Inv: I0048234
Orig Inv: I0047901

Property Address 1305 31ST AV
Oakland, California

Property Owner NG HOI M & CHO N ETAL

----- Abatement Action -----
OMC-Injurious

----- Enabling Legislation -----
OMC-10986 CMS

P R I O R I T Y L I E N & S P E C I A L A S S E S S M E N T \$2,050.00 + Interest

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

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

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

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

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

by Antoinette Renwick Dated 02/25/05
Antoinette Renwick
Code Compliance Manager - CEDA

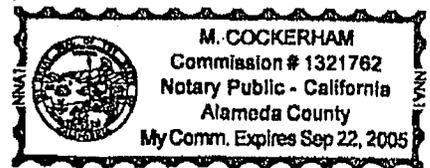
BUILDING OFFICIAL
CITY OF OAKLAND

STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On MAR 08 2005, 20 Before me, the undersigned

Notary Public, personally appeared Antoinette Renwick, personally known to me to be the person subscribed to on this instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on this instrument the City of Oakland, upon behalf of which he/she acted, executed the same.
WITNESS MY HAND AND OFFICIAL SEAL:

Signature M. Cockerham (SEAL)



RECORDING REQUESTED BY:

CITY OF OAKLAND

WHEN RECORDED MAIL TO:

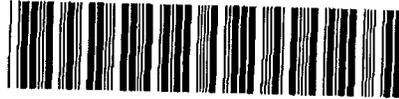
City of Oakland
CEDA Building Services
Bldg Services - Code Compliance
250 Frank H Ogawa Pl. Rm 2340
Oakland, California 94612-2007



2009323593

10/14/2009 02:16 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 9.00



1 PG

THIS SPACE FOR RECORDER'S USE ONLY

RELEASE OF PRIORITY LIEN

Lien Document Nbr 2005128793 Recordation Date 04/04/05
Assessor's Parcel Nbr 025 -0690-004-00 Lien Released 10/02/09
Property Address 1305 31ST AV
Oakland, California
Property Owners NG HOI M & CHO N ETAL
Complaint# 0404779 Station CO-INSP CEDA LIEN# L022697

WHEREAS, the owners, as known to the City of Oakland, of the referenced real property have reimbursed the City for all accumulated fees and costs and accrued interest for its abatement action;

NOTICE IS NOW GIVEN, to the owners and to mortgagees and holders of liens and other encumbrance of record and to beneficiaries under deeds of trust of record or other heirs or successors or assigns and to purchasers, whether for value or by delinquency sale or transference or conveyance, among others having a legal interest in the property that the referenced lien is wholly released as an encumbrance of the property.

by Antoinette Renwick
Inspections Manager **Antoinette Renwick**

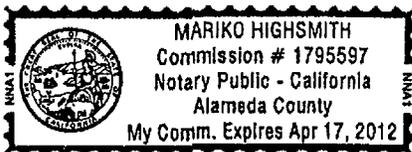
BUILDING OFFICIAL
CITY OF OAKLAND

STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On 10/7/09 before me, Mariko Highsmith, Notary Public
personally appeared **Antoinette Renwick**

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Mariko Highsmith
Signature of Notary Public

RECORDING REQUESTED BY:

CITY OF OAKLAND

WHEN RECORDED MAIL TO:

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



2007156557

04/20/2007 10:01 AM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 11.00



2 PGS

THIS SPACE FOR RECORDER'S USE ONLY

No Fee For Recordation
Calif Government Code Sections 27383, 27387

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

Assessor's Parcel Number 025 -0690-004-00

Complaint 0606991

Property Address 1305 31ST AV
Oakland, California

CEDA Lien L025481
Lien Inv: I0055089
Orig Inv: I0054262

Property Owner NG CHOR

PRIORITY LIEN & SPECIAL ASSESSMENT \$1,736.00 + Interest

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

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

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

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

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

by 
Antoinette Renwick
Inspections Manager - CEDA

Dated 03/28/07

BUILDING OFFICIAL
CITY OF OAKLAND

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County Clerk - Recorder

Official Public Records

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Document Detail

Instrument Number: 2014202021

Sequence #: 0

Date Received: 08/15/2014 11:02:33 AM

Document Type: RELEASE OF LIEN

Book:

Page:

Names

CITY OAKLAND

Associated Names

NG, CHOR

Related Documents

#	Referenced Instrument	Document Type	Book Type	Book	Page	Ref Type
1	2007156557	NOTICE LIEN				Internal

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RECORDING REQUESTED BY:

CITY OF OAKLAND

WHEN RECORDED MAIL TO:

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



2005224887

06/02/2005 01:56 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 7.00



1 PG

A01
w

THIS SPACE FOR RECORDER'S USE ONLY

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

Assessor's Parcel Number 025 -0690-004-00

Complaint 0404779
CEDA Lien L022861
Lien Inv: I0048629
Orig Inv: I0048277

Property Address 1305 31ST AV
Oakland, California

Property Owner NG HOI M & CHO N ETAL

----- Abatement Action -----
OMC-Injurious

----- Enabling Legislation -----
OMC-10986 CMS

P R I O R I T Y L I E N & S P E C I A L A S S E S S M E N T \$1,471.00 + Interest

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

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

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

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

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

BUILDING OFFICIAL
CITY OF OAKLAND

by Antoinette Renwick Dated 04/29/05
Antoinette Renwick
Inspections Manager - CEDA

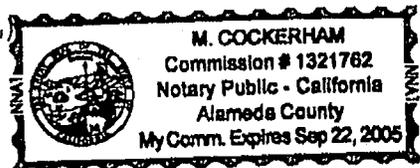
STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On MAY 04 2005, 20 Before me, the undersigned

Notary Public, personally appeared Antoinette Renwick, personally known to me to be the person subscribed to on this instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on this instrument the City of Oakland, upon behalf of which he/she acted, executed the same.
WITNESS MY HAND AND OFFICIAL SEAL:

Signature M. Cockerham

(SEAL)



RECORDING REQUESTED BY:

CITY OF OAKLAND

WHEN RECORDED MAIL TO:

City of Oakland
CEDA Building Services
Bldg Services - Code Compliance
250 Frank H Ogawa Pl. Rm 2340
Oakland, California 94612-2007



2009323594

10/14/2003 02:16 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 9.00



1 PG

THIS SPACE FOR RECORDER'S USE ONLY

RELEASE OF PRIORITY LIEN

Lien Document Nbr 2005224887

Recordation Date 06/02/05

Assessor's Parcel Nbr 025 -0690-004-00

Lien Released 10/02/09

Property Address 1305 31ST AV
Oakland, California

Property Owners NG HOI M & CHO N ETAL

Complaint# 0404779 Station CO-INSP CEDA LIEN# L022861

WHEREAS, the owners, as known to the City of Oakland, of the referenced real property have reimbursed the City for all accumulated fees and costs and accrued interest for its abatement action;

NOTICE IS NOW GIVEN, to the owners and to mortgagees and holders of liens and other encumbrance of record and to beneficiaries under deeds of trust of record or other heirs or successors or assigns and to purchasers, whether for value or by delinquency sale or transference or conveyance, among others having a legal interest in the property that the referenced lien is wholly released as an encumbrance of the property.

by Antoinette Renwick
Inspections Manager **Antoinette Renwick**

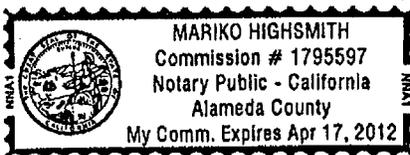
BUILDING OFFICIAL
CITY OF OAKLAND

STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On 10/7/09 before me, Mariko Highsmith, Notary Public

personally appeared **Antoinette Renwick**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Mariko Highsmith
Signature of Notary Public

RECORDING REQUESTED BY:

CITY OF OAKLAND

WHEN RECORDED MAIL TO:

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



2005343938

08/11/2005 03:19 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 7.00



AD
5
1

THIS SPACE FOR RECORDER'S USE ONLY

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

Assessor's Parcel Number 025 -0690-004-00

Complaint 0404779
CEDA Lien L022937
Lien Inv: I0048795
Orig Inv: I0048503

Property Address 1305 31ST AV
Oakland, California

Property Owner NG HOI M & CHO N ETAL

----- Abatement Action -----
OMC-Injurious

----- Enabling Legislation -----
OMC-10986 CMS

P R I O R I T Y L I E N & S P E C I A L A S S E S S M E N T \$1,471.00 + Interest

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

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

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

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

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

BUILDING OFFICIAL
CITY OF OAKLAND

by Antoinette Renwick Dated 05/26/05
Antoinette Renwick
Inspections Manager - CEDA

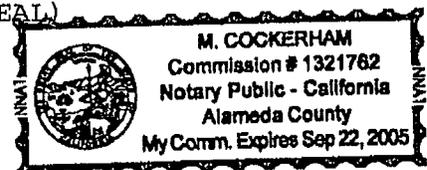
STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On JUL 13 2005, 20____ Before me, the undersigned

Antoinette Renwick
Notary Public, personally appeared _____, personally known to me to be the person subscribed to on this instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on this instrument the City of Oakland, upon behalf of which he/she acted, executed the same.
WITNESS MY HAND AND OFFICIAL SEAL:

Signature M. Cockerham

(SEAL)



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Document Detail

Instrument Number: 2014202025

Sequence #: 0

Date Received: 08/15/2014 11:02:33 AM

Document Type: RELEASE OF LIEN

Book:

Page:

Names

CITY OAKLAND

Associated Names

NG, CHOR

NG, HOI M

NG, CHO N

Related Documents

#	Referenced Instrument	Document Type	Book Type	Book	Page	Ref Type
1	2005343938	NOTICE LIEN				Internal

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RECORDING REQUESTED BY:

CITY OF OAKLAND

WHEN RECORDED MAIL TO:

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



2005343801

08/11/2005 02:57 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 7.00



PG

407
19

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

Assessor's Parcel Number 025 -0690-004-00

Complaint 0404779

Property Address 1305 31ST AV
Oakland, California

CEDA Lien L023013

Lien Inv: I0048995

Orig Inv: I0048673

Property Owner NG HOI M & CHO N ETAL

----- Abatement Action -----
OMC-Injurious

----- Enabling Legislation -----
OMC-10986 CMS

P R I O R I T Y L I E N & S P E C I A L A S S E S S M E N T \$1,471.00 + Interest

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

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

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

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

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

BUILDING OFFICIAL
CITY OF OAKLAND

by Antoinette Renwick
Antoinette Renwick
Inspections Manager - CEDA

Dated 06/30/05

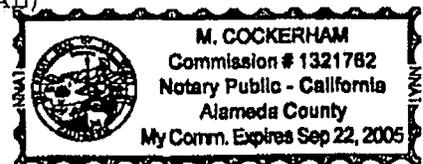
STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On JUL 13 2005, 20__ Before me, the undersigned

Notary Public, personally appeared Antoinette Renwick, personally known to me to be the person subscribed to on this instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on this instrument the City of Oakland, upon behalf of which he/she acted, executed the same.
WITNESS MY HAND AND OFFICIAL SEAL:

Signature M. Cockerham

(SEAL)



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County Clerk - Recorder

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Document Detail

Instrument Number: 2014202024

Sequence #: 0

Date Received: 08/15/2014 11:02:33 AM

Document Type: RELEASE OF LIEN

Book:

Page:

Names

CITY OAKLAND

Associated Names

NG, CHOR

NG, HOI M

NG, CHO N

Related Documents

#	Referenced Instrument	Document Type	Book Type	Book	Page	Ref Type
1	2005343801	NOTICE LIEN				Internal

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RECORDING REQUESTED BY:
CITY OF OAKLAND



2007116646

03/23/2007 09:15 AM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE 11 00

WHEN RECORDED MAIL TO:

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



2 PCS

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No Fee For Recordation
Calif Government Code Sections 27383, 27387

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

Assessor's Parcel Number 025 -0690-004-00

Complaint 0606991
CEDA Lien L025166
Lien Inv: I0054497
Orig Inv: I0053634

Property Address 1305 31ST AV
Oakland, California

Property Owner NG CHOR

PRIORITY LIEN & SPECIAL ASSESSMENT \$1,684.00 + Interest

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

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

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

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

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

by Antoinette Renwick
Antoinette Renwick
Inspections Manager - CEDA

Dated 02/26/07

BUILDING OFFICIAL
CITY OF OAKLAND

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County
Home Page**County Clerk - Recorder*****Official Public Records******Document Detail***[Menu](#) • [New Search](#) • [Search Results](#) • [Forms](#) • [Help](#)**Document Detail****Instrument Number:** 2014202022**Sequence #:** 0**Date Received:** 08/15/2014 11:02:33 AM**Document Type:** RELEASE OF LIEN**Book:****Page:****Names**

CITY OAKLAND

Associated Names

NG, CHOR

Related Documents

#	Referenced Instrument	Document Type	Book Type	Book	Page	Ref Type
1	2007116646	NOTICE LIEN				Internal

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RECORDING REQUESTED BY:
CITY OF OAKLAND



2007258274 07/12/2007 02:44 PM
OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 11.00

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



2 PGS

THIS SPACE FOR RECORDER'S USE ONLY

No Fee For Recordation
Calif Government Code Sections 27383, 27387

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

Assessor's Parcel Number 025 -0690-004-00

Complaint 0606991
CEDA Lien L025809
Lien Inv: I0056090
Orig Inv: I0055210

Property Address 1305 31ST AV
Oakland, California

Property Owner NG CHOR

PRIORITY LIEN & SPECIAL ASSESSMENT \$6,813.41 + Interest

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

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

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

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

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

by Antoinette Renwick
Antoinette Renwick
Inspections Manager - CEDA

Dated 05/29/07

BUILDING OFFICIAL
CITY OF OAKLAND

RECORDING REQUESTED BY:
CITY OF OAKLAND

MAIL RECORDED DOCUMENT TO:

CITY OF OAKLAND
CEDA - CODE COMPLIANCE
250 FRANK H. OGAWA PLAZA, 2ND FL.
OAKLAND, CA 94612

COPY of Document Recorded
on FEB - 5 2007
as No. 2007052740
Has not been compared with Original.
ALAMEDA COUNTY RECORDER

No Fee For Recordation
California Government Code Sections 27383, 27387

PROSPECTIVE LIEN & SPECIAL ASSESSMENT

Abatement
Action

OPC-Nuisance
 OHC- Substandard
 URM

OBC-Hazardous
 OMC-Injurious

Assessor's
Parcel No.

025-0690-011-00.

Estimate of Lien &
Special Assessment

15,000.00 + interest

Enabling
Legislation

OPC - 7,248 CMS, et seq. OBC- 2,150 CMS
 OHC -12,149 CMS, et seq. OMC- 11,805 CMS
 OMC -10,986 CMS URM -11,613 CMS

Property
Address

1305 - 31st Avenue

Property Owner

Ng Chor N

Complaint No. 0606991

Lot

Book

Mailing Address

[REDACTED]

GM/cd

WHEREAS, THE OWNERS, AS KNOWN TO THE CITY OF OAKLAND, OF THE REFERENCED REAL PROPERTY WERE LAWFULLY NOTICED BY THE CITY OF A NUISANCE OR SUBSTANDARD OR HAZARDOUS OR INJURIOUS CONDITION ON THE PROPERTY MAINTAINED IN VIOLATION OF CODE OR ORDINANCE; AND

WHEREAS, THE CITY LAWFULLY INITIATED ABATEMENT ACTION WHEN THE CONDITION ON THE PROPERTY WAS NOT CORRECTED EXPEDITIOUSLY BY THE OWNERS; AND

WHEREAS, THE CITY WILL DEMAND REIMBURSEMENT FROM THE OWNERS FOR ACCUMULATING FEES AND COSTS AND ACCRUING INTEREST LAWFULLY ASSESSED FOR CONTINUING ABATEMENT ACTION; THEREFORE

NOTICE IS NOW GIVEN, TO THE OWNERS AND TO MORTGAGEES AND HOLDERS OF LIENS AND OTHER ENCUMBRANCES OF RECORD AND TO BENEFICIARIES UNDER DEEDS OF TRUST OF RECORD OR OTHER HEIRS OR SUCCESSORS OR ASSIGNS AND TO PURCHASERS, WHETHER FOR VALUE OR BY TRANSFERENCE OR CONVEYANCE OR DELINQUENCY SALE, AMONG OTHERS HAVING A LEGAL INTEREST IN THE PROPERTY THAT THE CITY HAS A LAWFUL CLAIM OF AN ACCUMULATING DOLLAR AMOUNT FOR ABATEMENT ACTION; AND

NOTICE IS ALSO GIVEN, THAT THE CITY WILL ENCUMBER THE PROPERTY WITH A PRIORITY LIEN SHOULD THE OWNERS, UPON DEMAND, FAIL TO REIMBURSE THE CITY FULLY AND IMMEDIATELY FOR ACCUMULATED FEES AND COSTS AND ACCRUING INTEREST AND ALSO THAT THE CITY WILL RECOVER UNREIMBURSED AMOUNTS AND ACCRUING INTEREST FROM THE GENERAL LEVY OF PROPERTY TAXES WITH A SPECIAL ASSESSMENT COLLECTED BY THE ALAMEDA COUNTY ASSESSOR (GOV 38773, R&T 3712).

Antoinette Renwick
ANTOINETTE RENWICK
INSPECTION SERVICES MANAGER - CEDA

BUILDING OFFICIAL
CITY OF OAKLAND

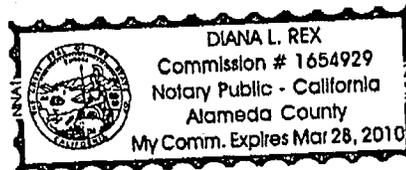
STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On 1/03, 2007 before me, Diana L. Rex personally

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

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE Diana L. Rex (SEAL)
Notary Public



RECORDING REQUESTED BY:

CITY OF OAKLAND

WHEN RECORDED MAIL TO:

City of Oakland
CEDA Inspection Services
Bldg Services - Code Compliance
250 Frank H. Ogawa Pl - 2nd Flr
Oakland, California 94612



2012181373

06/01/2012 02:38 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE: 15.00



1 PG

THIS SPACE FOR RECORDER'S USE ONLY

RELEASE OF PROSPECTIVE LIEN

Assessor's Parcel Number 025 -0690-004-00

Complaint #: 0606991

Property Address 1305 31ST
Oakland, California

AV

Station: CO-INSP
Doc#: 2007052740
Doc Date: 02/05/07

Recorded Owner NG CHOR

Current Owner NG CHOR

Current Mailing [REDACTED] OAKLAND CA

----- Abatement Action -----
8.24

-Enabling Legislation-
OMC 15.08.130.E

WHEREAS, the owners, as known to the City of Oakland, of the referenced real property have reimbursed the City for all accumulated fees and costs and accrued interest for it's abatement action;

NOTICE IS NOW GIVEN, to the owners and to mortgagees and holders of liens and other encumbrance of record and to beneficiaries under deeds of trust of record or other heirs or successors or assigns and to purchasers, whether for value or by delinquency sale or transference or conveyance, among others having a legal interest in the property that the referenced prospective lien is wholly released as an encumbrance of the property.

by

Raymond Derania

Raymond Derania
Deputy Director/Building Official/City Engineer
City of Oakland

BUILDING OFFICIAL
CITY OF OAKLAND

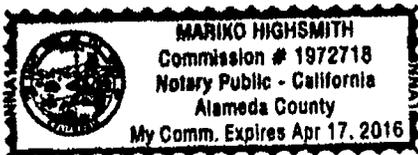
STATE OF CALIFORNIA, COUNTY OF ALAMEDA

On 5.29.12 before me, Marike Highsmith, Notary Public

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

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

WITNESS my hand and official seal.



Signature

Marike Highsmith
Notary Public

[Skip Navigational Links](#)Alameda
County
Home Page**County Clerk - Recorder*****Official Public Records******Document Detail***[Menu](#) • [New Search](#) • [Search Results](#) • [Forms](#) • [Help](#)**Document Detail****Instrument Number:** 2014202023**Sequence #:** 0**Date Received:** 08/15/2014 11:02:33 AM**Document Type:** RELEASE OF LIEN**Book:****Page:****Names**

CITY OAKLAND

Associated Names

NG, HOI M

NG, CHO N

Related Documents

#	Referenced Instrument	Document Type	Book Type	Book	Page	Ref Type
1	2007093486	NOTICE LIEN				Internal

For issues with this software, please check the [FAQ](#).Internet Public Access Module Version 3.1
Copyright © 2001 - 2008 [Manatron](#), Inc. All Rights Reserved.

Record ID: ZC060673

Menu Save Reset Update View Log Reports Help

Record # ZC060673 Opened Date 03/03/2006

Status Approved

Type Planning/Applications/Counter/Zoning Clearance

Application Name

Assigned to Department Current Department Assigned to Staff Current User

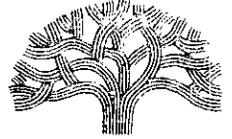
Description Change in ownership of legal non-conforming tire and brake service - Paper zoning clearance issued on 10/28/94 when site was zoned M-40

check spelling

Total Invoiced 0.00 Total Paid 0.00 Balance 0.00

System ID 06HIS-00000-0G4H9

CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2031

Community and Economic Development Agency
Planning & Zoning Services Division

(510) 238-3911
FAX (510) 238-4730
TDD (510) 839-6451

September 14, 2007

Jacinto Moreno
3073 International Blvd.
Oakland, CA 94601

Subject: Preapplication for an Autoglass installation
Address: 1305 31st Avenue
Case Number: ZP 07-011
APN: 025 -0690-011-00

Dear Mr. Moreno,

The proposed project site would be located in R-30 Single Family Residential Zone. Windshield installation for automobiles is not allowed in this zoning district. In addition, staff would prefer a permanent building. As such, staff would not support the proposed project. If you have any questions, please feel free to contact me at (510) 238-6414 or skwon@oaklandnet.com. Thank you.

Sincerely,
City of Oakland

A handwritten signature in black ink, appearing to read 'Sung H. Kwon', with several loops and flourishes.

Sung H. Kwon, AICP
Planner III

Record ID: ZP070111

Menu Save Reset Update View Log Reports Help

Record # ZP070111 Opened Date 08/29/2007

Status TBD

Type Planning/Applications/Other/Pre-Application

Application Name

Assigned to Department Current Department Zoning Review Assigned to Staff Current User Sung Kwon

Description Zoning Preapplication, proposal to place auto window glass etc. under tent on vacant lot, expanding neary rental window glass business; ask GP allowing in R-30, w/ or w/o CUP trans

check spelling

Total Invoiced 247.86 Total Paid 247.86 Balance 0.00

System ID 07HIS-00000-0GPT8

ZONING PRE-APPLICATION

Questions & Answers



What is a Zoning pre-application? Why is it important?

A Zoning pre-application is the first step in the formal Zoning permit process. The pre-application is submitted *prior* to submitting your formal Zoning permit application and may include a meeting with the project's representatives (e.g., sponsor, agent, and architect) and a staff planner.

Working together, you and the planner will review your proposal to ensure that it meets the applicable zoning requirements as well as development and design-related criteria. If necessary, the planner will also work with you to strengthen your proposal by recommending modifications or alternatives for you to consider. A pre-application does not guarantee the approval of your Zoning permit, nor can the planner assure approval.

The pre-application provides a one-on-one opportunity for the planner to outline the specific zoning issues, permits and procedures (e.g., Variances, Use Permits, and Regular Design Review) associated with your project. The planner will also provide and review the appropriate permit application packet, Submittal Checklist, timelines and fees.

Pre-applications that are submitted early in the project stage can help ensure that the project meets necessary requirements and avoids costly delays.

Is it required?

In most cases, NO. However, a Zoning pre-application conference *is* recommended for projects that involve:

- Multiple Permits;
- Complicated Land Use Issues; or
- Alternative Permit Scenarios (affects processing timelines, fees or decision-making bodies).

Specifically, what can I expect to get from the Zoning pre-application?

Staff planners will review your preliminary project information prior to the pre-application conference and will be prepared to provide the following information:

- **MEASURES:** Criteria and guidelines that will be used to evaluate your project;
- **FINDINGS:** Key zoning, land use and/or design-related issues;
- **REQUIREMENTS:** Number and type of Zoning permits needed;
- **APPLICATIONS:** Appropriate applications, submittal requirements and fees;
- **PROCESSES:** Zoning permit process and timeline (i.e., notification, review period, decision-making body, appeal rights);
- **RECOMMENDATIONS:** Input on how to tailor your project to better meet the requirements and criteria; staff's experience with similar zoning applications which could reduce timelines and/or fees;
- **OTHER ISSUES:** Complex projects can also be submitted for review by the Technical Review Advisory Committee (TRAC) to provide feedback on non-planning issues related to building, fire, engineering services, traffic engineering, sewers, etc. The staff planner will relay back any information gained from TRAC review (TRAC meetings are for staff only and are not open to applicants or the public). If you would like your pre-application to be reviewed by TRAC, you will need to submit 10 sets of plans (see minimum submittal requirements below).

ZONING PRE-APPLICATION CONFERENCE REQUEST

1. General Information

APPLICANT'S NAME/COMPANY: Jacinto & Lilia Moreno

PROPERTY ADDRESS: 1305 31st Av Oakland Ca 94601

ASSESSOR'S PARCEL NUMBER: _____ LOT AREA (ACRES/SQ. FT.): _____

EXISTING USE OF PROPERTY: (empty lot area)

DESCRIPTION OF PROPOSAL (including type of use, hours of operation, number of employees, etc., on additional sheets if needed.):

use: Auto glass installation
hours: 8:00 am to 6:00 pm
of employees: 2

2. PROPERTY OWNER AND APPLICANT INFORMATION

Applicant (Authorized Agent), if different from Owner: ~~XXXXXXXXXXXXXXXXXXXX~~ LILIA A MORENO

Applicant Mailing Address: ~~XXXXXXXXXXXXXXXXXXXX~~ 3073 INTERNATIONAL BLVD

City/State: ~~XXXXXXXXXXXX~~ Oakland/CA Zip: ~~XXXXXXXXXX~~ 94601

Phone No.: 510 530438 Fax No.: 510 536 0422 E-mail: _____

Owner: CHOR NAR NG

Owner Mailing Address: [REDACTED]

City/State: [REDACTED] Zip: [REDACTED]

Phone No.: [REDACTED] Fax No.: _____ E-mail: _____

Signature of Property Owner: [REDACTED] Date: 8/25/07

To be completed if Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf. [REDACTED]
Signature of Property Owner

TO BE COMPLETED BY STAFF

GENERAL PLAN LAND USE CLASS.: _____ ZONING: _____

APPLICATION FEE¹:
\$ _____

EXPECTED PROCESSING TIME²:

¹Fees are subject to change without prior notice. The fees charged will be those that are in effect at the time of application submittal.

²Expected processing time is only an estimate and is subject to change without notice due to staff workload and the completeness or complexity of your application.

8/28/07

I am proposing to open an Auto Glass Installation on this particular Lot for the reason that I would like to make a good use of it by having a business that will benefit many people around this area. One of the main reasons is also to have a good clean environment around this area. We have heard of many complaints regarding dumping, loitering, and prostitution and drug use on this particular area. I am a business owner, I have my business on the corner of this block and as you can imagine all this affects us, me, my business and my customers. Please, review my proposal which will be for the good of this

001 Disp: Type: Filed: 08/29/07
AV Unit: Parcel: 025 -0690-004-00
ation, proposal to place auto window glass

CITY OF OAKLAND
Community & Economic Development Agency
250 Frank H. Ogawa Pl, Oakland CA, 94612
Phone: (510)230-3587 FAX: (510)230-2263

08/29/07 Sect#: 15301

ER Appl#:

PUD-Prelim/Final (P/F):

Condo Conversion? (Y/N):

S-11 Map Review? (Y/N):

Des Rev Value > \$150,000? (Y/N):

Invstg: _____ Nbr Trees Review:

Calc Fees? N

PAYMENT RECEIPT

=====
Application#: ZP070111 Payment#: 001
APPLICATION FEE - PLANNI \$216.00
RECORDS MANAGEMENT FEE (\$20.52
RECORDS MANAGEMENT FEE (\$11.34
Subtotal: \$247.86

ING PAYMENT (ZP)

t _____ Appeal _____ Eng-Svcs _____

l _____ Notific _____ Other _____

_____ 11.34 Rcd Mgt _____ 20.52 _____ Invstg _____

08/29/07 Init DV Paid Rg Rcpt

Refunded _____ Amount _____

Sales Tax: \$.00

***** TOTAL PAID: \$247.86

Cash Payment: \$250.00

Change Returned: \$2.14

Payor: JACINTO MORENO

Date: 08/29/07 Time: 12:19:42

By: DLR Register R02 Receipt# 107136

ORIGINAL RECEIPT REQUIRED FOR REFUND

ress ENTER. (F3=Cancel F13=License)
ress ENTER when done

ASSIGN

Applic#* ZP Type: Tract
 Date Filed: 08/29/07 Complete By: 09/28/07 Disposition:
 NUMBER STREET NAME SUFFIX* SUITE ASSESSOR PARCEL#
 Site addr: 1) 1305 31ST AV _____
 2) _____
 3) _____
 Zoning* R-30 GP Use 3NC Prcl Cond: Cond Aprvl: Viol:
 Proj Descr: Zoning Preapplication, proposal to place auto window glass
 etc. under tent on vacant lot, expanding neary rental window
 glass business; ask GP allowing in R-30, w/ or w/o CUP trans
 Envirn Rev: Exempt? (Y/N): Y Sect: 15301 ER Applic#: _____
 Track: Lic# Phone# Applicant
 Owner: _____
 Contractor: _____
 Arch/Engr: _____
 Agent: JACINTO MORENO (510)536-0438 X
 Applicant Addr: 3073 INTERNATIONAL BL No Fee: _
 City/State: OAKLAND CA Zip: 94601
 Other Related Applic#s: _____

ENTER=Update F3=Cancel

F23=Dsc F24=Com

Applic#* ZC070616 Type: Tract
 Date Filed: 03/06/07 Complete By: Disposition: G GRANTED 03/06/07

	NUMBER	STREET NAME	SUFFIX*	SUITE	ASSESSOR PARCEL#
Site addr: 1)	3071	INTERNATIONAL	BL		025 -0690-009-00
2)					
3)					

 Zoning* C-28 GP Use 3NC Prcl Cond: X Cond Aprvl: Viol:
 Proj Descr: Gift shop selling candles, soaps, spirtual items

Envirn Rev: Exempt? (Y/N): Y Sect: 15301 EX ER Applic#:
 Track: Lic# Phone# Applicant
 Owner: NG CHOR N TR
 Contractor:
 Arch/Engr:
 Agent: ROSE MERRY MARTINEZ X
 Applicant Addr: [REDACTED] No Fee:
 City/State: [REDACTED]
 Other Related Applic#s: Zip: [REDACTED]

F3=Ext F23=Dsc F24=Com

Prior Newby
 business

Applic#* ZC060270 Type: Tract
 Date Filed: 01/27/06 Complete By: Disposition: G GRANTED 01/27/06
 NUMBER STREET NAME SUFFIX* SUITE ASSESSOR PARCEL#

Site addr: 1) 3071 INTERNATIONAL BL 025 -0690-009-00
 2)
 3)

Zoning* C-28 GP Use 3NC Prcl Cond: X Cond Aprvl: Viol:
 Proj Descr: establish a general retail business (17.10.340) 1st Floor -
 to sell womens' kids, apparel including shoes and gift item
 S

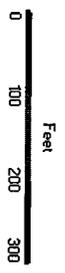
Envirn Rev: Exempt? (Y/N): Y Sect: 15300 EX ER Applic#:
 Track: Lic# Phone# Applicant
 Owner: LUIS R. DOMINGUEZ (209)825-9010 X

Contractor:
 Arch/Engr:
 Agent:

Applicant Addr: [REDACTED] No Fee:
 City/State: [REDACTED] Zip: [REDACTED]
 Other Related Applic#s:

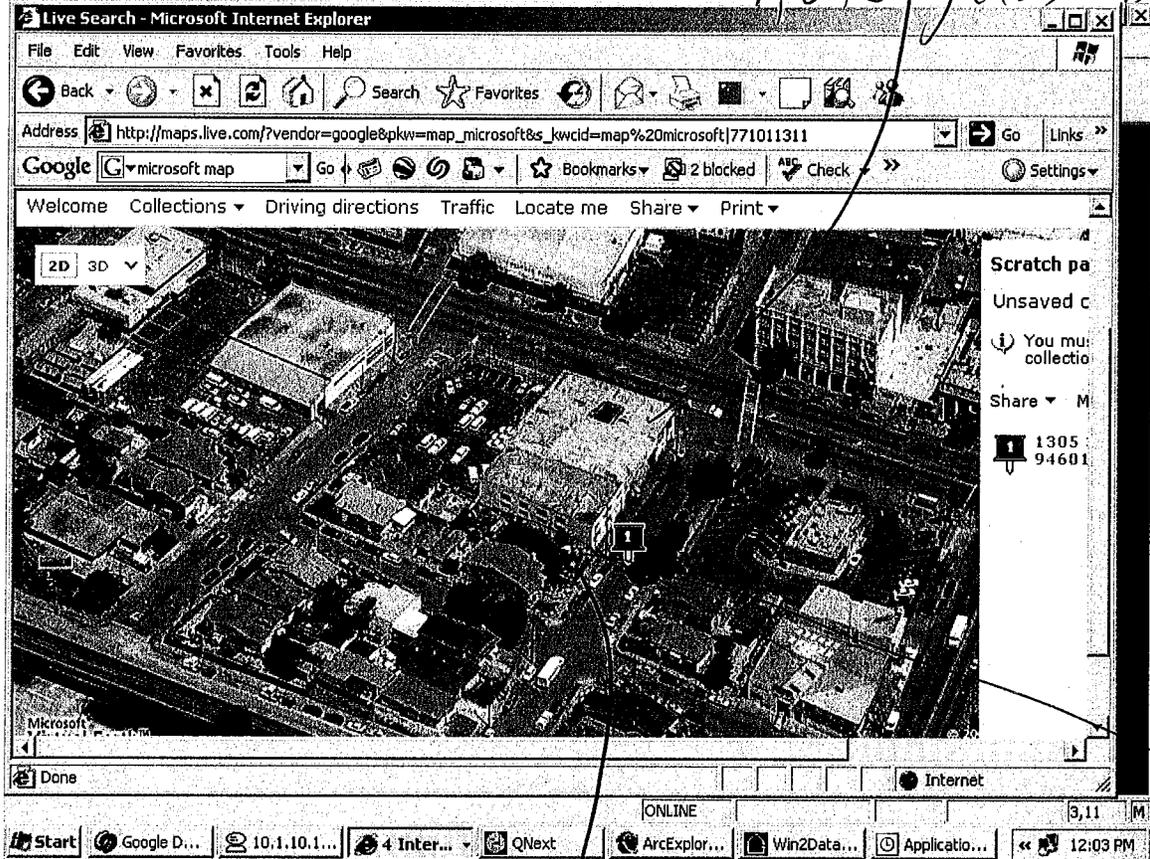
F3=Ext F23=Dsc F24=Com

Map Title



- Zoning 20061219 (effective 20070401)
- APN
- Parcels (ADDRNUM)
- Streets (CATNAME)
- Port of Oakland Jurisdiction
- Landmarks 200506
- SDS Districts
- Final Alameda Whipsnake Critical Habitat (
- Condominium Conversion Impact Area (Impact_Se
- Primary
- Secondary
- Water Bodies
- General Plan 20061017 (CLASSIFICA)
- Business Mix
- Central Business District
- Community Commercial
- Detached Unit Residential
- Estuary Plan Area
- General Industrial/Transp
- Hillside Residential
- Housing and Business Mix
- Institutional
- Mixed Housing Type

Building = existing
Auto glass business

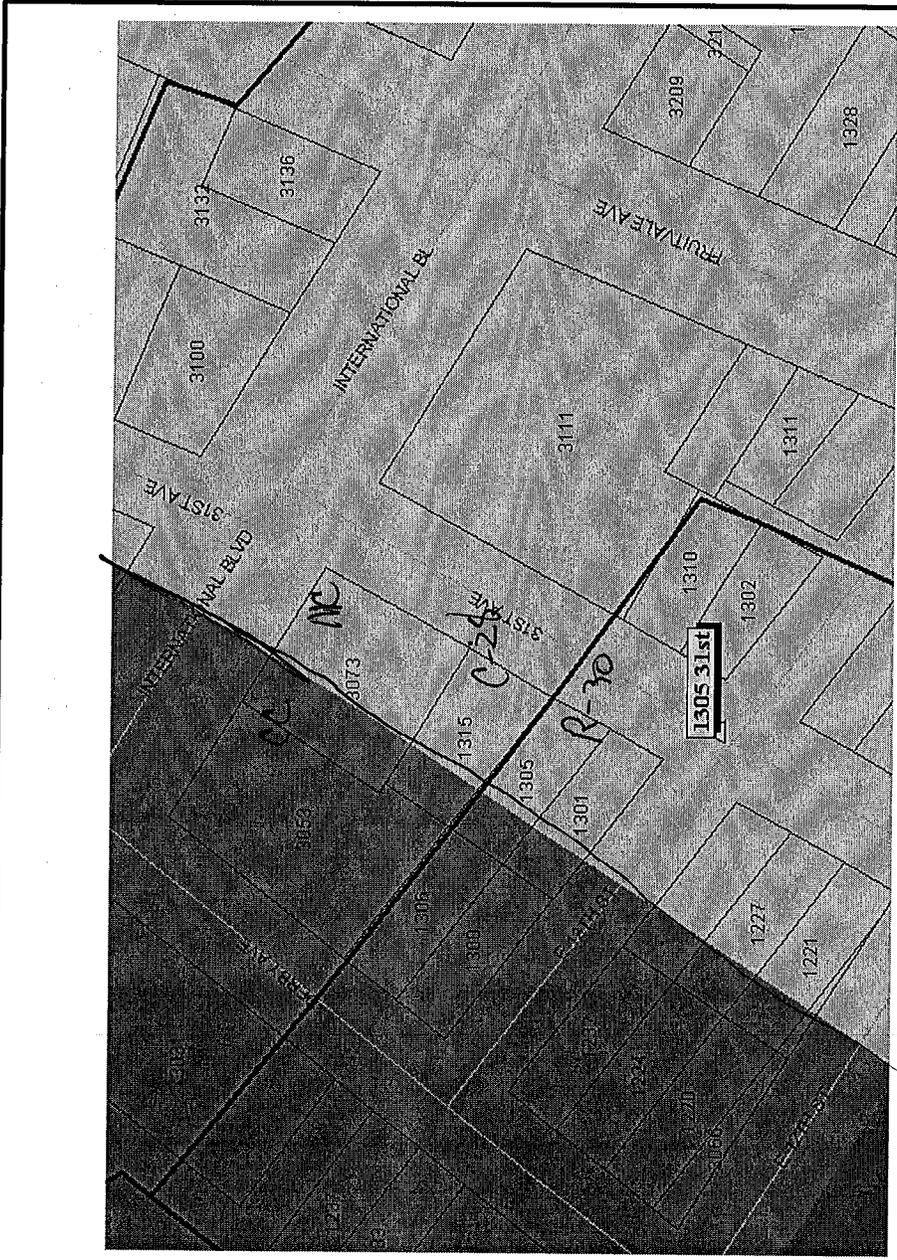


RP Vacant lot = 1305
Proposed site

R-30
zone
boundary

All 3 lots = 1 owner

Map Title



Zoning 20061219 (effective 20070401)

APN

Parcels (ADDRNUM)

Streets (CATNAME)

Port of Oakland Jurisdiction

Landmarks 200506

SDS Districts

Final Alameda Whipsnake Critical Habitat (

Condominium Conversion Impact Area (Impact_Se

Primary

Secondary

Water Bodies

General Plan 20061017 (CLASSIFICA)

Business Mix

Central Business District

Community Commercial

Detached Unit Residential

Estuary Plan Area

General Industrial/Transp

Hillside Residential

Housing and Business Mix

Institutional

Mixed Housing Type





CITY OF OAKLAND

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

Planning and Building Department

(510) 238-6402

Bureau of Building

FAX:(510) 238-2959

Building Permits, Inspections and Code Enforcement Services

TDD:(510) 238-3254

www.oaklandnet.com

NOTICE OF VIOLATION

December 22, 2016

Certified and Regular mail

To: Ng Chor N TR

Code Enforcement Case No.: **1604759**

Property: **3073 International Bl**

Parcel Number: **025-0690-009-00**

Re-inspection Date:**February 8, 2016**

Code Enforcement Services inspected your property on **December 11, 2016** 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		
yes	There is debris from the fire and demolished walls in the building. Remove.	Interior	8.24.020.D 8.24.040
	Building Maintenance (Code)		
yes	The entire building has been yellow tagged for restricted use because of the fire and water damage. Repair or replace all affected areas. Obtain permits inspections and approvals.	Throughout the building	15.08.140 15.08.340.C and D
yes	Portions of the the walls, ceiling and roof of the building has been damaged by the fire. Repair or replace. Obtain permits inspections and approvals.	Second floor.	15.08.140 15.08.340.C and D
yes	There are several unapproved alterations made to the building. There are sleeping rooms created on the second floor as well as a kitchen. There are new partition walls, makeshift paint booth toilet stalls etc. Remove. Obtain permits inspections and approvals.	Throughout the building.	15.08.140 15.08.340.C and D
yes	There are unapproved alterations/additions/connections made to the electrical system such as exposed and unsafe wiring, fixtures, new electrical panels and circuits etc. Remove. Obtain permits inspections and approvals.	Throughout the building.	15.08.140 15.08.340 E
yes	There are unapproved plumbing alterations, there is a kitchen created at the second floor, wash sinks and toilet stalls on the first floor. Remove. Obtain permits inspections and approvals.	Unit 1313 31st. Ave. and second floor.	15.08.140 15.08.340 F

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 **Edward Labayog**, who is assigned to your case, before the re-inspection date shown above to schedule an inspection. Your inspector is available by phone at 510-238-4793 and by email at elabayog@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,

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:

May, 2016
Scan to: Code Enforcement-Chronology-Abatement Activities

ASSESSOR'S MAP 25

Code Area No. 17-037

690

Map showing a portion of the Lands of
Derby Estate Company. (BK 22 Pg. 34)

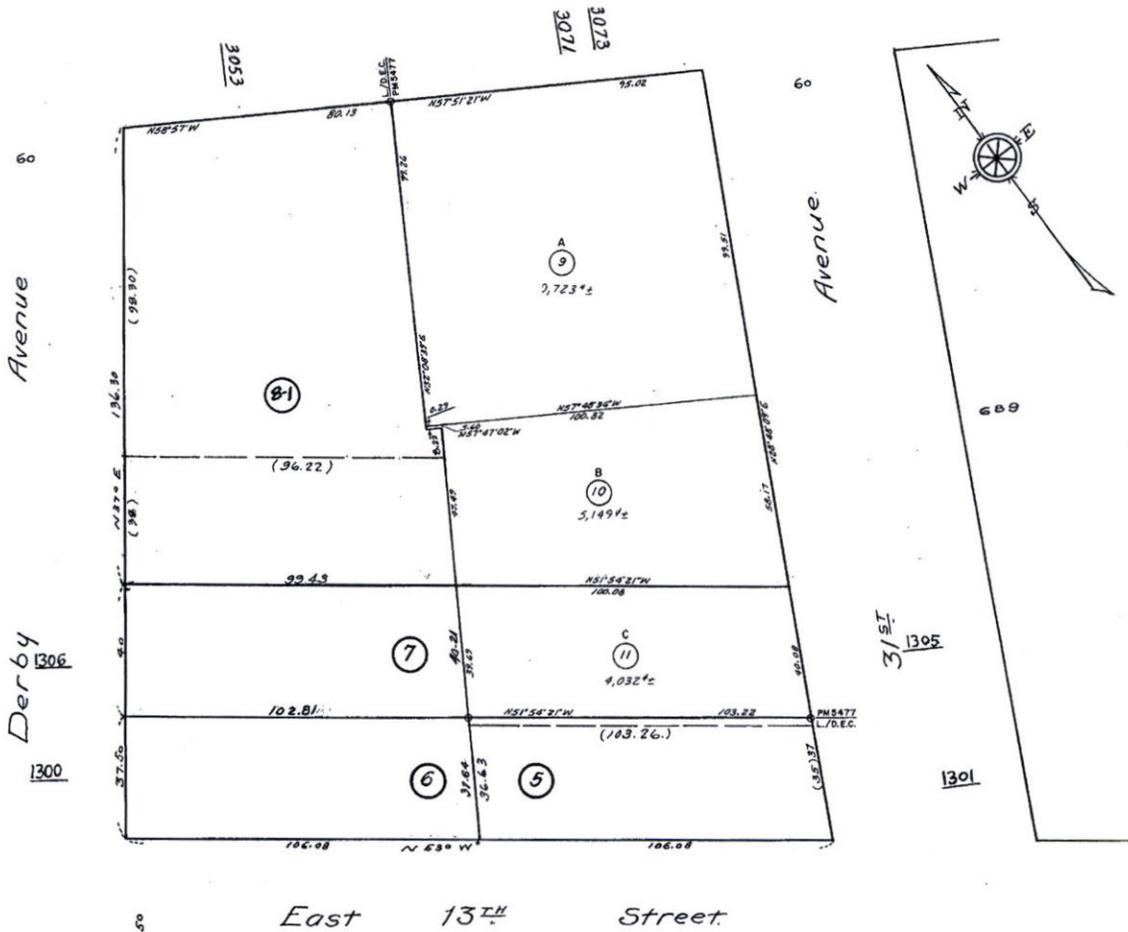
P.M. 5477 191/89

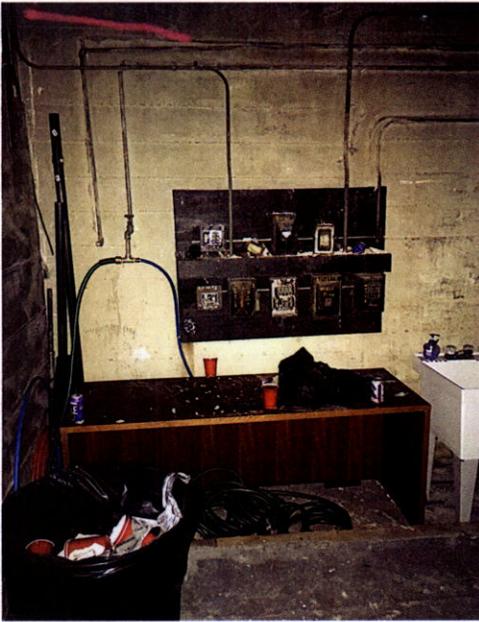
Scale 1 in = 30 ft.

719

Rev. 12-6-60 A.Y.
10-25-80 JT
5-04-86 CSL

100 East 14th Street
San Francisco - Oakland Terminal R.R.





3073 International Bl.

12-11-16

RESTRICTED USE

Caution: This structure has been inspected and found to be damaged as described below.

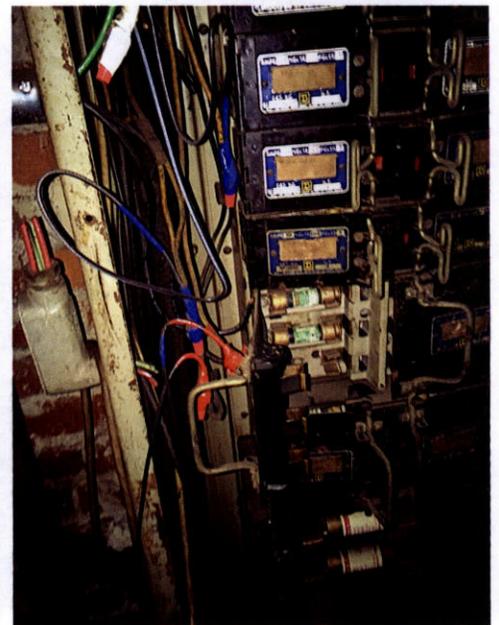
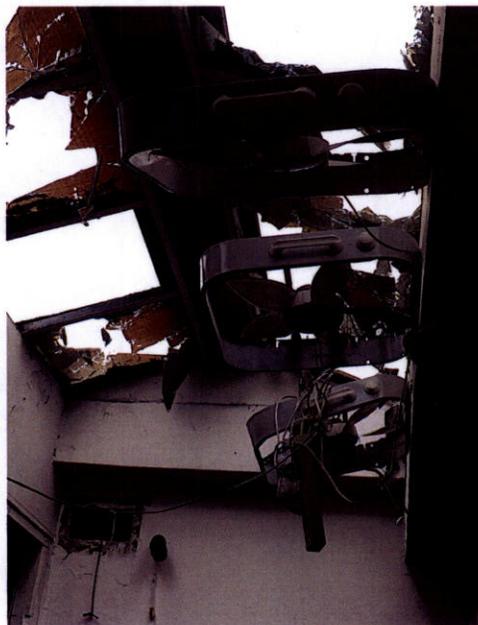
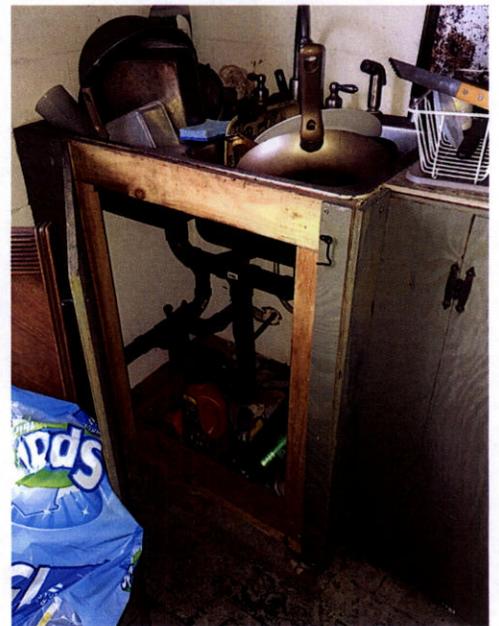
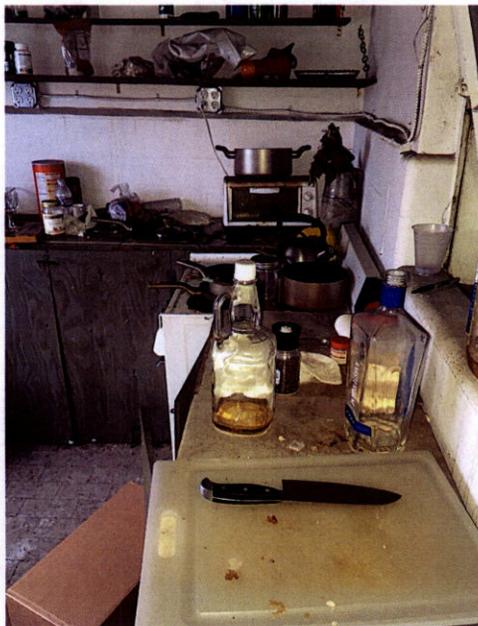
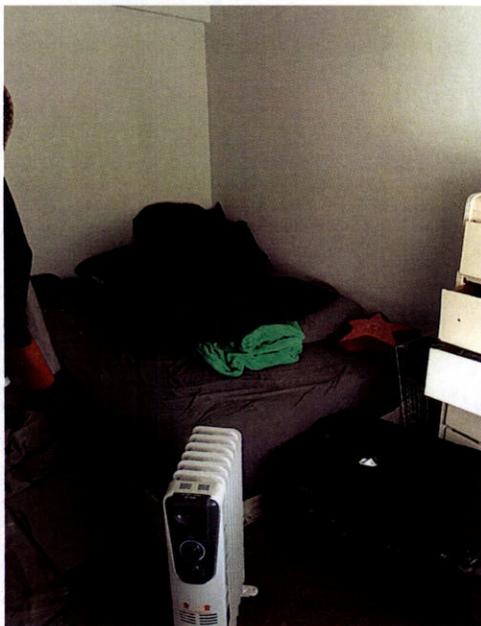
Date: 12-11-16
 Time: 4:10 PM

Fire and Water damage (Caution: Aftershocks since inspection may increase damage and risk.)

Entry, occupancy, and lawful use are restricted as indicated below. This facility was inspected under emergency conditions by: City Of Oakland (Jurisdiction)

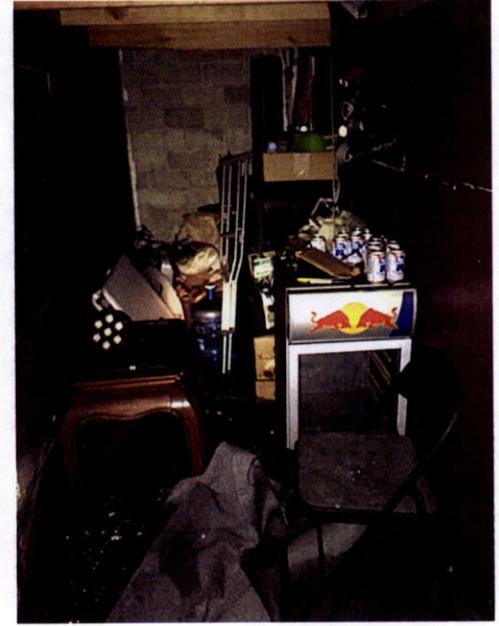
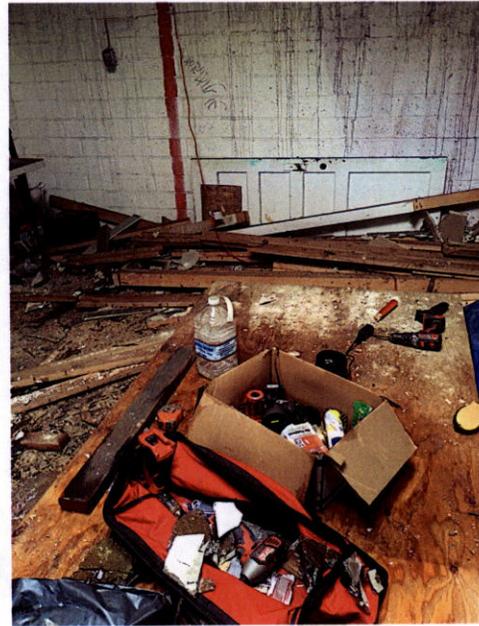
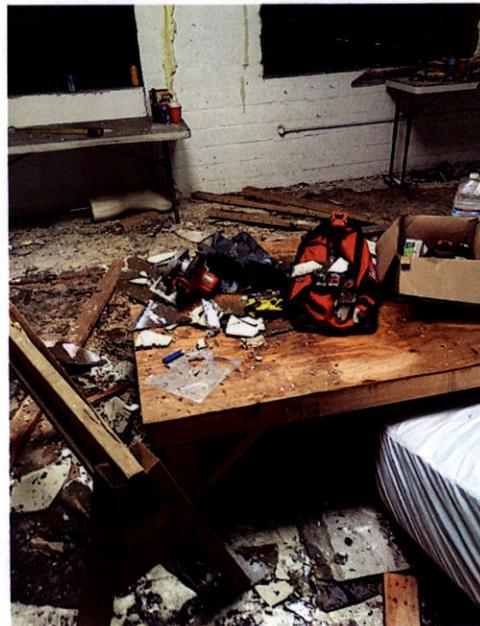
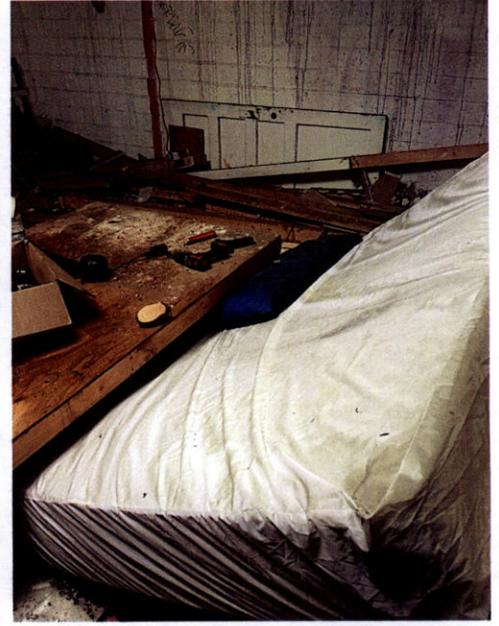
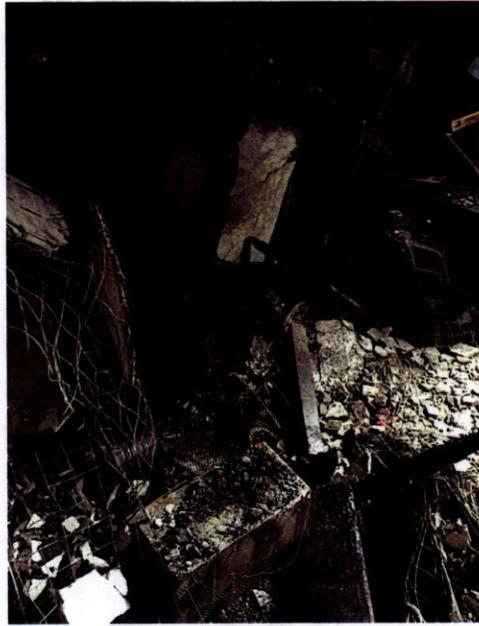
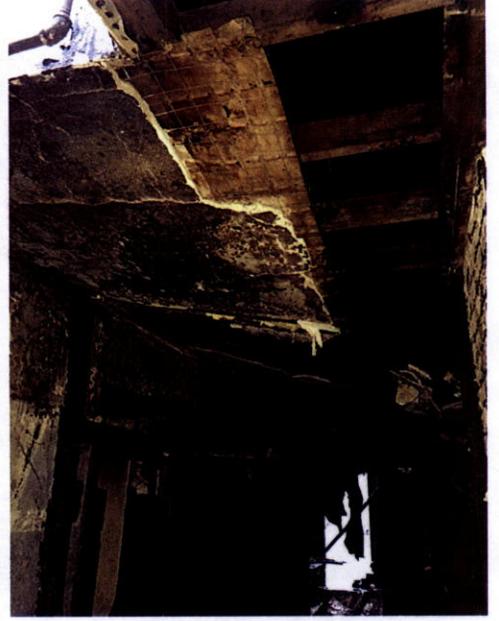
Entry allowed to: Peter Beland
 by: operator
 Facility Name and Address: 3073 International Bl.
 Inspector ID / Agency: Ed Calabro

Do Not Remove, Alter, or Cover this Placard until Authorized by Governing Authority



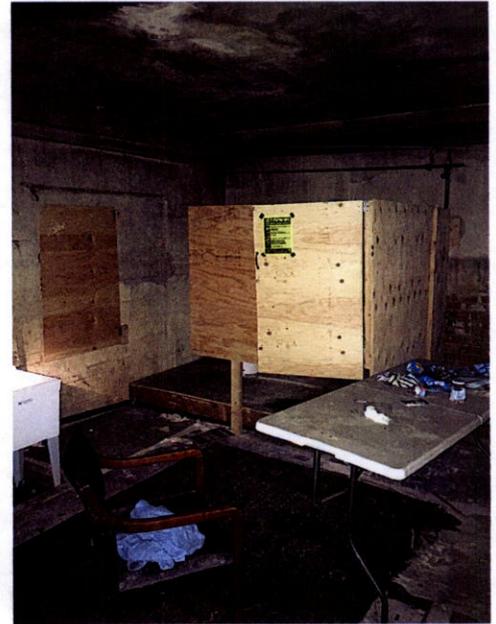
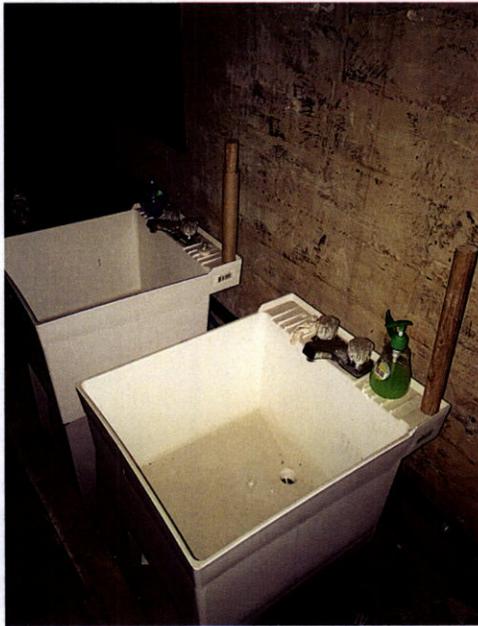
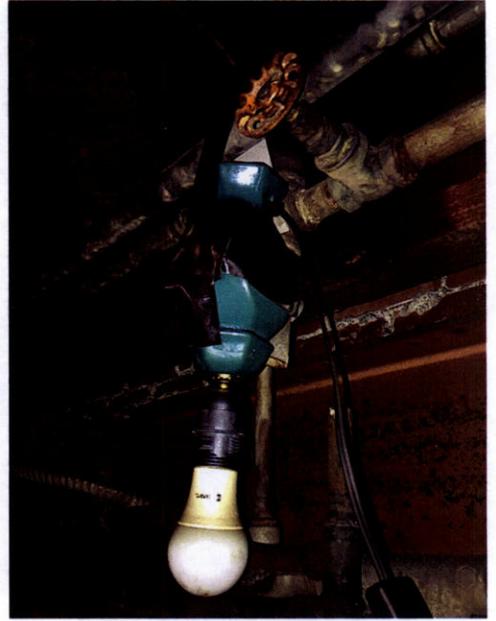
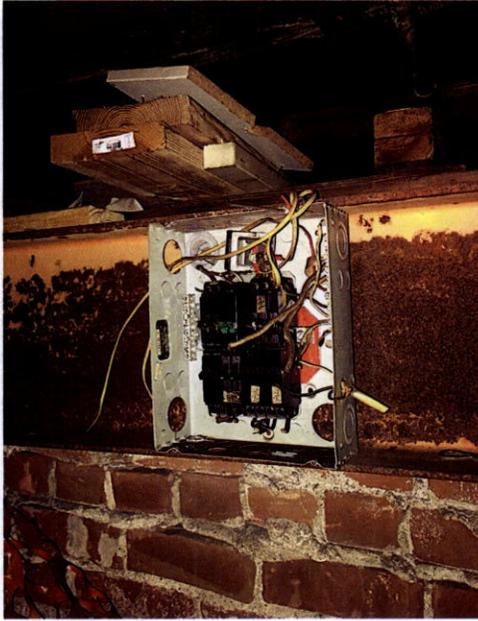
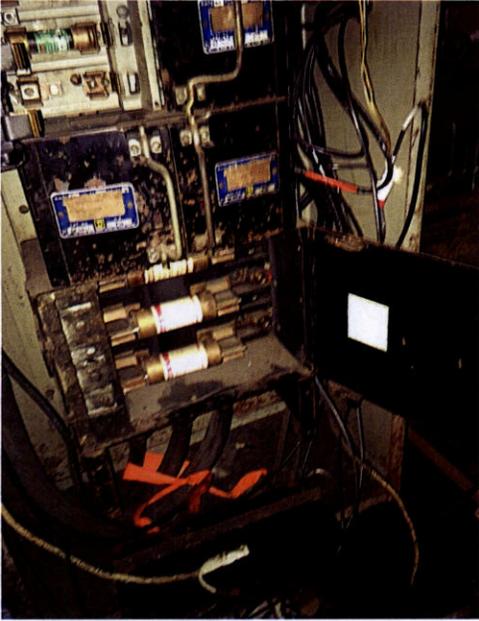
3073 International Bl.

12-11-16



3073 International Bl.

12-11-16



3073 International Bl.

12-11-16

County Assessor Display

Assessor Parcel Record for APN 025- -0690-009-00

Parcel Number:	25-690-9
Property Address:	3073 INTERNATIONAL BLVD, OAKLAND 94601
Owner Name:	NG CHOR N TR
Care of:	
Attention:	
Mailing Address:	[REDACTED]
Use Code:	WAREHOUSE
Recorder Number:	2007-379807
Recorder Date:	10/30/2007
Mailing Address Effective Date:	10/30/2007
Last Document Input Date:	12/14/2007
Deactivation Date:	
Exemption Code:	

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

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 Postage \$ _____ Sent To [REDACTED] Street an City, State #1604759- 12/23/16-EL: jw	Postmark Here
--	------------------

NG CHOR N TR

[REDACTED]

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



Record Detail with Inspection Log

- ▼ **Record ID:** [1604759](#)
- ▼ **Description:** Fire damaged, unapproved alterations.
- ▼ **APN:** 025 069000900
- ▼ **Address:** 3073 INTERNATIONAL BLVD
- ▼ **Unit #:**
- ▼ **Date Opened:** 12/19/2016
- ▼ **Record Status:** Violation Verified
- ▼ **Record Status Date:** 12/23/2016
- ▼ **Job Value:** \$0.00
- ▼ **Requestor:**
- ▼ **:**
- ▼ **Business Name:**
- ▼ **License #:**

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
12/11/2016	Ed Labayog	1st Inspection	Violation Verified	
	Ed Labayog	Follow-up Inspection	Scheduled	



Record Detail with Comments

▼ **Record ID:** [**1604759**](#)

▼ **Description:** Fire damaged, unapproved alterations.

▼ **APN:** 025 069000900

▼ **Address:** 3073 INTERNATIONAL BLVD

▼ **Unit #:**

▼ **Date Opened:** 12/19/2016

▼ **Record Status:** Violation Verified

▼ **Record Status Date:** 12/23/2016

▼ **Job Value:** \$0.00

▼ **Requestor:**

▼ :

▼ **Business Name:**

▼ **License #:**

Comment Date ▲	Commenter	Comment
12/23/2016 1:55:36 PM	JWANG	12-23-16 Ownership verified through County Assessor, NOV mailed reg & cert with appeal form and brochures on 12-23-16 cert #7016 0750 0000 2392 8990, Re-inspection Deadline: 2-8-17



Record Detail with Inspection Log

▼ **Record ID:** [0400626](#)

▼ **Description:** **EXCESSIVE PROMOTIONAL SIGNAGE, OBSOLETE SIGNAGE, BUILDING FACADE IS INDISREPAIR, BUSINESS SIGNAGE EXCEEDS ALLOWED AREA AND ILLEGAL SIGNS.**

▼ **APN:** 025 069000900

▼ **Address:** 3071 INTERNATIONAL BLVD

▼ **Unit #:**

▼ **Date Opened:** 2/13/2004

▼ **Record Status:** Abated

▼ **Record Status Date:** 6/1/2004

▼ **Job Value:** \$0.00

▼ **Requestor:** COALITION FOR A BEAUTIFUL FRUITVALE

▼ :

▼ **Business Name:**

▼ **License #:**

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
2/20/2004	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
3/30/2004	HUGO BARRON	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 06/01/04
4/16/2004	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
5/4/2004	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
5/18/2004	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	NEED TO BE PAINTED
5/25/2004	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp requested from insp result 93 on 05/04/04
6/1/2004	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	PAINTED
6/1/2004	HUGO BARRON	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 06/01/04



Record Detail with Comments

▼ **Record ID:** [0400626](#)

▼ **Description:** **EXCESSIVE PROMOTIONAL SIGNAGE, OBSOLETE SIGNAGE, BUILDING FACADE IS IN DISREPAIR, BUSINESS SIGNAGE EXCEEDS ALLOWED AREA AND ILLEGAL SIGNS.**

▼ **APN:** 025 069000900

▼ **Address:** 3071 INTERNATIONAL BLVD

▼ **Unit #:**

▼ **Date Opened:** 2/13/2004

▼ **Record Status:** Abated

▼ **Record Status Date:** 6/1/2004

▼ **Job Value:** \$0.00

▼ **Requestor:** COALITION FOR A BEAUTIFUL FRUITVALE

▼ :

▼ **Business Name:**

▼ **License #:**

Comment Date ▲	Commenter	Comment
2/13/2004 12:00:00 AM	PTS	EXCESSIVE PROMOTIONAL SIGNAGE, OBSOLETE SIGNAGE, BUILDING FACADE IS IN DISREPAIR, BUSINESS SIGNAGE EXCEEDS ALLOWED AREA AND ILLEGAL SIGNS.
1/21/2014 8:31:53 PM	PTS	3/9/4: No progress, no phone calls nor letter received from the owner nor from his/her representative. Owner was fee-charged. (20/63). Next inspection on 4/9/4. >>> 03/09/2004 08:24:37 BARRO#HS 0144 3/17/4: Received a phone call from an owner's friend, he was informed that he needs to remove all the wood sign that are located ast the top of the building and the owner was already fee-charged for non complia nce. >>> 03/17/2004 08:42:18 BARRO#HS 0147 4/14/4: Owner still needs to remove more signs. Need to review present sign amount with supervisor B. Quesada. >>> 04/15/2004 07:19:00 BARRO#HS 0166 4/16/4: Met supervisor B.Q. and we agreed to send one more letter to t he owner to have him remove more signs. No fees will be assessed. >>> 04/16/2004 10:40:14 BARRO#HS 0163 4/19/4: Entered code 65 on 4/16/4. Reinspection on 5/4/4. >>> 04/19/2004 08:47:49 BARRO#HS 0160 5/4/4: Met the owner and we agreed that she will remove the metal fra me at top of the building, "Grisela' salon" painted sign on Int. Bl. s ide, and paint the facade by the next inspection on 5/25/04. >>> 05/06/2004 08:35:48 BARRO#HS 0057 5/18/4: Returned a phone message to Mr. Luis Dominguez and left a mess age. >>> 05/18/2004 08:26:32 BARRO#HS 0132 5/18/4: Reinspection on 6/1/4. >>> 05/19/2004 08:47:56 BARRO#HS 0155 6/1/4: Owner painted the building and removed the required signs from the exterior walls. Case closed. (20/98) >>> 06/02/2004 08:52:50 BARRO#HS 0161 Billing appeal picked up on 06/15/04/ La Wanda >>> 06/15/2004 14:09:08 DIZON#NR

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

License #:

Comment Date ▲	Commenter	Comment
		<p>0036 Billing appeal received on 06/15/04/La Wanda >>> 06/15/2004 14:37:22 DIZON#NR 0036 06/15/04: Received Code Enforcement Billing Appeal form from Ng, Chor Nar, owner of this property. jmv >>> 06/16/2004 11:45:10 MARQU#JJ 0183 Chor Nar Ng, owner can be reached at [REDACTED]. jmv >>> 06/16/2004 11:45:38 MARQU#JJ 0183 Tracking Log #0020 (Yr 2004/June). jmv >>> 06/16/2004 11:46:16 MARQU#JJ 0183 07/27/04: Forwarding billing appeal to Ms. Joanne Braddock, Admin. Services Manager for review and determination. jmv >>> 07/27/2004 13:18:04 MARQU#JJ 0141 CORRECTION TO ABOVE F-24 NOTES DATED 7/27/04 FORWARDED BILLING APPEAL FORM TO MS. BRADDOCK, ADMIN. SERVICES MANAGER 9/13/04. JMV >>> 09/13/2004 12:23:52 MARQU#JJ 0024 Billing appeal denied. Property owner wa [REDACTED] [REDACTED] the address according to the County R ecorder information. Forwarded to Tract Campbell for disposition. >>> 03/03/2005 11:29:50 BRADD#J 0338 Denial letter mailed on 03-03- 05. >>> 03/03/2005 12:09:18 CAMPB#TE 0227 FILE UNDER MAR 05 >>> 03/14/2005 10:30:18 CAMPB#TE 0167 Updated owner information per county assessor dis [REDACTED] [REDACTED] New: Ng Chor N Tr [REDACTED] >>> 07/06/2009 16:25:26 HIGHS#M CASHTERM2 Mailed I0068597 to [REDACTED] >>> 07/08/2009 10:44:58 HIGHS#M CASHTERM2</p>



CITY OF OAKLAND

Record Detail with Inspection Log

▼ **Record ID:** [**0300335**](#)

▼ **Description:** **FURNITURE/CABINET AND BROKEN GLASS & TRASH & DEBRIS ON SIDEWALK**

▼ **APN:** 025 069000900

▼ **Address:** 3071 INTERNATIONAL BLVD

▼ **Unit #:**

▼ **Date Opened:** 1/16/2003

▼ **Record Status:** Abated

▼ **Record Status Date:** 2/21/2003

▼ **Job Value:** \$0.00

▼ **Requestor:**

▼ :

▼ **Business Name:**

▼ **License #:**

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
1/17/2003	JORGE REYES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
2/21/2003	JORGE REYES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Auto scheduled from 62 result on 01/17/03



CITY OF OAKLAND

Record Detail with Comments

▼ **Record ID:** [**0300335**](#)

▼ **Description:** **FURNITURE/CABINET AND BROKEN GLASS & TRASH & DEBRIS ON SIDEWALK**

▼ **APN:** 025 069000900

▼ **Address:** 3071 INTERNATIONAL BLVD

▼ **Unit #:**

▼ **Date Opened:** 1/16/2003

▼ **Record Status:** Abated

▼ **Record Status Date:** 2/21/2003

▼ **Job Value:** \$0.00

▼ **Requestor:**

▼ :

▼ **Business Name:**

▼ **License #:**

Comment Date ▲	Commenter	Comment
1/16/2003 12:00:00 AM	PTS	FURNITURE/CABINET AND BROKEN GLASS & TRASH & DEBRIS ON SIDEWALK
1/21/2014 8:30:34 PM	PTS	01/27/03 - Verified owner information per TRW, released ltr. jmv >>> 01/27/2003 10:40:38 MARQU#JJ 0156 none of the items on sidewalk; close case. wl >>> 02/21/2003 16:29:13 LOO#W 0084



CITY OF OAKLAND

Record Detail with Inspection Log

▼ **Record ID:** [0307120](#)

▼ **Description:** **STORING INOPERABLE VEHICLES; WEEDS; DEBRIS**

▼ **APN:** **025 069000201**

▼ **Address:** **3073 INTERNATIONAL BLVD**

▼ **Unit #:**

▼ **Date Opened:** 10/13/2003

▼ **Record Status:** No Violation Found

▼ **Record Status Date:** 4/5/2004

▼ **Job Value:** \$0.00

▼ **Requestor:**

▼ :

▼ **Business Name:**

▼ **License #:**

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
10/7/2003		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
4/5/2004		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint Not Applicable	INSPECTION CANCELLED/SEE F24 NOTES/TRACI



CITY OF OAKLAND

Record Detail with Comments

▼ **Record ID:** [0307120](#)

▼ **Description:** **STORING INOPERABLE VEHICLES; WEEDS; DEBRIS**

▼ **APN:** **025 069000201**

▼ **Address:** **3073 INTERNATIONAL BLVD**

▼ **Unit #:**

▼ **Date Opened:** 10/13/2003

▼ **Record Status:** No Violation Found

▼ **Record Status Date:** 4/5/2004

▼ **Job Value:** \$0.00

▼ **Requestor:**

▼ :

▼ **Business Name:**

▼ **License #:**

Comment Date ▲	Commenter	Comment
10/13/2003 12:00:00 AM	PTS	STORING INOPERABLE VEHICLES; WEEDS; DEBRIS
1/21/2014 8:35:46 PM	PTS	[VERIFYING HOMEOWNERS ADDRESS. WILL RESCHEDULE INSPECTION ONCE I HAVE CORRECT MAILING ADDRESS. >>> 04/02/2004 13:06:08 CAMPB#TE 0097 TITLE CO HAS SAME MAILING ADDRESS AS WE HAVE >>> 04/06/2004 09:22:09 CAMPB#TE 0103



Record Detail with Inspection Log

▼ **Record ID:** [**0102815**](#)

▼ **Description:** **CLEAN DEBRIS & REMOVE NON-OPERATIVE VEHICLES IN REAR YARD. PROVIDEGARBAGE SERVICE. VACATE UNAPPROVED LIVING UNIT**

▼ **APN:** **025 069000900**

▼ **Address:** **3071 INTERNATIONAL BLVD**

▼ **Unit #:**

▼ **Date Opened:** 4/10/2001

▼ **Record Status:** Abated

▼ **Record Status Date:** 9/4/2001

▼ **Job Value:** \$0.00

▼ **Requestor:**

▼ :

▼ **Business Name:**

▼ **License #:**

Inspection Date ▲	Inspector Name	Inspection Type	Status / Result	Result Comments
4/3/2001		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
5/24/2001		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Auto scheduled from 62 result on 04/03/01
7/24/2001		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Auto scheduled from 62 result on 05/24/01
9/4/2001		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp requested from insp result 81 on 07/24/01



Record Detail with Comments

▼ **Record ID:** [0102815](#)

▼ **Description:** CLEAN DEBRIS & REMOVE NON-OPERATIVE VEHICLES IN REAR YARD. PROVIDEGARBAGE SERVICE. VACATE UNAPPROVED LIVING UNIT

▼ **APN:** 025 069000900

▼ **Address:** 3071 INTERNATIONAL BLVD

▼ **Unit #:**

▼ **Date Opened:** 4/10/2001

▼ **Record Status:** Abated

▼ **Record Status Date:** 9/4/2001

▼ **Job Value:** \$0.00

▼ **Requestor:**

▼ :

▼ **Business Name:**

▼ **License #:**

Comment Date ▲	Commenter	Comment
4/10/2001 12:00:00 AM	PTS	CLEAN DEBRIS & REMOVE NON-OPERATIVE VEHICLES IN REAR YARD. PROVIDE GARBAGE SERVICE. VACATE UNAPPROVED LIVING UNIT
1/21/2014 8:38:02 PM	PTS	[07-09-01 The owner sent a letter requesting an extension due to the ev iction process and I will grant a 30-day ezxtension from today. The ne x t call-back day will be 8-24-01.gg >>> 07/31/2001 08:09:48 GROVE#GC OAK1500CA Billing dispute filed by owner. >>> 08/31/2001 15:08:58 FEEHA#PL 0044 owner's mailing address was incorrect due to typo (), therefore I recommend billing dispute approval.cg >>> 09/05/2001 10:34:59 GERTN#RC 0014 Billing dispute was approved per Manager. dar >>> 09/12/2001 09:45:38 JACKS#DA OAKO824CA



Address History with Inspection Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
 CONTACT_TYPE = Blank
 STREET_NBR = 3071
 STREET_NAME : Begins With INTERNATIONAL
 STREET_TYPE : Begins With
 APN = (Blank)
 DATE_OPENED >= 1/1/1980
 DATE_OPENED <= 12/31/2020
 RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
 RECORD_TYPE_TYPE <> Lien

Record ID: 0102815

Address: 3071 INTERNATIONAL BLVD

APN: 025 069000900

Unit #:

Description: CLEAN DEBRIS & REMOVE NON-OPERATIVE VEHICLES IN REAR YARD. PROVIDEGARBAGE SERVICE. VACATE UNAPPROVED LIVING UNIT

Date Opened: 4/10/2001

Record Status: Abated

Record Status Date: 9/4/2001

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
4/3/2001		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
5/24/2001		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Auto scheduled from 62 result on 04/03/01
7/24/2001		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Inspection extension	Auto scheduled from 62 result on 05/24/01
9/4/2001		OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Reinsp requested from insp result 81 on 07/24/01

Record ID: 0300335

Address: 3071 INTERNATIONAL BLVD

APN: 025 069000900**Unit #:****Description: FURNITURE/CABINET AND BROKEN GLASS & TRASH & DEBRIS ON SIDEWALK**

Date Opened: 1/16/2003

Record Status: Abated

Record Status Date: 2/21/2003

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
1/17/2003	JORGE REYES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
2/21/2003	JORGE REYES	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	Auto scheduled from 62 result on 01/17/03

Record ID: [0400626](#)**Address: 3071 INTERNATIONAL BLVD****APN: 025 069000900****Unit #:****Description: EXCESSIVE PROMOTIONAL SIGNAGE, OBSOLETE SIGNAGE, BUILDING FACADE IS INDISREPAIR, BUSINESS SIGNAGE EXCEEDS ALLOWED AREA AND ILLEGAL SIGNS.**

Date Opened: 2/13/2004

Record Status: Abated

Record Status Date: 6/1/2004

Job Value: \$0.00

Requestor: COALITION FOR A BEAUTIFUL FRUITVALE

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/20/2004	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
3/30/2004	HUGO BARRON	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 06/01/04
4/16/2004	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
5/4/2004	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	
5/18/2004	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	NEED TO BE PAINTED
5/25/2004	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	Reinsp requested from insp result 93 on 05/04/04
6/1/2004	HUGO BARRON	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Complaint ABated	PAINTED
6/1/2004	HUGO BARRON	1st Inspection	No Entry	Scheduled inspection voided by result code 98 on 06/01/04

Record ID: [0904217](#)**Address: 3071 INTERNATIONAL BLVD**

APN: 025 069000900**Unit #:****Description: VARIOUS BUSINESSES- EXCESSIVE SIGNAGE, ITEMS IN THE ROW, OPEN DISPLAYGRISELDAS, BOOST MOBILE, EN MODA**

Date Opened: 6/26/2009

Record Status: Abated

Record Status Date: 8/10/2009

Job Value: \$0.00

Requestor: [REDACTED]

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
8/4/2009	PERMIT TRACKING CODE	OPC - HOME OCCUPATION OPC-Nuisance OPC-	Inspection voided	Inspection voided 08/10/09 - complaint abated 08/10/09
8/4/2009	PERMIT TRACKING CODE	OPC - HOME OCCUPATION OPC-Nuisance OPC-	Inspection voided	Inspection voided 08/10/09 - complaint abated 08/10/09

Record ID: 9900741**Address: 3071 INTERNATIONAL BLVD****APN:****Unit #:****Description: BUSINESS IS FLOODED;RAIN WATER LEAKING THROUGH ROOF**

Date Opened: 2/8/1999

Record Status: Closed

Record Status Date: 11/17/2000

Job Value: \$0.00

Requestor: FLAVIANO SOPIANO

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
2/9/1999	GWEN SHROPSHIRE	1st Inspection	Unable to Verify	NO ANSWER
2/19/1999	GWEN SHROPSHIRE	1st Inspection	No Violations	FIRST SET-UP INSP. / REQUEST OWNERSHIP, ISSUE NTA FEE CHARGE
3/5/1999	GWEN SHROPSHIRE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	POSSIBLY 3069 INTERNATIONAL BLVD
3/8/1999	GWEN SHROPSHIRE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Viol. verified / not corrected	ILLEGAL OCCUPANCY NO PERMIT
3/24/1999	GWEN SHROPSHIRE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	ROOFING REPAIRS 4-4-99
3/29/1999	GWEN SHROPSHIRE	OMC - BLIGHT ABATEMENT OMC-Injurious OMC-1	Substantial compliance/no fees	Auto Scheduled from PTS Complaint Notice.

Record ID: SL1501064**Address: 3071 INTERNATIONAL BLVD****APN: 025 069000900****Unit #:**

Description: A/C Transit East Bay Bus Rapid Transit (BRT) Project to repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. Overflow device may be needed. Permit valid 90 days. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.

Date Opened: 4/27/2015

Record Status: OTC Issuance

Record Status Date: 4/28/2015

Job Value: \$0.00

Requestor:

:

Business Name: MC GUIRE AND HESTER

License #: 095879

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
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Record ID: [X0401625](#)

Address: 3071 INTERNATIONAL BLVD

APN: 025 069000900

Unit #:

Description: Install anchor

Date Opened: 4/14/2004

Record Status: Expired

Record Status Date: 12/31/2012

Job Value: \$0.00

Requestor: COMCAST / GEORGINA BOND

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
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Record ID: [X1000385](#)

Address: 3071 INTERNATIONAL BLVD

APN: 025 069000900

Unit #:

Description: Access MH to place fiber, splice & test Call for PWA PRE-CON prior to start work: 510-238-3651. PROJECT FTTCs

Date Opened: 3/18/2010

Record Status: Permit Issued

Record Status Date: 4/13/2010

Job Value: \$0.00

Requestor: ATT/

:

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
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Record ID: [X1500934](#)

Address: 3071 INTERNATIONAL BLVD

APN: 025 069000900**Unit #:**

Description: A/C Transit East Bay Bus Rapid Transit (BRT) Project to repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. Overflow device may be needed. Permit valid 90 days. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.

Date Opened: 4/27/2015

Record Status: Expired

Record Status Date: 12/12/2015

Job Value: \$0.00

Requestor:

:

Business Name: MC GUIRE AND HESTER

License #: 095879

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

Record ID: [ZC010398](#)**Address: 3071 INTERNATIONAL BLVD****APN:****Unit #:**

Description: RETAIL STORE FOR PAGER AND CELLULAR PHONE SALES (GENERAL RETAIL SALES).

Date Opened: 2/28/2001

Record Status: Approved

Record Status Date: 2/28/2001

Job Value: \$0.00

Requestor: LORENA DOMINGUEZ

:

Business Name:

License #:

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

Record ID: [ZC060270](#)**Address: 3071 INTERNATIONAL BLVD****APN: 025 069000900****Unit #:**

Description: establish a general retail business (17.10.340) 1st Floor - to sell womens' kids, apparel including shoes and gift items

Date Opened: 1/27/2006

Record Status: Approved

Record Status Date: 1/27/2006

Job Value: \$0.00

Requestor: LUIS R. DOMINGUEZ

:

Business Name:

License #:

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

Record ID: [ZC070616](#)**Address:** 3071 INTERNATIONAL BLVD**APN:** 025 069000900**Unit #:****Description:** Gift shop selling candles, soaps, spiritual items

Date Opened: 3/6/2007

Record Status: Approved

Record Status Date: 3/6/2007

Job Value: \$0.00

Requestor: ROSE MERRY MARTINEZ

:

Business Name:

License #:

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

Record ID: [ZC131410](#)**Address:** 3071 INTERNATIONAL BLVD**APN:** 025 069000900**Unit #:****Description:** to establish a general retail sales (gift shop)

Date Opened: 6/20/2013

Record Status: Approved

Record Status Date: 6/20/2013

Job Value: \$0.00

Requestor: FRANCIA GARCIA

:

Business Name:

License #:

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

Record ID: [ZC151416](#)**Address:** 3071 International BLVD, #D**APN:** 025 069000900**Unit #: D****Description:** Zoning clearance for an art gallery. This general retail sales activity is permitted per section 17.35.030.

Date Opened: 6/12/2015

Record Status: Approved

Record Status Date: 6/12/2015

Job Value: \$0.00

Requestor:

: Zachary Schultz

Business Name:

License #:

Inspection Date	Inspector Name	Inspection Type	Status / Result	Result Comments
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Address History with Comments Log

CONTACT_TYPE = Complainant, Neighbor, Tenant/Occupant, Applicant, Lienee
 CONTACT_TYPE = Blank
 STREET_NBR = 3071
 STREET_NAME : Begins With INTERNATIONAL
 STREET_TYPE : Begins With
 APN = ----
 DATE_OPENED >= 1/1/1980
 DATE_OPENED <= 12/31/2020
 RECORD_TYPE_SUBTYPE <> Soft Story Retrofit Validation
 RECORD_TYPE_TYPE <> Lien

Record ID: 0102815

Address: 3071 INTERNATIONAL BLVD

APN: 025 069000900

Unit #:

Description: CLEAN DEBRIS & REMOVE NON-OPERATIVE VEHICLES IN REAR YARD. PROVIDEGARBAGE SERVICE. VACATE UNAPPROVED LIVING UNIT

Date Opened: 4/10/2001

Record Status: Abated

Record Status Date: 9/4/2001

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
4/10/2001	PTS	CLEAN DEBRIS & REMOVE NON-OPERATIVE VEHICLES IN REAR YARD. PROVIDE GARBAGE SERVICE. VACATE UNAPPROVED LIVING UNIT
1/21/2014	PTS	07-09-01 The owner sent a letter requesting an extension due to the ev iction process and I will grant a 30-day ezxtension from today. The ne xt call-back day will be 8-24-01.gg >>> 07/31/2001 08:09:48 GROVE#GC OAK1500CA Billing dispute filed by owner. >>> 08/31/2001 15:08:58 FEEHA#PL 0044 owner's mailing address was incorrec due to typo [REDACTED], therefore I recommend billing dispute approval.cg >>> 09/05/2001 10:34:59 GERTN#RC 0014 Billing dispute was approved per Manager. dar >>> 09/12/2001 09:45:38 JACKS#DA OAKO824CA

Record ID: 0300335

Address: 3071 INTERNATIONAL BLVD

APN: 025 069000900

Unit #:**Description: FURNITURE/CABINET AND BROKEN GLASS & TRASH & DEBRIS ON SIDEWALK**

Date Opened: 1/16/2003

Record Status: Abated

Record Status Date: 2/21/2003

Job Value: \$0.00

Requestor:

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
1/16/2003	PTS	FURNITURE/CABINET AND BROKEN GLASS & TRASH & DEBRIS ON SIDEWALK
1/21/2014	PTS	[01/27/03 - Verified owner information per TRW, released ltr. jmv >>> 01/27/2003 10:40:38 MARQU#JJ 0156 none of the items on sidewalk; close case. wl >>> 02/21/2003 16:29:13 LOO#W 0084

Record ID: 0400626**Address: 3071 INTERNATIONAL BLVD****APN: 025 069000900****Unit #:****Description: EXCESSIVE PROMOTIONAL SIGNAGE, OBSOLETE SIGNAGE, BUILDING FACADE IS IN DISREPAIR, BUSINESS SIGNAGE EXCEEDS ALLOWED AREA AND ILLEGAL SIGNS.**

Date Opened: 2/13/2004

Record Status: Abated

Record Status Date: 6/1/2004

Job Value: \$0.00

Requestor: COALITION FOR A BEAUTIFUL FRUITVALE

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
2/13/2004	PTS	EXCESSIVE PROMOTIONAL SIGNAGE, OBSOLETE SIGNAGE, BUILDING FACADE IS IN DISREPAIR, BUSINESS SIGNAGE EXCEEDS ALLOWED AREA AND ILLEGAL SIGNS.
1/21/2014	PTS	[3/9/4: No progress, no phone calls nor letter received from the owner nor from his/her representative. Owner was fee-charged. (20/63). Next inspection on 4/9/4. >>> 03/09/2004 08:24:37 BARRO#HS 0144 3/17/4: Received a phone call from an owner's friend, he was informed that he needs to remove all the wood sign that are located at the top of the building and the owner was already fee-charged for non compliance. >>> 03/17/2004 08:42:18 BARRO#HS 0147 4/14/4: Owner still needs to remove more signs. Need to review present sign amount with supervisor B. Quesada. >>> 04/15/2004 07:19:00 BARRO#HS 0166 4/16/4: Met supervisor B.Q. and we agreed to send one more letter to t he owner to have him remove more signs. No fees will be assessed. >>> 04/16/2004 10:40:14 BARRO#HS 0163 4/19/4: Entered code 65 on 4/16/4. Reinspection on 5/4/4. >>> 04/19/2004 08:47:49 BARRO#HS 0160 5/4/4: Met the owner and we agreed that she will remove the metal fra me at top of the building, "Grisela' salon" painted sign on Int. Bl. s ide, and paint the facade by the next inspection on 5/25/04. >>> 05/06/2004 08:35:48 BARRO#HS 0057 5/18/4: Returned a phone message to Mr. Luis Dominguez and left a mess age. >>> 05/18/2004 08:26:32 BARRO#HS 0132 5/18/4: Reinspection on 6/1/4. >>> 05/19/2004 08:47:56 BARRO#HS 0155 6/1/4: Owner painted the building and removed the required signs from the exterior walls. Case closed. (20/98) >>> 06/02/2004 08:52:50 BARRO#HS 0161 Billing appeal picked up on 06/15/04/ La Wanda >>> 06/15/2004 14:09:08 DIZON#NR 0036 Billing appeal received on 06/15/04/La Wanda >>> 06/15/2004 14:37:22 DIZON#NR 0036 06/15/04: Received Code Enforcement Billing Appeal form from Ng, Chor Nar, owner of this property. jmv >>> 06/16/2004 11:45:10 MARQU#JJ 0183 Chor Nar Ng, owner can be reached at [REDACTED]. jmv >>> 06/16/2004 11:45:38 MARQU#JJ 0183 Tracking Log #0020 (Yr 2004/June). jmv >>> 06/16/2004 11:46:16 MARQU#JJ 0183 07/27/04: Forwarding

billing appeal to Ms. Joanne Braddock, Admin. |Services Manager for review and determination. jmv|>>> 07/27/2004 13:18:04 MARQU#JJ 0141|CORRECTION TO ABOVE F-24 NOTES DATED 7/27/04 FORWARDED BILLING APPEAL|FORM TO MS. BRADDOCK, ADMIN. SERVICES MANAGER 9/13/04. JMV|>>> 09/13/2004 12:23:52 MARQU#JJ 0024|Billing appeal denied. Property owner was correctly noticed at [REDACTED]; the address according to the County Recorder information. Forwarded to Traci Campbell for disposition. |>>> 03/03/2005 11:29:50 BRADD#J 0338|Denial letter mailed on 03-03-05. |>>> 03/03/2005 12:09:18 CAMPB#TE 0227|FILE UNDER MAR 05|>>> 03/14/2005 10:30:18 CAMPB#TE 0167|Updated owner information per county assessor display. |Old: [REDACTED] |New: Ng Chor N Tr [REDACTED] |>>> 07/06/2009 16:25:26 HIGHS#M CASHTERM2|Mailed I0068597 to [REDACTED] |>>> 07/08/2009 10:44:58 HIGHS#M CASHTERM2

Record ID: 0904217

Address: 3071 INTERNATIONAL BLVD

APN: 025 069000900

Unit #:

Description: VARIOUS BUSINESSES- EXCESSIVE SIGNAGE, ITEMS IN THE ROW, OPEN DISPLAYGRISELDAS, BOOST MOBILE, EN MODA

Date Opened: 6/26/2009

Record Status: Abated

Record Status Date: 8/10/2009

Job Value: \$0.00

Requestor: [REDACTED]

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
6/26/2009	PTS	VARIOUS BUSINESSES- EXCESSIVE SIGNAGE, ITEMS IN THE ROW, OPEN DISPLAY GRISELDAS, BOOST MOBILE, EN MODA
1/21/2014	PTS	8/10/09- Subsequent inspections and communication with property owners has verified that tenants have complied with NTA. OK to CLOSE. RDx2177 >>> 08/10/2009 09:39:43 DUENA#R 0101

Record ID: 9900741

Address: 3071 INTERNATIONAL BLVD

APN:

Unit #:

Description: BUSINESS IS FLOODED;RAIN WATER LEAKING THROUGH ROOF

Date Opened: 2/8/1999

Record Status: Closed

Record Status Date: 11/17/2000

Job Value: \$0.00

Requestor: FLAVIANO SOPIANO

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
2/8/1999	PTS	BUSINESS IS FLOODED;RAIN WATER LEAKING THROUGH ROOF
1/21/2014	PTS	2-19-99 At the request of commercial tenant,an inspection was made at 3065 & 3069. The insp. verified that there was a severe roof leak in this two story bld.The cause of the leak appears to be improperly completed roof repairs associated with seismic repairs being performed und er bld. permit B9801770. Access could not be made to the roof, but it was observed that the roof was

covered with plastic sheeting and daylight could be seen through the roof sheathing from inside the auto repair shop which is located on 31st ave. Shop personnel verified that there were leaks into the shop as well. The clothing shop at 3065 International bl. had thoroughly soaked floors throughout. The shop owner claimed that the water was as much as 6" deep during heavy rains. The floor above the shop was also being damaged by rain. Several containers were in place to collect the rain at various locations. This space was being used as a living space illegally. It contained a kitchen, bathrooms and several beds and other furniture. Records do not show that any permits have been issued to create a living space in this area. A notice to abate and notice to vacate will be sent by the district C.C. Inspector G. Spearman. SL.

Record ID: [SL1501064](#)

Address: 3071 INTERNATIONAL BLVD

APN: 025 069000900

Unit #:

Description: A/C Transit East Bay Bus Rapid Transit (BRT) Project to repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. Overflow device may be needed. Permit valid 90 days. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.

Date Opened: 4/27/2015

Record Status: OTC Issuance

Record Status Date: 4/28/2015

Job Value: \$0.00

Requestor:

:

Business Name: MC GUIRE AND HESTER

License #: 095879

COMMENT DATE COMMENTER

COMMENTS

Record ID: [X0401625](#)

Address: 3071 INTERNATIONAL BLVD

APN: 025 069000900

Unit #:

Description: Install anchor

Date Opened: 4/14/2004

Record Status: Expired

Record Status Date: 12/31/2012

Job Value: \$0.00

Requestor: COMCAST / GEORGINA BOND

:

Business Name:

License #:

COMMENT DATE COMMENTER

COMMENTS

Record ID: [X1000385](#)

Address: 3071 INTERNATIONAL BLVD

APN: 025 069000900

Unit #:

Description: Access MH to place fiber, splice & test Call for PWA PRE-CON prior to start work: 510-238-3651. PROJECT FTTCs

Date Opened: 3/18/2010

Record Status: Permit Issued

Record Status Date: 4/13/2010

Job Value: \$0.00

Requestor: ATT/

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
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Record ID: [X1500934](#)

Address: 3071 INTERNATIONAL BLVD

APN: 025 069000900

Unit #:

Description: A/C Transit East Bay Bus Rapid Transit (BRT) Project to repair/replace sewer lateral and EXCAVATE in PUBLIC RIGHT-OF-WAY. Overflow device may be needed. Permit valid 90 days. Call PWA INSPECTION prior to start: 510-238-3651. 4th FLOOR.

Date Opened: 4/27/2015

Record Status: Expired

Record Status Date: 12/12/2015

Job Value: \$0.00

Requestor:

:

Business Name: MC GUIRE AND HESTER

License #: 095879

COMMENT DATE	COMMENTER	COMMENTS
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Record ID: [ZC010398](#)

Address: 3071 INTERNATIONAL BLVD

APN:

Unit #:

Description: RETAIL STORE FOR PAGER AND CELLULAR PHONE SALES (GENERAL RETAIL SALES).

Date Opened: 2/28/2001

Record Status: Approved

Record Status Date: 2/28/2001

Job Value: \$0.00

Requestor: LORENA DOMINGUEZ

:

Business Name:

License #:

COMMENT DATE	COMMENTER	COMMENTS
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Record ID: [ZC060270](#)

Address: 3071 INTERNATIONAL BLVD

APN: 025 069000900

Unit #:

Description: establish a general retail business (17.10.340) 1st Floor - to sell womens' kids, apparel including shoes and gift items

Date Opened: 1/27/2006
 Record Status: Approved
 Record Status Date: 1/27/2006
 Job Value: \$0.00
 Requestor: LUIS R. DOMINGUEZ

:

Business Name:

License #:

COMMENT DATE COMMENTER

COMMENTS

Record ID: [ZC070616](#)**Address: 3071 INTERNATIONAL BLVD****APN: 025 069000900****Unit #:****Description: Gift shop selling candles, soaps, spiritual items**

Date Opened: 3/6/2007

Record Status: Approved

Record Status Date: 3/6/2007

Job Value: \$0.00

Requestor: ROSE MERRY MARTINEZ

:

Business Name:

License #:

COMMENT DATE COMMENTER

COMMENTS

Record ID: [ZC131410](#)**Address: 3071 INTERNATIONAL BLVD****APN: 025 069000900****Unit #:****Description: to establish a general retail sales (gift shop)**

Date Opened: 6/20/2013

Record Status: Approved

Record Status Date: 6/20/2013

Job Value: \$0.00

Requestor: FRANCIJA GARCIA

:

Business Name:

License #:

COMMENT DATE COMMENTER

COMMENTS

Record ID: [ZC151416](#)**Address: 3071 International BLVD, #D****APN: 025 069000900****Unit #: D****Description: Zoning clearance for an art gallery. This general retail sales activity is permitted per section 17.35.030.**

Date Opened: 6/12/2015
Record Status: Approved
Record Status Date: 6/12/2015
Job Value: \$0.00
Requestor:
: Zachary Schultz
Business Name:
License #:

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

NOTICE TO ABATE

To: Chor N. Ng TR



Date: 8/11/10

Complaint#: 1005437

Property Address: 3071 International Blvd.

APN: 025-0690-009

An inspection of your property was made on July 28, 2010
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 \$446.00* and an invoice fee of \$297.00. The fee for releasing a lien is an additional \$297.00*.

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

Compliance Due Date: 9/1/10

By: Ken Gunnari,
Specialty Combo Inspector

Building Services, Zoning Inspections Unit
Phone No.: (510) 238-6207

First Fee Charged Re-inspection Date: 9/2/10

Morning Afternoon

Second Fee Charged Re-inspection: 9/16/10

Morning Afternoon

Attachment

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

CC: Business Owner/Operator, address:

LIST OF VIOLATIONS

Business 3071 & 3071E International Zone: C-28 Date: 8/11/10
 Address: Blvd. GP: Neighborhood Center

Business Name: En Moda & Airtech Cellular Property Owner: Chor N. Ng TR
 R/S Number: 1005437 APN: 025-0690-009
 Inspection Date: 7/28/10

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

Item No.	(**)	(*)	Description of Violation	OMC & OPC Codes
1			<p>Merchandise on and or above sidewalk encroaching in public Right-of-way. No outdoors sales allowed. Open Facilities not allowed.</p> <p><i>Remove merchandise from Right-of-way. Keep merchandise out of Right-of-way. Keep merchandise indoors.</i></p>	<p>12.08.030 & 12.08.050 17.44.050</p>

Failure to comply will result in substantial fees and penalties

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1005437/KG
08/12/2010/TEC

7009 2250 0001 8640 1407

Date : 9/21/2014 9:44:31 PM
From : "Oakland InternationalBlvd"
To : "Schimm, Randy"
Subject : Re: 1305 31st Avenue - Code Enforcement Case No.: 1402153
Attachment : 14.09.20.pdf;14.09.20.pdf;
Hi Randy,

Hope you had a nice weekend. I just wanted to give you an update.

The wood on top of the fence has been taken down (pictures from today attached). One piece of information I received from the artists using the lot was that the lot is "known as a dumping ground" and people would throw their huge bags of trash over the fence. Then once those wood pieces went up, it was a major deterrent of the dumping. I hear them, because before they started using the lot, we hired a guy to mow the weeds and throw out the dumped trash at least monthly, and we no longer have as much dumping. They also thought it was artsy, and beautiful and are sad that they have to take it down.

Attached is a picture I took today with the wood pieces taken down.

Also attached is a picture of the lot. It has a different car in there than the one you took the day you did your last inspection on August 15, 2014. It is there to move out some more stuff.

Please let me know when you have your re-inspection scheduled for. I am going to go back tomorrow after work to take pictures again with the vehicle moved (should be moved tonight, but the guy that had the keys wasn't around when I went to do my inspection.

Thanks for your time.

Sincerely,
Eva

Thanks,
Eva

On Wed, Sep 17, 2014 at 11:52 AM, Schimm, Randy <RSchimm@oaklandnet.com> wrote:

Thanks Eva. I just want to reiterate the wood on top of the fence needs to come off in order to be compliant.

Thanks in advance and I have scheduled the re-inspection out for two more weeks.

Sincerely,
Randy

Randy Schimm

City of Oakland
Specialty Combination Inspector
Bureau of Building Services
[\(510\) 238-3846](tel:(510)238-3846)

From: Oakland InternationalBlvd [REDACTED]
Sent: Wednesday, September 17, 2014 11:36 AM
To: Schimm, Randy
Subject: Fwd: 1305 31st Avenue - Code Enforcement Case No.: 1402153

Dear Mr. Schimm,

I think I figured out what happened. The pictures I originally sent were too large. I converted them to PDF and only sent the after picture. Hopefully this will make it through.

Please see my original e-mail below. I would like to request an additional 2 weeks to fully complete the clean out of the lot.

Thank you for your time and consideration. Have a good day!

Thanks,

Eva

[REDACTED]

[REDACTED]

----- Forwarded message -----

From: **Oakland InternationalBlvd** [REDACTED]
Date: Wed, Sep 17, 2014 at 11:05 AM
Subject: 1305 31st Avenue - Code Enforcement Case No.: 1402153
To: rschimm@oaklandnet.com

Dear Mr. Schimm,

My name is Eva Ng and I am the daughter of the property owner of 1305 31st Ave.

This past weekend, I went to the property and painted the fence. Attached is a before and after pictures of the fence.

We are working with the people who have been using the lot to get the remaining items cleared out.

I would like to request an additional 2 weeks to fully complete the clean out of the lot.

Thank you for your time and consideration.

Best,

Eva

[REDACTED]

[REDACTED]



2014/09/20 13:24



2014/09/20 13:22