CITY OF STOCKTON
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION, CITY HALL
STOCKTON, CALIFORNIA 95202

PERMIT

Application Number
09 09082653

Job Address
350 N LOCUST ST

Issue Date
7/28/09

Permit Type
GENERAL BUILDING PERMIT---2L

Subdivision

Parcel Hbr
153 070 14

Geo Code
1600 04 03 11 2

Owner Name
NAGANO

Address
350 N LOCUST ST

Appi Type
ADD, ALT & REPAIRS-RESIDENTIAL

Desc of Work
RESIDENTIAL REPAIR

Building Work Only

Valuation
5,500

Square Ft
1

Zoning
RM

Occup Group
B3

Cost Type
50

Special Notes and Conditions

BDGAR R VASQUEZ GENERAL CONTRACTOR
927171 13111
1705
97509 73109

B VEHICLE DAMAGE REPAIR, INSULATION, FRAMING, SIDING, ONE WINDOW AND DOOR.

FEES

107.70

PERMIT FEE

5.50

A26-CAP. FERS. FEED---4LL

8.08

A22 TBCH FER/GIS - 6LDG

.10

A2 ADN GREEN BUILD SB1473

.90

A1 SB1473 GREN BUILD

11.00

A20 GPNI---------*KN

.55

A16-SKIP-RESIDENTIAL---*NH

3.50

A35-LAND UPDATE-----*NH

A10-MICROFILM/IMAGING---*LO

14.40

A30-PERMIT TRACKING---*NH

PERMIT TOTAL

152.53

CASH

SIGNED

APPLICANT APPROVAL

APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE BUILDING OFFICIAL OR HIS DEPUTY AND FEES ARE PAID.

APPLICATION NO. 090082653

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): The Contractor's License Law does not apply to any owner of property who builds or improves therein, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

Date
Owner

NOTE: To protest the imposition of any development fee, dedication, reservation or other exaction imposed on your project, you must file written notice with the City Clerk's office within 90 days after approval of the project or imposition of the fee, dedications, reservations or other exactions stating that the required payment is tendered or will be tendered when due, or that any conditions which have been imposed are provided for or satisfied, unless protest, along with a statement of the actual elements of the dispute and the legal theory forming the basis for the protest.

WORKER'S COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation insurance, or a certified copy thereof (Sec. 3600, Lab. C) Policy No.

Date
Applicant

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
This section need not be completed if the permit is for one hundred dollars ($100) or less.

Date
Applicant

NOTICE TO APPLICANT: If, after making this certificate of exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that the information on this application is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

Signature

PRINT NAME

APPLICATION APPROVAL

SIGNATURE
LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

CONTRACTOR
B A T CONSTRUCTION CO

LICENSE NO.

LICENSE TYPE

STOCKTON BUS. LIC. NO.

OWNER--builder DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reasons (Sec. 7031.5 Business and Professions Code): Any city of county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to his issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044). Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code): The Contractor's License Law does not apply to any owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. B & P.C. for this reason:

Date:

Owner:

NOTE: To protest the imposition of any development fee, dedication, reservation or other excision imposed on your project, you must file written notice with the City Clerk's office within 30 days of approval of the project or imposition of the fees, dedications or other excisions stating that the required payment is tendered or will be tendered when due, or that any conditions which have been imposed are provided for or satisfied, under protest, along with a statement of the actual elements of the dispute and the legal theory forming the basis for the protest.

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of self-insurance, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C):

Policy No.

Company:

☐ Certified copy is hereby furnished. Expires:

☐ Certified copy is filed with the city building inspection department.

Date:

Applicant:

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date:

Applicant:

NOTE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have read this application and that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

Signed:

PRINT NAME:

APPLICATION APPROVAL

This permit does not become valid until signed by the building official, or his deputy and fees are paid.
DEPARTMENT OF BUILDING INSPECTION
CITY OF STOCKTON

APPLICATION FOR BUILDING PERMIT

APR 1-21

The undersigned herewith requests permission to do the following work in accordance with Ordinance No. 785 (The Building Law) of the City of Stockton: Erect

Dwelling and Private Garage

at 350 N. Locust Street Fire Zone 4 B

on Lot 1 Block 4 Merryvale

(Description of Location and Description of Lot)

Details of Construction:

New ✓ Remodel Repairs

Type of Construction: □

Fire Resistant Ordinary Frame ✓

No. of Stories Material

Estimated cost of work $2,500.00

Fee chargeable $4.00

In consideration of the granting of the foregoing application, I hereby agree to save the City of Stockton harmless from all costs and damages which may accrue from the use or occupancy of the sidewalk, street or sub-sidewalk space in said work.

Remarks:

+J. Williams

(Owner of Property)

(Address)

By (Duly Authorized Agent)

Contractor

(Address)

Plans Approved Permits Issued

Approved as to exits and fire escapes

Classification as to occupancy

Building Permit

No. 1-2400

No. 2173

Fire Chief

By 1953 By act By

Approved

No. 1-100
Date 4-16-64
Address 350 N. Locust

Work to be done Water Service

Name Owner Y. Lee

Legal Description: Lot Block Tract

Contractor Lyons Plbg.

Engineer

Architect

Occupancy  Division Type Const. Est. Cost Code 24

New Const. Alteration

Plumbing  

Electr.  

Moving  

Wrecking  

Sign  

Plans App'd By

Zone Use Permit No.

Remarks: Credit #201

Bldg. Perm. Fee

Plan Ch. Fee

Plumb. Perm. Fee 5.00

Elect. Perm. Fee

Total Fees 5.00

I have read the above application and know the contents thereof; the same is true and correct. I further state that I am familiar with the laws governing building, electrical work and/or plumbing within the City of Stockton and the State of California, and the amendments thereof, and that the above building and/or structure will be built in conformity therewith.

Signed

Phone

Issued By Emma Buckaro

PERMIT No. 37058
CITY OF STOCKTON COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION, CITY HALL
STOCKTON, CALIFORNIA 95202

PERMIT

Application Number 98 000169)

Job Address: 350 N LOCUST ST

Issue Date: 5/04/98

Permit Type: GENERAL ELECTRICAL PERMIT--2L

Parcel Nbr: 153 070 16

Geo Code: 1800 04 03 12

Owner Name: GLORE CHARLEY C

Address: PO BOX 1920

HARIPOSA CA 95338

Appl Type: ELECTRICAL, PLUMBING, MECHANICAL-RESIDENTIAL

Desc of Work: RESIDENTIAL

ELECTRICAL WORK ONLY

Panel Upgrade

Valuation: 200

Square ft.: 0 Zoning: R2

Occup Group: Const Type: 

Special Notes and Conditions

UPGRADE ELECTRICAL PANEL TO 100A SERVICE

BY OWNER ERNEST HAGANA

PERMIT FEE: 33.50

A20-SPN--(001#VAL)--MK .20

A15-SNIP--STRONG MOTION--NS .50

A25-LAND UPDATE--NN 2.50

A30-PERMIT TRACKING--NN 10.00

A25-SPAS (0005#VAL)--LL .10

PERMIT TOTAL 46.60

CASH

SIGNED

APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE BUILDING OFFICIAL OR HIS DEPUTY AND FEES ARE PAID.

SIGNATURE:
CASE HISTORY REPORT

PREPARED 5/12/21, 10:51:46
CITY OF STOCKTON

CASE TYPE
Assessor's Parcel Number

ADDRESS
153 070 14
350 N LOCUST ST
STOCKTON CA 95205

B - HOUSING CODE SFR

DATE ESTABLISHED
11/14/19

STATUS
ACTIVE SELF CERT

STATUS DATE
1/07/20

RENTAL INSPECTOR 1

CASE DATA:
COMPLAINT INFORMATION
INSIDE/OUTSIDE CITY LIMITS
REPORTING/POLICE DISTRICT
AR ACCOUNT NUMBER
USE CODE DESCRIPTION
OWNER INFORMATION CHANGE-DEED
OWNER INFORMATION CHANGE-DATE
OWNER INFORMATION CHANGE
ASK STOCKTON CASE NUMBER

NOTICE NAMES: CHEN ESTHER J TR OWNER

HISTORY:
SCHEDULED ACTION
11/21/19 R - RENTAL PACKET Mailed

INSPECTOR
RENTAL INSPECTOR 1

TIME
0/00/00

RESULTED
11/21/19

DATE
0/00/00

R - RENTAL PACKET Mailed

Respond to:
OWNER

Send to:

Mail tracking #:

Name/address: CHEN ESTHER J TR
3350 IRVING ST
SAN FRANCISCO, CA 94122

Telephone:

Fax:

Email:

1/08/20 R - SELF CERT 30 DAY WINDOW

REQUESTED:

TIME: 11/21/2019 11:15 AM

REQUESTED Time Stamp: 11/21/2019 11:15 AM

RENTAL INSPECTOR 1

1/07/20 R - SELF CERTIFIED UNITS

REQUESTED:

TIME: 01/07/2020 04:13 PM

REQUESTED Time Stamp: 01/07/2020 04:13 PM

NARRATIVE: RECEIVED S/C PACKET/FEES. APPROVED & CHANGED STATUS TO "AS"

CHECK #3905 $196.00

1/07/20 R - OWNER INFORMATION

REQUESTED:

TIME: 01/07/2020 04:13 PM

REQUESTED Time Stamp: 01/07/2020 04:13 PM

NARRATIVE: ESTHER J CHIN

TOTAL TIME:

1/07/20

1/07/20

1/07/20
CASE HISTORY REPORT

PREPARED 5/12/21, 10:51:46
PROGRAM CE200L
CITY OF STOCKTON

CASE NUMBER 14-09104442

---

CASE TYPE
Assessor's Parcel Number
ADDRESS

R - HOUSING CODE SFR
153 070 14
350 N LOCUST ST
STOCKTON CA 95205

DATE ESTABLISHED STATUS DATE
8/15/14 2/18/15

STATUS
ACTIVE SELF CERT

INVESTIGATOR TENANT NAME TENANT NBR
INSPECTOR RENTAL INSPECTOR 1

---

CASE DATA:
COMPLAINT INFORMATION
INSIDE/OUTSIDE CITY LIMITS STOCKTON
REPORTING/POLICE DISTRICT 181 PN
AR ACCOUNT NUMBER
USE CODE DESCRIPTION 1101
OWNER INFORMATION CHANGE-DEED
OWNER INFORMATION CHANGE-DATE
OWNER INFORMATION CHANGE-DATE
ASK STOCKTON CASE NUMBER

---

NOTICE NAMES: CHEN ESTHER J TR OWNER

---

HISTORY:
SCHEDULED ACTION STATUS RESULTED INSPECTOR TIME
12/05/14 R - RENTAL PACKET MAILED ISSUED 12/05/14
Respond to: OWNER
Send to: CHEN ESTHER J TR
Name/address: 3350 IRVING ST
SAN FRANCISCO, CA 94122
Telephone:
Fax:
EMail:

2/13/15 R - SELF CERT 30 DAY WINDOW COMPLETED 2/18/15 RENTAL INSPECTOR 1
RSLT TEXT: Received S/C Packet/fees. Approved & changed status to"AS" 2/18/15
02/18/2015 10:43 AM SMONTANE 2/18/15

2/18/15 R - SELF CERTIFIED UNITS COMPLETED 2/18/15
NARRATIVE: Received S/C Packet/fees. Approved & changed status to"AS" 2/18/15
02/18/2015 10:43 AM SMONTANE 2/18/15

TOTAL TIME:
### Case History Report

#### Case Number: 11-00104610

<table>
<thead>
<tr>
<th>Address</th>
<th>Inspector</th>
<th>Tenant Name</th>
<th>Tenant Nbr</th>
</tr>
</thead>
<tbody>
<tr>
<td>350 N Locust St</td>
<td>JOHN PRUTCH</td>
<td></td>
<td></td>
</tr>
<tr>
<td>STOCKTON, CA 95205</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Case Type:**

- Housing Code: A
- City: STOCKTON
- Address: 350 N Locust St, Stockton, CA 95205

**Case Data:**

- Complaint Information
- Inside/Outside City Limits: STOCKTON
- Reporting/Policing District: 181 PN
- Account Number: 82087/82841/83583
- Use Code Description: 1101

**Notice Names:**

- Chen TR, Esther J
- Owner: SALAS ESTATES LLC
- Former Owner: BANK OF NEW YORK MELLON TR
- Former Owner: KAFA HOLDINGS LLC

**History:**

<table>
<thead>
<tr>
<th>Scheduled Action</th>
<th>Status</th>
<th>Resulted</th>
<th>Inspector</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/08/11</td>
<td>C-COMPLAINT</td>
<td>COMPLETED</td>
<td>9/08/11</td>
</tr>
<tr>
<td>NARRATIVE: RP COMPLAINT OF LOTS OF PLUMBING ISSUES - SINK &amp; TOILET IN BATHROOM LEAKS, TUB DRAINS AND WATER FLOWS OUTSIDE, KITCHEN SINK LEAKS, NO HEATER, ELECTRICAL ISSUE...LIGHTS FLICKER &amp; WHEN SWITCH IS FLIPPED LIGHT DOESN'T ALWAYS COME ON. WORKS SPORADICALLY. WOODEN EXTERIOR STEPS ARE SEPARATING FROM RUNNER. HOUSE IS LOCATED IN THE BACK UPSTAIRS.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Respond to:**

- Owner
- Mail Tracking #: SALAS ESTATES LLC
- 1803 W March Ln Ste J
- STOCKTON, CA 95207
- Telephone:  
- Fax:  
- Email:  

**Sent to:**

- Owner

**9/08/11**

- C-New Case Information
- Issued: 9/08/11
- Date: 0/00/00

**9/12/11**

- C-Preliminary Action
- Completed: 9/12/11
- JOHN PRUTCH

**RSLT TEXT:** Exterior stairway is in very bad shape. Pulling away from the building. Ballad notified to flag with fire dispatch. Front tenant said this tenant is being evicted, although this tenant denied that. No heater, plumbing 9/16/11
<table>
<thead>
<tr>
<th>CASE TYPE</th>
<th>DATE ESTABLISHED</th>
<th>STATUS DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - HOUSING CODE</td>
<td>9/08/11</td>
<td>IN COMPLIANCE</td>
</tr>
<tr>
<td>STOCKTON</td>
<td>9/16/11</td>
<td>2/03/14</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Inspection Code</th>
<th>Date of Completion</th>
<th>Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/12/11</td>
<td>C-PRELIMINARY ACTION</td>
<td>COMPLETED</td>
<td>9/12/11</td>
</tr>
<tr>
<td></td>
<td>RESULT TEXT: leak, door jambs damaged and peeling paint. Called the PO</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Maggie at the door and left a msg about the stairs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>09/12/2011 12:13 PM JPRUTCHE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9/12/11</td>
<td>C-VIOLATION WARNING (OWNER)</td>
<td>COMPLETED</td>
<td>9/12/11</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9/16/11</td>
<td>C-NOTICE AND ORDER TO VACATE</td>
<td>COMPLETED</td>
<td>9/16/11</td>
</tr>
<tr>
<td></td>
<td>NARRATIVE: 3-DY NTU UNSAFE STAIRWAYS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9/16/11</td>
<td>C-TELEPHONE CALL</td>
<td>COMPLETED</td>
<td>9/16/11</td>
</tr>
<tr>
<td></td>
<td>NARRATIVE: I sent the PO Maggie a text on 9-14 also asking her to contact me. This number was given to me by both the front and rear tenant. I called again today 9-16 and left a message. 2 hours later, Maggie called me. She said she would NOT make any repairs to the stairs until the tenant was evicted. I told her the consequences for not. She told me to do whatever I needed to do but she was not going to make any emergency repairs to the stairs and we could lien this property, hire a contractor to repair, etc. Her...do whatever...she did not care. Said not to call her and just send everything in the mail.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>09/16/2011 11:19 AM JPRUTCHE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9/19/11</td>
<td>C-REINSPECTION</td>
<td>COMPLETED</td>
<td>9/19/11</td>
</tr>
<tr>
<td></td>
<td>RESULT TEXT: Met with tenant and he had not heard or seen from PO or any contractor regarding the stairs. Stairs still in unsafe condition.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bud Harris called to make some emergency repairs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>09/19/2011 11:40 AM JPRUTCHE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9/19/11</td>
<td>C-ABATEMENT (NON DEMO)</td>
<td>COMPLETED</td>
<td>9/19/11</td>
</tr>
<tr>
<td></td>
<td>NARRATIVE: emergency repairs to back steps.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9/20/11</td>
<td>C-VIOLATION WARNING (OWNER)</td>
<td>COMPLETED</td>
<td>9/20/11</td>
</tr>
<tr>
<td></td>
<td>NARRATIVE: VN 96726 ** MAILED CERT &amp; REG ON 092111</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>09/20/2011 03:45 PM JPRUTCHE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10/03/11</td>
<td>C-REINSPECTION</td>
<td>COMPLETED</td>
<td>10/04/11</td>
</tr>
<tr>
<td></td>
<td>RESULT TEXT: It appears as though nothing has been done. No contact from PO. AC issued</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>10/04/2011 03:56 PM JPRUTCHE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9/21/11</td>
<td>C-APPEAL FILED</td>
<td>COMPLETED</td>
<td>9/21/11</td>
</tr>
</tbody>
</table>
CASE HISTORY REPORT
CASE NUMBER 11-G0104010

CITY OF STOCKTON

<table>
<thead>
<tr>
<th>CASE TYPE</th>
<th>DATE ESTABLISHED</th>
<th>STATUS</th>
<th>STATUS DATE</th>
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<tbody>
<tr>
<td>A - HOUSING CODE</td>
<td>9/08/11</td>
<td>IN COMPLIANCE</td>
<td>2/03/14</td>
</tr>
</tbody>
</table>

**Address:**
A - HOUSING CODE
153 070 14
350 N LOCUST ST
STOCKTON

**CA 95205**

<table>
<thead>
<tr>
<th>DATE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/21/11</td>
<td>C-APPEAL FILED</td>
</tr>
<tr>
<td>NARRATIVE: Intending to file appeal for NTV - as of 9/24 nothing recvd</td>
<td></td>
</tr>
<tr>
<td>09/24/2011 04:39 PM BALLEY</td>
<td></td>
</tr>
<tr>
<td>9/21/11</td>
<td></td>
</tr>
<tr>
<td>10/04/11</td>
<td>C-ADMIN CITE WARNING (OWNER)</td>
</tr>
<tr>
<td>NARRATIVE: AC 98363 PAINT, BROKEN WINDOWS, PERMIT HEATER, STAIRWAY, PLUMBING, SIDING REPAIR REQUIRED BY CODE</td>
<td></td>
</tr>
<tr>
<td>10/05/2011 08:05 AM BALLEY</td>
<td></td>
</tr>
<tr>
<td>10/05/11</td>
<td></td>
</tr>
<tr>
<td>10/04/11</td>
<td>C-NOTICE (RECORDED VIOLATION)</td>
</tr>
<tr>
<td>NARRATIVE: Record AC96726</td>
<td></td>
</tr>
<tr>
<td>10/04/2011 04:00 PM BALLEY</td>
<td></td>
</tr>
<tr>
<td>10/04/11</td>
<td></td>
</tr>
<tr>
<td>10/04/11</td>
<td>C-BILLING</td>
</tr>
<tr>
<td>NARRATIVE: INVOICE 553786 HARRIS TO SECURE 9/19/11 $370.00</td>
<td></td>
</tr>
<tr>
<td>10/04/2011 04:19 PM BALLEY</td>
<td></td>
</tr>
<tr>
<td>10/04/11</td>
<td></td>
</tr>
<tr>
<td>10/21/11</td>
<td>C-REINSPECTION</td>
</tr>
<tr>
<td>NARRATIVE: Front tenant said the back tenant has just been evicted/locked out. No calls from the PO requesting extension. Violations still there, deteriorated back steps, peeling paint...</td>
<td></td>
</tr>
<tr>
<td>11/03/2011 01:36 PM JPRUTCH</td>
<td></td>
</tr>
<tr>
<td>12/08/11</td>
<td></td>
</tr>
<tr>
<td>11/03/11</td>
<td>C-ADMIN CITE $500 (OWNER)</td>
</tr>
<tr>
<td>NARRATIVE:</td>
<td></td>
</tr>
<tr>
<td>12/08/11</td>
<td></td>
</tr>
<tr>
<td>11/28/11</td>
<td>C-REINSPECTION</td>
</tr>
<tr>
<td>NARRATIVE: R1 again...cite on 11-3 not mailed until today. Nothing changed and no word from PO</td>
<td></td>
</tr>
<tr>
<td>11/28/2011 03:24 PM JPRUTCH</td>
<td></td>
</tr>
<tr>
<td>12/08/11</td>
<td></td>
</tr>
<tr>
<td>12/12/11</td>
<td>C-REINSPECTION</td>
</tr>
<tr>
<td>NARRATIVE: The PO and arrested several days ago in some type of real estate fraud / refi case. Back upper unit still vacant. Window was completely broken out, paint on most of the house in pretty bad shape, back stairway has not been touched since our emergency fix where we the contractor made the stairs safe from collapse. AC issued</td>
<td></td>
</tr>
<tr>
<td>12/08/2011 05:06 PM JPRUTCH</td>
<td></td>
</tr>
<tr>
<td>12/08/11</td>
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<tr>
<td>12/08/11</td>
<td>C-ADMIN CITE $500 (OWNER)</td>
</tr>
<tr>
<td>NARRATIVE: AC 97368</td>
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<td>12/09/11</td>
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<td>12/09/11</td>
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* MAILED CERT & REG ON 120911
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<tr>
<th>DATE ESTABLISHED</th>
<th>TENANT NAME</th>
<th>TENANT NR</th>
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<tbody>
<tr>
<td>12/08/11</td>
<td>JOHN PRUCH</td>
<td></td>
<td></td>
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<tr>
<td>C-ADMIN CITE $500 (OWNER)</td>
<td>COMPLETED 12/08/11</td>
<td>12/08/11</td>
<td>12/09/11</td>
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<tr>
<td>NARRATIVE: 12/09/2011 09:12 AM CJSTANO --------------------------- 12/09/11</td>
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</tr>
<tr>
<td>1/03/12</td>
<td>JOHN PRUCH</td>
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<td></td>
</tr>
<tr>
<td>C-REINSPECTION</td>
<td>COMPLETED 1/03/12</td>
<td>1/03/12</td>
<td>1/03/12</td>
</tr>
<tr>
<td>NARRATIVE: 1/03/12</td>
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<tr>
<td>01/17/2012 10:00 AM CJSTANO --------------------------- 1/03/12</td>
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<td>1/12/12</td>
<td>JOHN PRUCH</td>
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<tr>
<td>C-ADMIN CITE $500 (OWNER)</td>
<td>COMPLETED 1/12/12</td>
<td>1/12/12</td>
<td>01/00/00</td>
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<tr>
<td>NARRATIVE: 01/12/12</td>
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</tr>
<tr>
<td>2/28/12</td>
<td>JOHN PRUCH</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C-REINSPECTION</td>
<td>COMPLETED 2/28/12</td>
<td>2/28/12</td>
<td>2/28/12</td>
</tr>
<tr>
<td>NARRATIVE: 30-day NTM to install permanent heat source in upper unit w/ appropriate permits. 2/28/12</td>
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<tr>
<td>02/28/2012 09:39 AM CJSTANO --------------------------- 2/28/12</td>
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<tr>
<td>Mailed Cert &amp; Reg on 022912 2/28/12</td>
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<tr>
<td>3/29/12</td>
<td>JOHN PRUCH</td>
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</tr>
<tr>
<td>C-REINSPECTION</td>
<td>COMPLETED 3/29/12</td>
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<td>NARRATIVE: 3/29/12</td>
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<td>03/29/2012 08:43 AM CJSTANO --------------------------- 3/29/12</td>
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<tr>
<td>2/27/12</td>
<td>JOHN PRUCH</td>
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<tr>
<td>C-ADMIN CITE $500 (OWNER)</td>
<td>COMPLETED 2/27/12</td>
<td>2/27/12</td>
<td>01/00/00</td>
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<tr>
<td>NARRATIVE: 02/27/12</td>
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<tr>
<td>5/15/12</td>
<td>JOHN PRUCH</td>
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<tr>
<td>C-REINSPECTION</td>
<td>COMPLETED 5/15/12</td>
<td>5/15/12</td>
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<td>NARRATIVE: 5/15/12</td>
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<tr>
<td>05/15/2012 07:47 AM CJSTANO --------------------------- 5/15/12</td>
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<td>5/17/12</td>
<td>JOHN PRUCH</td>
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<td></td>
</tr>
<tr>
<td>C-TELEPHONE CALL</td>
<td>COMPLETED 5/17/12</td>
<td>5/17/12</td>
<td>5/17/12</td>
</tr>
<tr>
<td>NARRATIVE: I decided to call the PO, even though she had told me 5/17/12</td>
<td></td>
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<tr>
<td>never call her and just send in the citations. We got 5/17/12</td>
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<tr>
<td>along much better this time. We agreed to meet at the 5/17/12</td>
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<tr>
<td>property on Monday at 10 5/17/12</td>
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<tr>
<td>05/17/2012 08:44 AM CJSTANO --------------------------- 5/17/12</td>
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<tr>
<td>A - HOUSING CODE</td>
<td>9/08/11</td>
<td>IN COMPLIANCE</td>
<td>2/03/14</td>
</tr>
</tbody>
</table>

**5/21/12 C-FIELD ACTION**
**COMPLETED 5/21/12**

**NARRATIVE:** Met with PO at the property. Pointed out each of the violations and explained what was needed for compliance. Told her that if progress started and continued and I got updates every 2 weeks, we should get through this with no more fines.

**7/30/12 C-ADMIN CITE $500 (OWNER)**
**COMPLETED 7/30/12**

**NARRATIVE:** AC 263
- Mailed Cert & Reg on 073112
- 07/31/2012 09:03 AM JSPANO
- 7/31/12

**8/13/12 C-REINSPECTION**
**COMPLETED 9/14/12**

**RESULT TEXT:** Property in same condition. Peeling paint, Upper unit appears occupied, deteriorated siding, etc. No call from the PO. AC issued.
- 09/17/2012 08:06 AM JPRUTCH
- 9/17/12

**9/14/12 C-ADMIN CITE $500 (OWNER)**
**COMPLETED 9/14/12**

**NARRATIVE:** AC 325
- Mailed Cert & Reg on 091712
- 09/17/2012 08:34 AM JSPANO
- 9/17/12

**10/09/12 C-REINSPECTION**
**COMPLETED 10/24/12**

**NARRATIVE:** Spoke with the tenant and said Notice of Trustee Sale will not be recorded until the property confirmed later on the county recorders website. No violations corrected. AC issued.
- 10/24/2012 04:41 PM JPRUTCH
- 10/24/12

**10/24/12 C-ADMIN CITE $500 (OWNER)**
**COMPLETED 10/24/12**

**NARRATIVE:** AC 364
- Mailed Cert & Reg on 102512
- 10/25/2012 08:20 AM JSPANO
- 10/25/12

**11/29/12 C-PAYOFF DEMAND ROUTING FORM**
**ISSUED 11/29/12**

**Respond to:** OWNER

**Send to:** OWNER

**Mail tracking #:** SALAS ESTATES LLC

**Name/address:** 1803 W MARCH LN STE J

**Telephone:** STOCKTON, CA 95207

**Fax:**
<table>
<thead>
<tr>
<th>DATE ESTABLISHED</th>
<th>STATUS DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/08/11</td>
<td>2/03/14</td>
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### Inspector: JOHN PRUTCH

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<thead>
<tr>
<th>Event Description</th>
<th>Date</th>
<th>Details</th>
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<tbody>
<tr>
<td>C-Demand Letter (Violations)</td>
<td>12/06/12</td>
<td>Issued</td>
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<tr>
<td>C-Payoff Demand (Billing Form)</td>
<td>12/06/12</td>
<td>Issued</td>
</tr>
<tr>
<td>C-Admin Cite $500 (Owner)</td>
<td>12/06/12</td>
<td>Completed</td>
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<tr>
<td>C-Reinspection</td>
<td>12/06/12</td>
<td>Completed</td>
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**Address:**

153 070 14
350 N LOCUST ST
STOCKTON, CA 95205

**Email:**

12/06/12 C-Demand Letter (Violations)

12/06/12 C-Payoff Demand (Billing Form)
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<tr>
<th>CASE TYPE</th>
<th>DATE ESTABLISHED</th>
<th>STATUS</th>
<th>STATUS DATE</th>
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<td>CA 95205</td>
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<tr>
<td>Name/address:</td>
<td>SALAS ESTATES LLC</td>
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<td>1803 W MARCH LN STE J</td>
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<tr>
<td>2/05/13</td>
<td>C-DEMAND LETTER (VIOLATIONS)</td>
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<tr>
<td>Respond to:</td>
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<td>2/05/13</td>
<td>C-PAYOFF DEMAND UPDATE (BILL)</td>
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<td>2/28/13</td>
<td>C-OWNER INFORMATION CHANGE</td>
<td>COMPLETED</td>
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<td>NARRATIVE:</td>
<td>OWNERSHIP CHANGED ON 11/30/12 FROM SALAS ESTATES</td>
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<tr>
<td>02/28/2013 04:31 PM JSPANO</td>
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<td>C-NEW CASE INFORMATION</td>
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<td>Respond to:</td>
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<tr>
<td>C/O RECONTRUST CO</td>
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<tr>
<td>1800 TAPO CANYON RD</td>
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</tr>
<tr>
<td>SIMI VALLEY, CA 93063</td>
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<td>C-PAYOFF DEMAND ROUTING FORM</td>
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<tr>
<td>A - HOUSING CODE</td>
<td>9/08/11</td>
<td>IN COMPLIANCE</td>
<td>2/03/14</td>
</tr>
</tbody>
</table>

**Address:** 153 070 14 350 N Locust ST  CA 95205  STOCKTON

**Name/Address:** BANK OF NEW YORK MELLON TR  
C/O RECONTRUST CO  
1800 TAPO CANYON RD  
SIMI VALLEY, CA 93063

**Telephone:** 
**Fax:** 
**Email:** 12-156681 113012

**3/21/13 C-REINSPECTION**  
**RSLT TEXT:** Payoff request. Nothing completed. House vacant and secure  
4/02/13 09:06 AM  
**JPRUCH**  
**Issuer:** 3/21/13  
**C-ADMIN CITE WARNING (OWNER)**  
**NARRATIVE:**  
**MAIL# CERT & REG ON 032813**  
03/21/2013 04:59  
**Issuer:** 3/21/13

**3/21/13 C-REINSPECTION**  
**RSLT TEXT:** While taking pictures next door, the PO pointed to this property and showed me the back door which was unsecured. She said she watched a transient type break in the door several days earlier. Hear called to secure.  
07/09/2013 09:00 AM  
**JPRUCH**  
**Issuer:** 7/09/13

**3/26/13 C-DEMAND LETTER (VIOLATIONS)**  
**Respond to:** OWNER  
**Send to:** BANK OF NEW YORK MELLON TR  
C/O RECONTRUST CO  
1800 TAPO CANYON RD  
SIMI VALLEY, CA 93063

**Telephone:** 
**Fax:** 
**Email:** 12-156681 113012

**3/26/13 C-PAYOFF DEMAND UPDATE (BILL)**  
**Respond to:** OWNER  
**Send to:** BANK OF NEW YORK MELLON TR  
C/O RECONTRUST CO  
1800 TAPO CANYON RD  
SIMI VALLEY, CA 93063

**Telephone:** 
**Fax:** 
**Email:** 12-156681 113012

**3/21/13 C-ADMIN CITE WARNING (OWNER)**  
**Completed:** 3/21/13  
**JPRUCH**  
**Issuer:** 3/21/13
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**Address:**

153 070 14
350 N LOCUST ST
STOCKTON

**Postal Code:**

CA 95205

<table>
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<tr>
<th>DATE ESTABLISHED</th>
<th>STATUS</th>
<th>TENANT NAME</th>
<th>TENANT NBR</th>
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<tr>
<td>3/21/13</td>
<td>COMPLETED</td>
<td>JOHN PRUTCH</td>
<td>3/21/13</td>
</tr>
<tr>
<td>6/13/13</td>
<td>COMPLETED</td>
<td>OWNERSHIP CHANGED ON 5/2/13 FROM BANK OF NEW YORK</td>
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<td>6/13/13</td>
<td>ISSUED</td>
<td>0/00/00</td>
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</tbody>
</table>

**Respond to:**

OWNER

**Send to:**

MAIL TRACKING #: KAJA HOLDINGS LLC
1112 PRICE AV
COLUMBIA, SC 29201

**Telephone:**

13-058144 050213

**Fax:**

13-058144 050213

**Email:**

13-058144 050213

<table>
<thead>
<tr>
<th>DATE ESTABLISHED</th>
<th>STATUS</th>
<th>TENANT NAME</th>
<th>TENANT NBR</th>
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</thead>
<tbody>
<tr>
<td>6/24/13</td>
<td>COMPLETED</td>
<td>Property in escrow. New buyer inquiring about 2nd upstairs unit. Richar Larrouy did extensive research, back to the original building permit, and found that this is only a single family unit and that the upstairs, 2nd unit is illegal. Not the structure itself, just it being converted to a 2nd unit. Per Richard, the kitchen needs to be removed and then it will be OK. 06/24/13 08:07 AM JPRUTCH</td>
<td>6/24/13</td>
</tr>
<tr>
<td>7/08/13</td>
<td>COMPLETED</td>
<td>Bear secured back upper door 07/09/2013 09:01 AM JPRUTCH</td>
<td>7/09/13</td>
</tr>
<tr>
<td>7/08/13</td>
<td>COMPLETED</td>
<td>SECURE ON 07/0813 BY BEAR (INV 1097) $80 PAID W/ AP 430530. SA-NAC MAILED CERT &amp; REG ON 07/3113. 07/29/13 05:22 PM JSEANO</td>
<td>7/29/13</td>
</tr>
<tr>
<td>8/06/13</td>
<td>ISSUED</td>
<td>0/00/00</td>
<td></td>
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**Respond to:**

OWNER

**Send to:**

MAIL TRACKING #: KAJA HOLDINGS LLC
1112 PRICE AV
COLUMBIA, SC 29201

**Telephone:**

13-058144 050213

**Fax:**

13-058144 050213

**Email:**

13-058144 050213

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<th>TENANT NAME</th>
<th>TENANT NBR</th>
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<tr>
<td>8/20/13</td>
<td>ISSUED</td>
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</table>
CASE HISTORY REPORT
CASE NUMBER 11-00104010

CASE TYPE
A - HOUSING CODE

Assessor's Parcel Number
153 070 14
1350 N LOCUST ST
STOCKTON CA 95205

Send to: OWNER

Mail tracking #: 9/08/11 IN COMPLIANCE 2/03/14

Name/address: KAJA HOLDINGS LLC
1112 PRICE AV
COLUMBIA, SC 29201

Telephone: 13-058144 050213
Fax: 8/20/13 C-PAYOFF DEMAND UPDATE (BILL) ISSUED 8/20/13

Respond to: Date: 0/00/00

Send to: OWNER

Mail tracking #: 10/02/13 C-OWNNER INFORMATION CHANGE COMPLETED 10/02/13

Name/address: KAJA HOLDINGS LLC
1112 PRICE AV
COLUMBIA, SC 29201

Telephone: 13-058144 050213
Fax: 10/02/2013 10/02/13

10/02/13 C-NEW CASE INFORMATION ISSUED 10/02/13

Respond to: Date: 0/00/00

Send to: OWNER

Mail tracking #: THE BJMC 2013 REVOCABLE LIVING TRUST
3550 IRVING ST.
SAN FRANCISCO, CA 94122

Telephone: #2013-092768
Fax: 2/03/14 C-REINSPECTION COMPLETED 2/03/14 JOHN PRUCH

Email: 2/03/14 04:45 PM JPRUCH 2/04/14

3/12/14 C-PAYOFF DEMAND ROUTING FORM ISSUED 3/12/14

Respond to: Date: 0/00/00

Send to: OWNER

Mail tracking #: 0/00/00
<table>
<thead>
<tr>
<th>Case Type</th>
<th>Date Established</th>
<th>Status</th>
<th>Status Date</th>
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<tr>
<td>A - Housing Code</td>
<td>9/08/11</td>
<td>IN COMPLIANCE</td>
<td>2/03/14</td>
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**Address:**
153 070 14
350 N Locust St
Stockton, CA 95205

**Name/address:**
Chen TR, Esther J
C/O EJMC 2013 Revocable Living
3350 Irving St.
San Francisco, CA 94122

**Telephone:**

**Fax:**

**E-mail:**

---

**Fines:**

<table>
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<tr>
<th>Description</th>
<th>Charge</th>
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<th>Billed</th>
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<th>Lien Paid</th>
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Narrative: To LTN for releasing
03/31/2014 03:20 PM AVARGA3
2/28/2013

JOHN PRUTCH

C-NEW CASE INFORMATION

Case #: 11-00104010
Case Type: A - HOUSING CODE
Address: 350 N LOCUST ST
Suite/Apt #: 

APN: 153 070 14
Origination: CITIZEN COMPLAINT
Police District: 181 PN
Council District: 04
City Limits: STOCKTON
CDBG Eligibility: CDBG

Complaint Information:

OWNERSHIP CHANGED ON 11/30/12 FROM SALAS ESTATES
02/28/2013 04:31 PM JSPANO ------------------------

Inspection Information:

NEW Property Owner Information:
BANK OF NEW YORK MELLON TR
 c/o RECONTRUST CO
 1800 TAPO CANYON RD

SIMI VALLEY, CA  93063
JOHN PRUTCH

C-NEW CASE INFORMATION

Case #: 11-00104010
Case Type: A - HOUSING CODE
Address: 350 N LOCUST ST
Suite/Apt #: 

APN: 153 070 14
Origination: CITIZEN COMPLAINT
Police District: 181 PN
Council District: 04
City Limits: STOCKTON
CDBG Eligibility: CDBG

Complaint Information:

OWNERSHIP CHANGED ON 5/2/13 FROM BANK OF NEW YORK
06/13/2013 05:13 PM JSPAN0 ---------------------

Inspection Information:

NEW Property Owner Information:
KAJA HOLDINGS LLC
1112 PRICE AV

COLUMBIA, SC 29201
**JOHN PRUTCH**

**C-NEW CASE INFORMATION**

<table>
<thead>
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<td>STOCKTON</td>
</tr>
<tr>
<td>CDBG Eligibility</td>
<td>CDBG</td>
</tr>
</tbody>
</table>

**Complaint Information:**

RP COMPLAINT OF LOTS OF PLUMBING ISSUES - SINK & TOILET IN BATHROOM LEAKS, TUB DRAINS AND WATER FLOWS OUTSIDE.

**KITCHEN**

SINK LEAKS, NO HEATER. ELECTRICAL ISSUE...LIGHTS FLICKER & WHEN SWITCH IS FLIPPED LIGHT DOESNT ALWAYS COME ON. WORKS SPORADICALLY. WOODEN EXTERIOR STEPS ARE SEPARATING FROM RUNNER. HOUSE IS LOCATED IN THE BACK UPSTAIRS.

09/08/2011 01:30 PM TLABARBER -----------------

**Inspection Information:**

*Property Owner Information:*

SALAS ESTATES LLC
1803 W MARCH LN STE J

STOCKTON, CA 95207

2-28 NTV NO NEXT

7-29 ALL GUTTERS & WINDOWS
Pursuant to Section 1.28.030 through 1.28.060 of the Stockton Municipal Code, Notice is hereby given that a recent inspection was conducted of the property located at 350 N LOCUST ST, Stockton, California, owner of record is SALAS ESTATES LLC, more particularly described as:

350 N LOCUST ST (153-070-14)

revealed the following violation(s) on SEE ATTACHED LIST OF VIOLATIONS

This Notice of Violation is being recorded as a result of the attached list of violations. This action is being taken due to the fact that the property has been determined to have outstanding Code violation(s), which render it substandard, unhealthy, and/or dangerous.

Any purchaser, encumbrancer, or other transferee of the real property described in the Notice herein shall be deemed to have constructive notice of this pending proceeding or action and shall be held to the same requirements, duties, and responsibilities of the previous owner and/or transferor related to the repair and/or demolition of the substandard and/or dangerous building(s), including payment of any fees, charges, and/or special assessment lien that may be imposed on the real property described in the Notice herein. All fees and charges outstanding may not yet be recorded within this chain of title.

This Notice shall have the same intent, purpose, and legal effect as a validly recorded lis pendens pursuant to California Code of Civil Procedure section 405 et. seq.

For further clarification and assistance in this matter, please call the undersigned at your earliest convenience. Appointments are required if you want to meet directly with the Code Enforcement Officer.

For more information, please contact: City of Stockton Police Department Neighborhood Services Section 22 East Weber Avenue, Room 350 Stockton, CA 95202 (209) 937-8613

Dated: 10-4-11

NEIGHBORHOOD SERVICES SECTION

JEFF HUNT, ACTING CODE ENFORCEMENT SUPERVISOR

JH:ba

::ODMA/GRI-WISE/ICOS PD_PD_Library:95752.1 Revised 7-1-10
NOTICE OF VIOLATION

Violation Warning Notice  Notice of Intent to Record this Notice of Violation

( ) Initial Inspection Fee $  ( ) Case Processing Fee $  ( ) Hotel/Motel Reinspection $  
( ) Reinspection Fee $  ( ) Notice & Posting Fee $  

Violation Address: 350 N. LOCUST ST.  Parcel #: 15307014

Person Cited: (X) Property owner  ( ) Tenant  ( ) Other

Name: SALAS  ESTATES  U.C.

Mailing Address: 1803 W. MARCH LN  STE J  STKN  95207

SMC Section Violated  Violation/Correction Required:

8.36.040 (a, f, g, h) Remove accumulation of furniture, garbage, junk, and/or debris and maintain yards in a neat and sanitary manner.
8.36.040 (c) Discontinue parking vehicles, boat, or trailer on the lawn, dirt, rock, or other non-improved surface.
8.36.040 (b) Cut and remove the high grass, weeds, shrubs, or other overgrown vegetation and maintain yards in a neat and sanitary manner. Provide adequate maintenance to the lawns and garden areas by watering, mowing and/or reseed if necessary.
8.36.040 d, e (1, 2 & 3) Remove/repair/replace all damaged or dilapidated fences in an approved manner.
8.24.050 Remove the graffiti from the property (buildings, fences, garages, etc.)
8.04.060 Store garbage/recycle containers out of public view / solid waste in street.
8.04.040 Remove debris from the public right-of-way.
16.48, et. seq. Reduce the height of the fence or shrubs to a maximum of 36" (inches) if solid, in front yard, 20' setback area.
15.04.130 Remove the illegal shade structure (lean-to) from the property.

Includes Basement

( ) NOTE: PLEASE REFER TO PAGE TWO (ATTACHED) FOR OTHER NOTED VIOLATIONS OR ADDITIONAL COMMENTS.

( ) Violations must be corrected no later than 10 - 2 - 11. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

( ) If the violation(s) are not corrected by _____________, the City of Stockton intends to abate the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature:  Print Name:  

[Signature]  [Print Name: John D. Bruch]

Phone: 925-894-8948  Date: 9-20-11  Time: 9  Case #: 11-109019

Signature of Person Cited:  Phone #:

Signing the Citation only acknowledges receipt; it is not an admission of guilt. The Citation is valid without a signature.

CC:  ORIGINAL - FILE
     PINK - RESPONSIBLE PARTY
     GOLDENROD - POSTED
     YELLOW - CC OR CEO

SEE BACK OF CITATION FOR RIGHTS OF APPEAL AND PAYMENT INSTRUCTIONS
Notice of Violation

350 N. Locust St.

1. Paint all bare and peeling spots on the exterior of the building.  
   SMC 15.24.030.b.7.ii

2. Replace all broken windows.  
   SMC 15.24.030.b.7.iii

3. Obtain a permit and install an approved heater inside the upstairs unit. Have the work inspected and signed off by the Building Department.  
   SMC 15.04.250/310

4. Replace all deteriorated portions of the back exterior stairway. Ensure the stairway is installed to code.  
   SMC 15.24.030.b.9

5. Repair the leaking plumbing drain line (leaks outside) from the upstairs unit.  
   SMC 15.24.030.b.5

6. Replace all damaged and deteriorated exterior siding, trim, fascia board etc.  
   SMC 15.24.030.b.9
NOTICE OF VIOLATION

☐ Notice of Intent to Record this Notice of Violation

☐ Violation Warning Notice  ☑ Administrative Citation / Fine $ 500  NSS#JP263

☐ Initial Inspection Fee $  ☐ Case Processing Fee $  ☐ Hotel/Motel Reinspection $

☐ Reinspection Fee $125  ☐ Notice & Posting Fee $

Violation Address: 350 N. Locust St.  Parcel #: 15307014

Person Cited:  (X) Property owner  ( ) Tenant  ( ) Other
Name: Salas Estates LLC

Mailing Address: 1803 W. March Ln.  Stockton  CA  95207

SMC Section Violated  Violation/Correction Required

- ☑ 15.24.030.b.14 The upstairs unit is an illegal dwelling. Discontinue occupancy of the upstairs portion of the building. Obtain a building permit to incorporate the upper portion of the house to the main house. Have all inspections approved and the permit signed off by the Building Department.

- 15.24.030.b.9 Replace all deteriorated portions of the rear stairway. Ensure stairway is built to code.

- 15.24.030.b.7.i Replace all damaged and deteriorated exterior siding, trim, fascia board, rafter tails etc.

- 15.24.030.b.7.ii Replace all broken windows.

- 15.24.030.b.9 Repair, replace or remove all damaged gutters.

☐ NOTE: PLEASE REFER TO PAGE TWO (ATTACHED) FOR OTHER NOTED VIOLATIONS OR ADDITIONAL COMMENTS.

☒ Violations must be corrected no later than 9-12-12. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

☐ If the violation(s) are not corrected by ____________, the City of Stockton intends to abate the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature:  Print Name: John Prutch
Phone: 937-8948  Date: 7.30.12  Time: 12  Case #: 11.104010

CC: 

SEE ATTACHED FOR RIGHTS OF APPEAL AND PAYMENT INSTRUCTIONS
NOTICE OF VIOLATION

☐ Violation Warning Notice  ☒ Administrative Citation / Fine $ 500  NSS#JP325

( ) Initial Inspection Fee $  ( ) Case Processing Fee $  ( ) Hotel/Motel Reinspection $  
(X) Reinspection Fee $125  ( ) Notice & Posting Fee $  

Violation Address: 350 N. Locust St.  Parcel #: 15307014  
Person Cited:  (X) Property owner  ( ) Tenant  ( ) Other  
Name: Salas Estates LLC  
Mailing Address: 1803 W. March Ln.  Stockton  CA  95207  

<table>
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<tr>
<th>SMC Section Violated</th>
<th>Violation/Correction Required</th>
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<tbody>
<tr>
<td>15.24.030.b.14</td>
<td>The upstairs unit is an illegal dwelling. Discontinue occupancy of the upstairs portion of the building. Obtain a building permit to incorporate the upper portion of the house to the main house. Have all inspections approved and the permit signed off by the Building Department.</td>
</tr>
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<td>15.24.030.b.9</td>
<td>Replace all deteriorated portions of the rear stairway. Ensure stairway is built to code.</td>
</tr>
<tr>
<td>15.24.030.b.7.ii</td>
<td>Paint all bare and peeling spots on the exterior of the building.</td>
</tr>
<tr>
<td>15.24.030.b.7.iii</td>
<td>Replace all damaged and deteriorated exterior siding, trim, fascia board, rafter tails etc.</td>
</tr>
<tr>
<td>15.24.030.b.7.ii</td>
<td>Replace all broken windows.</td>
</tr>
<tr>
<td>15.24.030.b.9</td>
<td>Repair, replace or remove all damaged gutters.</td>
</tr>
</tbody>
</table>

☐ NOTE: PLEASE REFER TO PAGE TWO (ATTACHED) FOR OTHER NOTED VIOLATIONS OR ADDITIONAL COMMENTS.  

☒ Violations must be corrected no later than 10-5-12. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.  

NOTICE OF INTENT TO ABATE

☐ If the violation(s) are not corrected by __________, the City of Stockton intends to abate the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.  

Issuing Officer signature:  
Print Name: John Prutch  
Phone: 937-8948  Date: 9-14-12  Time: 12  Case #: 11 104010  

CC:  

SEE ATTACHED FOR RIGHTS OF APPEAL AND PAYMENT INSTRUCTIONS
RETURN RECEIPT (ELECTRONIC)

11-00104010-JP / AC 364
SALAS ESTATES LLC
1803 W MARCH LN
STOCKTON, CA 95207

Total: $4.55

Reference Number: 102512 / 350 N LOCUST
NOTICE OF VIOLATION

☒ Notice of Intent to Record this Notice of Violation

☒ Violation Warning Notice ☐ Administrative Citation / Fine $ 500 NSS#JP364

☐ Initial Inspection Fee $ ☐ Case Processing Fee $ ☐ Hotel/Motel Reinspection $

☒ Reinspection Fee $125 ☐ Notice & Posting Fee $

Violation Address: 350 N. Locust St. Parcel #: 15307014

Person Cited: ( ☑ Property owner ☐ Tenant ☐ Other

Name: Salas Estates LLC

Mailing Address: 1803 W. March Ln, Stockton CA 95207

SMC Section Violated Violation/Correction Required

☒ 15.24.030.b.14 The upstairs unit is an illegal dwelling. Discontinue occupancy of the upstairs portion of the building. Obtain a building permit to incorporate the upper portion of the house to the main house. Have all inspections approved and the permit signed off by the Building Department.

☒ 15.24.030.b.9 Replace all deteriorated portions of the rear stairway. Ensure stairway is built to code.

☒ 15.24.030.b.7.ii Paint all bare and peeling spots on the exterior of the building.

☒ 15.24.030.b.7.iii Replace all damaged and deteriorated exterior siding, trim, fascia board, rafter tails etc.

☒ 15.24.030.b.7.iv Replace all broken windows.

☒ 15.24.030.b.9 Repair, replace or remove all damaged gutters.

☐ NOTE: PLEASE REFER TO PAGE TWO (ATTACHED) FOR OTHER NOTED VIOLATIONS OR ADDITIONAL COMMENTS.

☒ Violations must be corrected no later than 11-9-12. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

☐ If the violation(s) are not corrected by __________, the City of Stockton intends to abate the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature: John Prutch

Phone: 937-9948 Date: 10-26-12 Time: 12 Case #: 1104010

CC: 

SEE ATTACHED FOR RIGHTS OF APPEAL AND PAYMENT INSTRUCTIONS
POLICE DEPARTMENT  
NEIGHBORHOOD SERVICES SECTION  
22 EAST WEBER AVENUE, ROOM 350  
STOCKTON, CA 95202  
PHONE: (209) 937-8813  
FAX: (209) 937-7264

NOTICE OF VIOLATION

☐ Notice of Intent to Record this Notice of Violation  
☐ Administrative Citation / Fine $ 500  
☐ NSS#JP416

☐ Initial Inspection Fee $  
☐ Reinspection Fee $125  
☐ Case Processing Fee $  
☐ Notice & Posting Fee $  
☐ Hotel/Motel Reinspection $  

Violation Address: 350 N. Locust St.  
Parcel #: 15307014

Person Cited:  
☐ Property owner  
☐ Tenant  
☐ Other

Name: Salas Estates LLC

Mailing Address: 1803 W. March Ln.  
Stockton CA 95207

SMC Section Violated  
Violation/Correction Required:

☐ 15.24.030.b.14  The upstairs unit is an illegal dwelling. Discontinue occupancy of the upstairs portion of the building. Obtain a building permit to incorporate the upper portion of the house to the main house. Have all inspections approved and the permit signed off by the Building Department.

☐ 15.24.030.b.9  Replace all deteriorated portions of the rear stairway. Ensure stairway is built to code.

☐ 15.24.030.b.7.i  Paint all bare and peeling spots on the exterior of the building.

☐ 15.24.030.b.7.ii  Replace all damaged and deteriorated exterior siding, trim, fascia board, rafter tails etc.

☐ 15.24.030.b.7.ii  Replace all broken windows.

☐ 15.24.030.b.9  Repair, replace ore remove all damaged gutters.

NOTE: PLEASE REFER TO PAGE TWO (ATTACHED) FOR OTHER NOTED VIOLATIONS OR ADDITIONAL COMMENTS.

☒ Violations must be corrected no later than 12-22-12. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENTION TO ABATE

☒ If the violation(s) are not corrected by __________, the City of Stockton intends to abate the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature:  
Print Name: John Prutch

Phone: 937-8948  
Date: 12-6-12  
Time: 12  
Case #: 11 104010

CC:

SEE ATTACHED FOR RIGHTS OF APPEAL AND PAYMENT INSTRUCTIONS
7196 9008 9111 6026 1791
TO: 11-00104010 JOHN PRUCH
    SALAS ESTATES LLC
    1803 W MARCH LN STE J
    STOCKTON, CA  95207

SENDER: JOHN PRUCH 12/7/2012
REFERENCE: 360 N LOCUST ST-NS 416

PS Form 3800, January 2005
RETURN RECEIPT SERVICE
Certified Fee
Return Receipt Fee
Restricted Delivery
Total Postage & Fees

US Postal Service* POSTMARK OR DATE
Receipt for Certified Mail™
No Insurance Coverage Provided
Do Not Use for International Mail

7196 9008 9111 6026 1791
PLACED UNDER OF ENVELOPE TO THE RIGHT
OF RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

COMPLETE THIS SECTION ON DELIVERY
A. Received by (Please Print Clearly)  B. Date of Delivery
C. Signature

X
D. Is delivery address different from form 1?  E. Yes
   IF YES, enter delivery address below:
   No

11-00104010 JOHN PRUCH
    SALAS ESTATES LLC
    1803 W MARCH LN STE J
    STOCKTON, CA  95207

350 N LOCUST ST-NS 416
JOHN PRUCH 12/7/2012

Thank you for using Return Receipt Service
NOTICE OF ABATEMENT COSTS

July 29, 2013

Case 11-00104010-JP
Kaja Holdings LLC
1112 Price Avenue
Columbia, SC 29201

RE: 350 N LOCUST STREET (153-070-14)

Pursuant to Sections 1.36.040 through 1.36.070 of the Stockton Municipal Code (S.M.C.), the City of Stockton contracted to have the property secured on July 8, 2013. The total cost of the abatement is $728.00. This amount includes the abatement administrative fee of $648.00 and contractor reimbursement fee of $80.00.

Only the contractor reimbursement charges may be appealed. You have the right to appeal the City's action by submitting an appeal request form with a hearing fee of $83.50 to this office within ten (10) days of the postmarked date of this letter, pursuant to Stockton Municipal Code (S.M.C.) section 1.44.070.

For further information, please contact CEO John Prutch at (209) 937-8948.

ERIC JONES
CHIEF OF POLICE

PETER LEMOS
CODE ENFORCEMENT FIELD MANAGER

PL:js
NOTICE OF VIOLATION

NOTICE OF SUMMARY ABATEMENT
AND INTENT TO RECORD
BY BOARDING AND SECURING THE STRUCTURE

July 29, 2013

Case 11-00104010-JP
Kaja Holdings LLC
1112 Price Avenue
Columbia, SC 29201

RE: 350 N LOCUST STREET (153-070-14)

On July 8, 2013, the above-mentioned property was inspected by the Police Department, Neighborhood Services Section, and was determined to be hazardous/substandard.

There were attempts to contact the property owner, Kaja Holdings LLC, without success. Due to the substandard and/or hazardous condition(s), as set forth below, an abatement action was initiated. Bear Construction Co. was contacted by this department and we directed them to take whatever measures necessary to remedy the violation(s).

Due to the substandard and/or hazardous condition(s), as set forth below, an abatement action was initiated. Reimbursement for the costs of this abatement will be billed to you, and this Notice may be recorded. You have the right to appeal the City's action by submitting an appeal request, along with a check for $83.50, to this office within ten (10) days of the postmarked date of this letter, pursuant to Stockton Municipal Code (S.M.C.) section 1-082. Failure to file such an appeal shall constitute a waiver of all rights to an Administrative Hearing and adjudication of this Notice; and will not affect the validity of the recorded Notice of Summary Abatement. If you submit an appeal within the time allowed, an appeal hearing will be scheduled, and you will be notified of the time, date, and place. At that time, an appeal board or hearing officer will consider evidence and testimony to determine whether or not the City’s actions were appropriate. That decision will be the final Administrative Order and will become effective immediately.
NOTICE OF SUMMARY ABATEMENT CONTINUED
Kaja Holdings LLC
July 29, 2013
Case # 11-00104010-JP
Page 2
Re: 350 N LOCUST STREET (153-070-14)

1. Secure Structures to Prevent Free Entry
   SMC, 15.28.060
   UCADB, 302.12

Please note your maintenance of substandard housing may subject you to loss of deductions for interest, taxes, depreciation, and amortization pursuant to the Revenue and Taxation Code of the State of California, sections 17274 and 24436.5.

If you have any questions regarding this matter, please contact John Prutch, at (209) 937-8948.

ERIC JONES
CHIEF OF POLICE

PETER LEMOS
CODE ENFORCEMENT FIELD MANAGER

PL:js

::ODMA\GRPWISE\COS.PD.PD\Library;391045.1
TO: 11-00104010 JP / SA-NAC
KAJA HOLDINGS LLC
1112 PRICE AV
COLUMBIA, SC 29201

SENDER: JP js 7/30/2013
REFERENCE: SA-NAC / 350 N LOCUST ST

PS Form 3890, January 2005
RETURN RECEIPT SERVICE
Certified Fee
Return Receipt Fee
Restricted Delivery
Total Postage & Fees

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided
Do Not Use for International Mail

CERTIFIED MAIL

COMPLETE THIS SECTION ON DELIVERY
A. Received by (Please Print Clearly) B. Date of Delivery
C. Signature
X
D. Is delivery address different from 11? If YES, enter delivery address below:

SA-NAC / 350 N LOCUST ST

Thank you for using Return Receipt Service.
PAY TO

BEAR CONSTRUCTION
949 WILLORA RD
STOCKTON, CA 95207

VENDOR NO.: 35928
DATE: July 29, 2013
DEPARTMENT PD-NSS
ACCOUNT NUMBER: 010-2425-530.20-29
PROJECT NO.: 
HTE DESCRIPTION: 350 N LOCUST ST

TIN

Payments whose purpose does not clearly fall into one of the categories mentioned in directive CONTRACTS-25.1.f must be approved by the City Purchasing Agent or the buyer who is assigned to the respective department (Authorizing Initials)

☐ Goods and services were Initiated and/or received prior to Purchasing approval (Purchasing Initials)

DESCRIPTION:

350 N LOCUST ST (153-070-14)
INV 1097 (SECURE)
CASE 11-00104010-JP
ABATED 070813

$80.00

$80.00

INVOICE AMOUNT

ATTACH ALL INVOICES, FREIGHT BILLS, SHIPPING TAGS, ETC. AND RETURN ORIGINAL TO ACCOUNTS PAYABLE DIVISION OF THE ADMINISTRATIVE SERVICES DEPARTMENT IMMEDIATELY AFTER RECEIPT OF INVOICE.

I HEREBY CERTIFY RECEIPT OF THE ARTICLE(S) AND/OR SERVICES AS INDICATED BY THE ATTACHED INVOICES, OR AS NOTED HEREON. AND THAT SAID CLAIM AGAINST THE CITY OF STOCKTON IS TRUE AND THE EXPENDITURE IS NECESSARY FOR THE OPERATION OF THIS DEPARTMENT, AND THAT SAID ACCOUNT NUMBER(S) IS AUTHORIZED, FUNDS AVAILABLE AND COMPLIES WITH STOCKTON CITY CHARTER, STOCKTON MUNICIPAL CODE AND ADMINISTRATIVE DIRECTIVES.

DATE: July 29, 2013

JS
initials

DEPARTMENT HEAD (OR DESIGNEE)

MEMO
TO: City of Stockton  
350 Locust

DATE: 7-23-13

DESCRIPTION OF WORK PERFORMED:
Plywood Board Up 1 1/2 Hr Door 80.40

INVOICE 1097
WK Complete 7-8-13
John Dutsch CEO

Total 980.40

This is a ☐ Partial ☐ Full invoice due and payable by:

In accordance with our ☐ Agreement ☐ Proposal No. _____ Dated Month Day Year

TC8122

CONTRACTORS INVOICE

RECEIVE: NO. 9674 07/23/2013/TUE 03:04PM
CITY OF STOCKTON NEIGHBORHOOD SERVICES SECTION
STANDARD PRICES FOR ROTATING CONTRACTORS LIST

Replacing Fencing
20. Replace chain link fence
$20/ft $________

21. Replace solid wood fence
$20/ft $________

Removing Graffiti
22. Remove graffiti (per square foot)
$1/sq ft $________

Lot Clean Up
23. Remove garbage, junk & debris (hourly)
$35 $________

24. Remove weeds and other shrubbery (hourly)
$35 $________

Demolitions
25. Demolition of wood frame structure (negotiable)
$________

Other
Rear Max Door 2nd story $50.00

$________

$________

$________

Total Amount: $80.00

Date of Job walk: 7-8-13
Property Address: 350 Locust
Date job will be completed: 7-8-13
Signature of Company representative: Kent Atwater, Bean & Co
Signature of Code Enforcement Officer: John Peuten
10/2/2013

JOHN PRUTCHE

C-NEW CASE INFORMATION

Case #: 11-00104010
Case Type: A - HOUSING CODE
Address: 350 N LOCUST ST
Suite/Apt #: 

APN: 153 070 14
Origination: CITIZEN COMPLAINT
Police District: 181 PN
Council District: 04
City Limits: STOCKTON
CDBG Eligibility: CDBG

Complaint Information:

New owner information, active case.

Property Owner Information:
THE EJMC 2013 REVOCABLE LIVING TRUST
3350 IRVING ST.
SAN FRANCISCO, CA 94122
NOTICE OF VIOLATION

☐ Notice of Intent to Record this Notice of Violation

☐ Violation Warning Notice  ☑ Administrative Citation / Fine $500  NSS# 97368

(☐) Initial Inspection Fee $  (☐) Case Processing Fee $  (☐) Hotel/Motel Reinspection $
(☐) Reinspection Fee $ 125  (☐) Notice & Posting Fee $

Violation Address: 250 Locust ST. Parcel #: 15307014

Person Cited: (☐) Property owner  (☐) Tenant  (☐) Other

Name: SALAS ESTATES LLC

Mailing Address: 1803 W. MARCH LN. STE 1J  STEW 95207

SMC Section Violated  Violation/Correction Required

8.36.040
a, f, g, h) Remove accumulation of furniture, garbage, junk, and/or debris and maintain yards in a neat and sanitary manner.
8.36.040 (c) Discontinue parking vehicles, boat, or trailer on the lawn, dirt, rock, or other non-improved surface.
8.36.040 (b) Cut and remove the high grass, weeds, shrubs, or other overgrown vegetation and maintain yards in a neat and sanitary manner. Provide adequate maintenance to the lawn and garden areas by watering, mowing and/or reseed if necessary.
8.36.040 d, e (1, 2 & 3) Remove/repair/replace all damaged or dilapidated fences in an approved manner.
8.24.050 Remove the graffiti from the property (buildings, fences, garages, etc.)
8.64.030 Basketball hoop obstructing public right-of-way.
8.04.080 Store garbage/recycle containers out of public view / solid waste in street.
8.04.040 Remove debris from the public right-of-way.
15.48. et. seq. Reduce the height of the fence or shrubs to a maximum of 36" (inches) if solid, in front yard, 20' setback area.
15.04.190 Remove the illegal shade structure (lean-to) from the property.

☑ NOTE: PLEASE REFER TO PAGE TWO (ATTACHED) FOR OTHER NOTED VIOLATIONS OR ADDITIONAL COMMENTS.

☑ Violations must be corrected no later than 11/12/11. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

(☐) If the violation(s) are not corrected by __________________________, the City of Stockton intends to abate the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature: D Print Name: John Prewett

Phone: 937-8948 Date: 12-8-11 Time: 2- Case #: 11-10400

Signature of Person Cited: Phone #:

Signing the Citation only acknowledges receipt, it is not an admission of guilt. The Citation is valid without a signature.

CC: ________________________________ ORIGINAL - FILE
PINK - RESPONSIBLE PARTY
GOLDENROD - POSTED
YELLOW - DO OR CEO

PAGE 1 OF 2

SEE BACK OF CITATION FOR RIGHTS OF APPEAL AND PAYMENT INSTRUCTIONS
Notice of Violation

350 N. Locust St.

1. Paint all bare and peeling spots on the exterior of the building.
   SMC 15.24.030.b.7.ii

2. Replace all broken windows.
   SMC 15.24.030.b.7.iii

3. Obtain a permit and install an approved heater inside the upstairs unit. Have the work inspected and signed off by the Building Department.
   SMC 15.04.250/310

4. Replace all deteriorated portions of the back exterior stairway. Ensure the stairway is installed to code.
   SMC 15.24.030.b.9

5. Repair the leaking plumbing drain line (leaks outside) from the upstairs unit.
   SMC 15.24.030.b.5

6. Replace all damaged and deteriorated exterior siding, trim, fascia board etc.
   SMC 15.24.030.b.9
NOTICE OF VIOLATION

☐ Notice of Intent to Record this Notice of Violation

☐ Violation Warning Notice  ☑ Administrative Citation / Fine $800 NS# 97650

☐ Initial Inspection Fee $  ☑ Case Processing Fee $  ☐ Hotel/Motel Reinspection $

☐ Reinspection Fee $25  ☐ Notice & Posting Fee $  ☐ Other

Violation Address: 340 N. LOUST ST. Parcel #: 5304714

Person Cited: (☐) Property owner  (☐) Tenant  (☐) Other

Name: SALAS ESTATES

Mailing Address: 1803 N. MARSHUM ST. SLOAN 95207

SMC Section Violated Violation/Correction Required

8.36.040 (a, f, g, h) Remove accumulation of furniture, garbage, junk, and/or debris and maintain yards in a neat and sanitary manner.

8.36.040 (c) Discontinue parking vehicles, boat, or trailer on the lawn, dirt, rock, or other non-improved surface.

8.36.040 (b) Cut and remove the high grass, weeds, shrubs, or other overgrown vegetation and maintain yards in a neat and sanitary manner. Provide adequate maintenance to the lawn and garden areas by watering, mowing and/or reseed if necessary.

8.36.040 (d, e) Remove/repair/replace all damaged or dilapidated fences in an approved manner.

8.24.050 Remove graffiti from the property (buildings, fences, garages, etc.)

9.64.030 Basketball hoop obstructing public right-of-way.

8.04.060 Store garbage/recycle containers out of public view / solid waste in street.

8.04.040 Remove debris from the public right-of-way.

15.48, et. seq. Reduce the height of the fence or shrubs to a maximum of 36" (inches) if solid, in front yard, 20' setback area.

15.04.190 Remove the illegal shade structure (lean-to) from the property.

☐ PLEASE CALL ☑

NOTE: PLEASE REFER TO PAGE TWO (ATTACHED) FOR OTHER NOTED VIOLATIONS OR ADDITIONAL COMMENTS.

☐ Violations must be corrected no later than 3-29-12. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

☐ If the violation(s) are not corrected by __________________________, the City of Stockton intends to abate the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature: [Signature] Print Name: [Print Name]

Phone: 937-8948 Date: 2-27-12 Time: 10  Case #: 1104010

Signature of Person Cited: [Signature] Phone #: [Phone #]

Signing the Citation only acknowledges receipt. It is not an admission of guilt. The Citation is valid without a signature.

CC: __________________________ ORIGINAL - FILE

GOLDENROD - POSTED

YELLOW - CC OR CEO

SEE BACK OF CITATION FOR RIGHTS OF APPEAL AND PAYMENT INSTRUCTIONS
Notice of Violation

350 N. Locust St.

1. Paint all bare and peeling spots on the exterior of the building.
   SMC 15.24.030.b.7.ii

2. Replace all broken windows.
   SMC 15.24.030.b.7.iii

3. Obtain a permit and install an approved heater inside the upstairs unit. Have the work inspected and signed off by the Building Department.
   SMC 15.04.250/310

4. Replace all deteriorated portions of the back exterior stairway. Ensure the stairway is installed to code.
   SMC 15.24.030.b.9

5. Repair the leaking plumbing drain line (leaks outside) from the upstairs unit.
   SMC 15.24.030.b.5

6. Replace all damaged and deteriorated exterior siding, trim, fascia board etc.
   SMC 15.24.030.b.9
TO: 11-00104010-JP / AC 97368
SALAS ESTATES LLC
1803 W MARCH LN #J
STOCKTON, CA 95207

SENDER: AC 97368 / 350 N LOCUST ST
REFERENCE: JP 12/9/11

PS Form 3850, January 2006
RETURN RECEIPT SERVICE

Certified Fee
Return Receipt Fee
Restricted Delivery
Total Postage & Fees

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided
 Do Not Use for International Mail

CERTIFIED MAIL

Thank you for using Return Receipt Service
NOTICE OF VIOLATION

☐ Notice of Intent to Record this Notice of Violation

Violation Warning Notice

☐ Administrative Citation / Fine $ 200

☒ Initial Inspection Fee $

☒ Reinspection Fee $ 25

☐ Case Processing Fee $

☐ Notice & Posting Fee $

☒ Hotel/Motel Reinspection $

Violation Address: 350 Locust

Parcel #: 15307014

Person Cited: ☒ Property owner

☐ Tenant

☐ Other

Name: Salas Estates

Mailing Address: 803 W. March Ln. STE. J. Stockton, CA 95207

SMC Section Violated

<table>
<thead>
<tr>
<th>SMC Section</th>
<th>Violation/Correction Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.36.040</td>
<td>Remove accumulation of furniture, garbage, junk, and/or debris and maintain yards in a neat and sanitary manner.</td>
</tr>
<tr>
<td>8.36.040 (c)</td>
<td>Discontinue parking vehicles, boat, or trailer on the lawn, dirt, rock, or other non-improved surface.</td>
</tr>
<tr>
<td>8.36.040 (b)</td>
<td>Cut and remove the high grass, weeds, shrubs, or other overgrown vegetation and maintain yards in a neat and sanitary manner. Provide adequate maintenance to the lawn and garden areas by watering, mowing and/or reseed if necessary.</td>
</tr>
<tr>
<td>8.36.040 (d, e) (1, 2 &amp; 3)</td>
<td>Remove/repair/replace all damaged or dilapidated fences in an approved manner.</td>
</tr>
<tr>
<td>8.24.050</td>
<td>Remove the graffiti from the property (buildings, fences, garages, etc.)</td>
</tr>
<tr>
<td>8.04.060</td>
<td>Store garbage/recycle containers out of public view / solid waste in street.</td>
</tr>
<tr>
<td>3.34.040</td>
<td>Remove debris from the public right-of-way.</td>
</tr>
<tr>
<td>16.48, et. seq.</td>
<td>Reduce the height of the fence or shrubs to a maximum of 36&quot; (inches) if solid, in front yard, 20' setback area.</td>
</tr>
<tr>
<td>16.04.190</td>
<td>Remove the illegal shade structure (loan-to) from the property.</td>
</tr>
</tbody>
</table>

* Please Call Me *

☒ NOTE: PLEASE REFER TO PAGE TWO (ATTACHED) FOR OTHER NOTED VIOLATIONS OR ADDITIONAL COMMENTS.

☒ Violations must be corrected no later than 11/18/11. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

☐ If the violation(s) are not corrected by ____________, the City of Stockton intends to abate the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature: [Signature]

Print Name: [Print Name]

Phone: 937-8948

Date: 11/18/11

Time: 10:15

Case #: 11-104010

Signature of Person Cited: __________________________

Phone #: __________________________

Signing the Citation only acknowledges receipt, it is not an admission of guilt. The Citation is valid without a signature.

CC: __________________________

ORIGINAL - FILE

PINK - RESPONSIBLE PARTY

GOLDENROD - POSTED

YELLOW - CC OR CEO

SEE BACK OF CITATION FOR RIGHTS OF APPEAL AND PAYMENT INSTRUCTIONS
Notice of Violation

350 N. Locust St.

1. Paint all bare and peeling spots on the exterior of the building.  
   SMC 15.24.030.b.7.ii

2. Replace all broken windows.  
   SMC 15.24.030.b.7.iii

3. Obtain a permit and install an approved heater inside the upstairs unit. Have the work inspected and signed off by the Building Department.  
   SMC 15.04.250/310

4. Replace all deteriorated portions of the back exterior stairway. Ensure the stairway is installed to code.  
   SMC 15.24.030.b.9

5. Repair the leaking plumbing drain line (leaks outside) from the upstairs unit.  
   SMC 15.24.030.b.5

6. Replace all damaged and deteriorated exterior siding, trim, fascia board etc.  
   SMC 15.24.030.b.9
NOTICE OF VIOLATION

Violation Warning Notice ☐ Administrative Citation / Fine $500 ☑ Notice of Intent to Record this Notice of Violation

Initial Inspection Fee $ ☐ Case Processing Fee $ ☐ Hotel/Motel Reinspection Fee $ (25)
Reinspection Fee $ (25) ☑ Notice & Posting Fee $

Violation Address: 350 N. LOCUST Parcel #: 15307014
Person Cited: ☑ Property owner ☐ Tenant ☐ Other
Name: SALAS, ESTEVEZ
Mailing Address: 1903 W. MARCH LN. STE. J. STOCKTON, CA 95207

SMC Section Violated

<table>
<thead>
<tr>
<th>SMC Section</th>
<th>Description</th>
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<tr>
<td>8.36.040 (c)</td>
<td>Discontinue parking vehicles, boat, or trailer on the lawn, dirt, rock, or other non-improved surface.</td>
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<tr>
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<td>Cut and remove the high grass, weeds, shrubs, or other overgrown vegetation and maintain yards in a neat and sanitary manner. Provide adequate maintenance to the lawn and garden areas by watering, mowing and/or reseed if necessary.</td>
</tr>
<tr>
<td>8.36.040 d, e (1, 2 &amp; 3)</td>
<td>Remove/repair/replace all damaged or dilapidated fences in an approved manner.</td>
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<tr>
<td>8.24.050</td>
<td>Remove the graffit from the property (buildings, fences, garages, etc.)</td>
</tr>
<tr>
<td>8.04.050</td>
<td>Store garbage/recycle containers out of public view / solid waste in street.</td>
</tr>
<tr>
<td>8.04.040</td>
<td>Remove debris from the public right-of-way.</td>
</tr>
<tr>
<td>16.48, et. seq.</td>
<td>Reduce the height of the fence or shrubs to a maximum of 36&quot; (inches) if solid, in front yard, 20' setback area.</td>
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<tr>
<td>15.04.190</td>
<td>Remove the illegal shade structure (lean-to) from the property.</td>
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</table>

* PLEASE CALL *

[ ] NOTE: PLEASE REFER TO PAGE TWO (ATTACHED) FOR OTHER NOTED VIOLATIONS OR ADDITIONAL COMMENTS.

[ ] Violations must be corrected no later than 2-1-12. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

[ ] If the violation(s) are not corrected by ________________, the City of Stockton intends to abate the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature: [Signature]
Print Name: JOHN PRESTY
Phone: 927-8948 Date: 1-12-12 Time: 12:15 Case #: 11-104.010

Signature of Person Cited: [Signature]
Phone #: [Phone]

Signing the Citation only acknowledges receipt, it is not an admission of guilt. The Citation is valid without a signature.

CC: __________________________ ORIGINAL - FILE
_____________________________ PINK - RESPONSIBLE PARTY
_____________________________ GOLDENROD - POSTED
_____________________________ YELLOW - CC OR CEO

PAGE 1 OF 2

SEE BACK OF CITATION FOR RIGHTS OF APPEAL AND PAYMENT INSTRUCTIONS
Notice of Violation

350 N. Locust St.

1. Paint all bare and peeling spots on the exterior of the building.
   SMC 15.24.030.b.7.ii

2. Replace all broken windows.
   SMC 15.24.030.b.7.iii

3. Obtain a permit and install an approved heater inside the upstairs unit. Have the work inspected and signed off by the Building Department.
   SMC 15.04.250/310

4. Replace all deteriorated portions of the back exterior stairway. Ensure the stairway is installed to code.
   SMC 15.24.030.b.9

5. Repair the leaking plumbing drain line (leaks outside) from the upstairs unit.
   SMC 15.24.030.b.5

6. Replace all damaged and deteriorated exterior siding, trim, fascia board etc.
   SMC 15.24.030.b.9
TO: 11-00104010-JP / AC 97631
SALAS ESTATES
1803 W MARCH LN #J
STOCKTON, CA  95207

REFERENCE:
JP is 1/18/12

PS Form 3800, January 2005
RETURN SERVICE
Postage
Certified Fee
Return Receipt Fee
Restricted Delivery Fee
Total Postage & Fees

US Postal Service
Receipt for
Certified Mail
No Insurance Coverage Provided
Do Not Use for International Mail

FOLD AND TEAR THIS WAY  -->  OPTIONAL

Label #5
11-00104010-JP / AC 97631
SALAS ESTATES
1803 W MARCH LN #J
STOCKTON, CA  95207

Certified Article Number
7160 3901 9848 9914 5909

Thank you for using Return Receipt Service

RETURN RECEIPT REQUESTED
USPS MAIL CARRIER
DETACH ALONG PERFORATION

COMPLETE THIS SECTION ON DELIVERY
A. Received by (Please Print Clearly)  
B. Date of Delivery

C. Signature

X. Is delivery address different from item 1?  
   Yes  
   No

D. If YES, enter delivery address below:
   AC 97631 / 350 N LOCUST ST

JP is 1/18/12
NOTICE OF ABATEMENT COSTS

OCTOBER 4, 2011

Case 11-104010
SALAS ESTATES LLC
1603 W MARCH LANE #J
STOCKTON, CA 95207

RE: 350 N LOCUST ST (153-070-14)

Pursuant to Sections 1.36.040 through 1.36.070 of the Stockton Municipal Code (S.M.C.), the City of Stockton contracted to have EMERGENCY REPAIR OF STAIRS AND LANDING. The total cost of the abatement is $1018.00. This amount includes the abatement administrative fee of $648.00 and contractor reimbursement fee of $370.00 HARRIS CONSTRUCTION.

Only the contractor reimbursement charges may be appealed. You have the right to appeal the City's action by submitting an appeal request form with a hearing fee of $83.50 to this office within ten (10) days of the postmarked date of this letter, pursuant to Stockton Municipal Code (S.M.C.) section 1.44.070.

For further information, please contact John Prutch at (209) 937-8948.

BLAIR ULRING
INTERIM CHIEF OF POLICE

JEFF HUNT
ACTING CODE ENFORCEMENT SUPERVISOR
NEIGHBORHOOD SERVICES SECTION

JH:ba

::OMA|GRPWISE|COS.PD.PD_Library:105073.1  UPDATED 9/1/11
Harris construction

Gerald Harris- owner

350 E. Locust:

to whom it may concern:

Rear stairs and landing are in disrepair. We did emergency repairs to landing by bolting the landing to the house and adding strap to landing. Originally the house and the landing were connected by three nails. We added a shear wall to the landing to keep it from shaking. We replaced the lower tread that was split. These were emergency repairs only. The Landing on top was very shaky and is now stable, but could use more attention, or be replaced

HARRIS CONSTRUCTION CO.
12420 TOKAY COLONY RD.
LODI, CA 95240

Carl
11-10-155
NOTICE OF VIOLATION

☐ Violation Warning Notice  ☐ Administrative Citation / Fine $  ☐ NSS# 96363

☐ Initial Inspection Fee $ 120  ☐ Case Processing Fee $ 125  ☐ Hotel/Motel Reinspection $
☐ Reinspection Fee $  ☐ Notice & Posting Fee $

Violation Address: 350 Locust St  Parcel #: 1530704
Person Cited: ☑ Property owner  ☐ Tenant  ☐ Other
Name: Salas Estates LLC
Mailing Address: 1803 W. March Ln, Ste J, Stockton, CA 95207

SMC Section Violated Violation/Correction Required
8.36.040
(a, f, g, h) Remove accumulation of furniture, garbage, junk, and/or debris and maintain yards in a neat and sanitary manner.
8.36.040 (c) Discontinue parking vehicles, boat, or trailer on the lawn, dirt, rock, or other non-improved surface.
8.36.040 (b) Cut and remove the high grass, weeds, shrubs, or other overgrown vegetation and maintain yards in a neat and sanitary manner. Provide adequate maintenance to the lawn and garden areas by watering, mowing and/or reseed if necessary.
8.36.040 d, e (1, 2 & 3) Remove/repair/replace all damaged or dilapidated fences in an approved manner.
8.24.050 Remove the graffiti from the property (buildings, fences, garages, etc.)
9.64.030 Basketball hoop obstructing public right-of-way.
8.04.060 Store garbage/recycle containers out of public view / solid waste in street.
8.04.040 Remove debris from the public right-of-way.
16.48, et. seq. Reduce the height of the fence or shrubs to a maximum of 36" (inches) if solid, in front yard, 20' setback area.
15.04.190 Remove the illegal shade structure (lean-to) from the property.

Includes basement.

☒ NOTE: PLEASE REFER TO PAGE TWO (ATTACHED) FOR OTHER NOTED VIOLATIONS OR ADDITIONAL COMMENTS.

☒ Violations must be corrected no later than 10-20-11. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

☒ If the violation(s) are not corrected by ________________, the City of Stockton intends to abate the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature: John Perish
Print Name: John Perish
Phone: 937-8948 Date: 10-4-11 Time: 9:30 Case #: 11-104010

Signature of Person Cited: Phone #: 

Signing the Citation only acknowledges receipt. It is not an admission of guilt. The Citation is valid without a signature.

CC:

Certified Article Number 7260 3901 9858 9858 9254
SENDERS RECORD

SEE BACK OF CITATION FOR RIGHTS OF APPEAL AND PAYMENT INSTRUCTIONS
Notice of Violation

350 N. Locust St.

1. Paint all bare and peeling spots on the exterior of the building.
   SMC 15.24.030.b.7.ii

2. Replace all broken windows.
   SMC 15.24.030.b.7.iii

3. Obtain a permit and install an approved heater inside the upstairs unit. Have the work inspected and signed off by the Building Department.
   SMC 15.04.250/310

4. Replace all deteriorated portions of the back exterior stairway. Ensure the stairway is installed to code.
   SMC 15.24.030.b.9

5. Repair the leaking plumbing drain line (leaks outside) from the upstairs unit.
   SMC 15.24.030.b.5

6. Replace all damaged and deteriorated exterior siding, trim, fascia board etc.
   SMC 15.24.030.b.9
Harris construction
Gerald Harris - owner

350 E. Locust:

to whom it may concern:

Rear stairs and landing are in disrepair. We did emergency repairs to landing by bolting the landing to the house and adding strap to landing. Originally the house and the landing were connected by three nails. We added a shear wall to the landing to keep it from shaking. We replaced the lower tread that was split. These were emergency repairs only. The Landing on top was very shaky and is now stable, but could use more attention, or be replaced
<table>
<thead>
<tr>
<th>QUANTITY</th>
<th>DESCRIPTION</th>
<th>PRICE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Emergency repair</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>One sheet of plywood</td>
<td>$80</td>
<td>$80</td>
</tr>
<tr>
<td>4</td>
<td>for shear wall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>3 - 4&quot; X 4&quot; posts @ $15 ea</td>
<td>$45</td>
<td>$45</td>
</tr>
<tr>
<td>6</td>
<td>1 - Angle strap</td>
<td>$15</td>
<td>$15</td>
</tr>
<tr>
<td>7</td>
<td>Two guys three hours ea</td>
<td>$35</td>
<td>$35</td>
</tr>
<tr>
<td>8</td>
<td>One 2&quot; X 12&quot; board for step</td>
<td>$20</td>
<td>$20</td>
</tr>
</tbody>
</table>

**Total** 370.80

HARRIS CONSTRUCTION CO.
12420 TOKAY COLONY RD.
LODI, CA 95240

11-10-155
<table>
<thead>
<tr>
<th>Service Description</th>
<th>Rate</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Replace chain link fence</td>
<td>$20/ft</td>
<td>$</td>
</tr>
<tr>
<td>Replace solid wood fence</td>
<td>$20/ft</td>
<td>$</td>
</tr>
<tr>
<td>Remove graffiti (per square foot)</td>
<td>$1/sq ft</td>
<td>$</td>
</tr>
<tr>
<td>Remove garbage, junk &amp; debris</td>
<td>$35</td>
<td>$</td>
</tr>
<tr>
<td>Remove weeds and other shrubbery</td>
<td>$35</td>
<td>$</td>
</tr>
<tr>
<td>Mow, edge and paint front lawn</td>
<td>$200</td>
<td>$</td>
</tr>
<tr>
<td>Mow, edge and paint front corner</td>
<td>$225</td>
<td>$</td>
</tr>
<tr>
<td>Demolition of wood frame structure</td>
<td>$200</td>
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</tr>
<tr>
<td>One sheet of plywood used for shear wall</td>
<td>$30.00</td>
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<tr>
<td>3 - 4&quot; x 4&quot; posts</td>
<td>$15</td>
<td>$</td>
</tr>
<tr>
<td>Angle strap</td>
<td>$15</td>
<td>$</td>
</tr>
<tr>
<td>Two guys, three hours</td>
<td>$210</td>
<td>$</td>
</tr>
<tr>
<td>One 2x12&quot; for step</td>
<td>$20</td>
<td>$</td>
</tr>
<tr>
<td><strong>Total Amount:</strong></td>
<td><strong>$370</strong></td>
<td>$</td>
</tr>
</tbody>
</table>

Date of Job: 20 Sept 11
Property Address: 350 N. Locust
Date job will be completed: 20 Sept 11
Signature of Company representative:
Signature of Code Enforcement Officer:
NOTICE OF VIOLATION

☒ Notice of Intent to Record this Notice of Violation

☒ Violation Warning Notice ☐ Administrative Citation / Fine $ NIS# 96726

☐ Initial Inspection Fee $ ☐ Case Processing Fee $ ☐ Hotel/Motel Reinspection Fee $

☐ Reinspection Fee $ ☐ Notice & Posting Fee $

Violation Address: 350 N Locust St, Parcel #: 153007014

Person Cited: (X) Property owner (☐) Tenant (☐) Other

Name: Salas Estates LLC

Mailing Address: 1803 W. March Ln Ste J Stockton, CA 95207

SMC Section Violated Violation/Correction Required

8.36.040 p, q, r, s, t, u, v, w, x, y, z Remove accumulation of furniture, garbage, junk, and/or debris and maintain yards in a neat and sanitary manner.

8.36.040 (c) Discontinue parking vehicles, boat, or trailer on the lawn, dirt, rock, or other non-improved surface.

8.36.040 (h) Cut and remove the high grass, weeds, shrubs, or other overgrown vegetation and maintain yards in a neat and sanitary manner. Provide adequate maintenance to the lawn and garden areas by watering, mowing, and/or reseed if necessary.

8.36.040 d, e (1, 2 & 3) Remove/repair/replace all damaged or dilapidated fences in an approved manner.

8.24.050 Remove the graffiti from the property (buildings, fences, garages, etc.)

9.64.030 Basketball hoop obstructing public right-of-way.

8.04.060 Store garbage/recycle containers out of public view/solid waste in street.

8.04.040 Remove debris from the public right-of-way.

16.48, et. seq. Reduce the height of the fence or shrubs to a maximum of 36" (inches) if solid, in front yard, 20' setback area.

15.04.190 Remove the illegal shade structure (lean-to) from the property.

(☐) Includes basement

(☐) NOTE: PLEASE REFER TO PAGE TWO (ATTACHED) FOR OTHER NOTED VIOLATIONS OR ADDITIONAL COMMENTS.

(☒) Violations must be corrected no later than 10 - 2 - 11. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

(☐) If the violation(s) are not corrected by ____________, the City of Stockton intends to abate the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature:  [Signature] Print Name: John Prutch

Phone: 937-8948 Date: 9-20-11 Time: 9 Case #: 1-104010

Signature of Person Cited: Phone #:

Signing the Citation only acknowledges receipt, it is not an admission of guilt. The Citation is valid without a signature.

CC: ORIGINAL FILE
PINK - RESPONSIBLE PARTY
GOLDENROD - POSTED
YELLOW - CC OR CEO

SEE BACK OF CITATION FOR RIGHTS OF APPEAL AND PAYMENT INSTRUCTIONS
Notice of Violation

350 N. Locust St.

1. Paint all bare and peeling spots on the exterior of the building.
   SMC 15.24.030.b.7.ii

2. Replace all broken windows.
   SMC 15.24.030.b.7.iii

3. Obtain a permit and install an approved heater inside the upstairs unit. Have the work inspected and signed off by the Building Department.
   SMC 15.04.250/310

4. Replace all deteriorated portions of the back exterior stairway. Ensure the stairway is installed to code.
   SMC 15.24.030.b.9

5. Repair the leaking plumbing drain line (leaks outside) from the upstairs unit.
   SMC 15.24.030.b.5

6. Replace all damaged and deteriorated exterior siding, trim, fascia board etc.
   SMC 15.24.030.b.9
POLICE DEPARTMENT  
NEIGHBORHOOD SERVICES SECTION  
22 EAST WEBER AVENUE, ROOM 350  
STOCKTON, CA 95202  
(209) 937-7264 FAX  
(209) 937-8754  

NOTICE OF VIOLATIONS  
(NO NOTICE AND ORDER TO VACATE)  
UNLESS THE VIOLATION IS CORRECTED AND APPROVED BY SEPTEMBER 18, 2011

September 16, 2011

Tenants & All Other Occupants  
350 N Locust Street  
Stockton, CA 95205

Salas Estates LLC  
1803 W March Lane, Ste J  
Stockton, CA 95207

RE: 350 N LOCUST STREET - UPSTAIRS UNIT (153-070-14)  
CASE #11-00104010-JP

The subject property has been determined to be a substandard and/or dangerous building under Stockton Municipal Code Title 15, Chapter 15.24.030 and Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, chapter 3, section 302 as adopted. Inspections by the City of Stockton found the following substandard and/or hazardous conditions, as noted on the attached list of violations, which renders the building belonging to Salas Estates LLC, substandard and/or dangerous under the provisions of the Uniform Housing Code and the Uniform Code for the Abatement of Dangerous Buildings and the Stockton Municipal Code.

These conditions pose such an immediate threat to the life, limb, health, safety, and welfare of the public at large and the occupants of this property as to constitute an emergency. Therefore, notice is hereby given that this property must be vacated by September 18, 2011, pursuant to Health and Safety Code, Section 17980 – 17990 et seq., and/or Uniform Code for the Abatement of Dangerous Buildings, Section 401.2 et seq.; unless all violations are corrected and approved before that date. The lessor cannot retaliate against a lessee pursuant to section 1942.5 of the Civil Code.

A copy of this Notice and Order to Vacate will be posted on the property. No person shall remain or enter the posted property unless a permit has been acquired to repair, demolish, or remove the building. No person shall remove or deface any such Notice after it is posted until the required repairs, demolition, or removal have been completed and approved by the City of Stockton. Any person violating these provisions is guilty of a misdemeanor and is subject to imprisonment in the county jail for six months or a fine of $1,000, or both.
NOTICE & ORDER TO VACATE - CONTINUED
Tenants & All Other Occupants
Salas Estates LLC
September 16, 2011
Case # 11-00104010-JP
Page 2
Re: 350 N LOCUST STREET - UPSTAIRS UNIT (153-070-14)

Any person having record title or legal interest in this property has the right to appeal the City’s action by submitting the hearing fee of $81.50 with an appeal request form to this office within ten (10) days of the postmarked date of this letter, pursuant to Stockton Municipal Code (S.M.C.) section 1.44.070. Submission of an appeal does not stay the Order to Vacate the premises (Uniform Code for the Abatement of Dangerous Buildings, Section 504 and Uniform Housing Code Section 1204). Failure to file such an appeal shall constitute a waiver of all rights to an Administrative Hearing and adjudication of the Notice and Order or to any portion thereof.

Failure to abate will also result in reinspection fee(s) for each inspection until compliance is obtained. The amount charged for reinspection(s) is determined by the fee schedule of the individual departments. In addition, non-compliance may result in further action being taken against you, including, but not limited to Administrative Citations being issued, the violation(s) being abated at your expense, an Administrative fee of up to $648.00, and/or civil penalties of up to $1,000 per day. All violations listed herein must be abated by repair and approved prior to reoccupancy. Required permits for repairs or demolition must be obtained before commencing work.

Your maintenance of substandard housing may subject you to the loss of deductions of interest, taxes, depreciation, and amortization pursuant to the Revenue and Taxation Code of the State of California, sections 17274 and 24436.5.

If you have any questions, please contact John Prutch at 937-8948.

BLAIR ULRING
INTERIM CHIEF OF POLICE

[Signature]

JEFF HUNT
ACTING CODE ENFORCEMENT SUPERVISOR

JH:js

::ODM\GRPWISE\OS.PD_PD\Library\347794.1 revised 7/2/09
LIST OF VIOLATIONS

1. During an inspection of your property, the stairways in the back, leading to the upstairs unit, was found to be in an unsafe and hazardous condition. Many of the stairs treads were loose and/or unstable and the stairway landing was dangerously unstable and separating from the structure. You must make the necessary emergency repairs to the stairway to eliminate the unsafe condition.

UCADB 302.2
UCADB 302.8
NOTICE TO VACATE HAZARDOUS/UNSAFE BLDG.

ADDRESS: 350 N LOCUST STREET - UPSTAIRS UNIT

ASSESSOR'S NO.: 153-070-14

THIS PROPERTY, OR THE FOLLOWING PORTION THEREOF, HAS BEEN DETERMINED TO BE HAZARDOUS, UNSAFE AND/OR SUBSTANDARD. THERE IS A RISK TO THE HEALTH AND SAFETY OF ITS OCCUPANTS. THIS DETERMINATION HAS BEEN MADE PURSUANT TO THE STOCKTON MUNICIPAL CODE.

NOTICE IS ALSO GIVEN THAT THIS BUILDING, OR THE PORTION MENTIONED ABOVE, MUST BE VACATED BY SEPTEMBER 18, 2011. ANY PERSON HAVING RECORD TITLE OR LEGAL INTEREST IN THIS PROPERTY MAY APPEAL THIS NOTICE AND ORDER TO VACATE TO THE ADMINISTRATIVE HEARING OFFICER IN ACCORDANCE (S.M.C.) SECTION 1.44.070 OF THE STOCKTON MUNICIPAL CODE. ANY APPEAL MUST BE MADE IN WRITING AND SUBMITTED WITHIN TEN (10) CALENDAR DAYS FROM THE DATE OF MAILING OF THIS NOTICE. THIS MAY BE DONE BY FILLING OUT AN APPLICATION AT THE CITY OF STOCKTON POLICE DEPARTMENT, NEIGHBORHOOD SERVICES SECTION, 22 EAST WEBER AVENUE, STOCKTON, CA. SUBMISSION OF AN APPEAL DOES NOT STAY THE ORDER TO VACATE THE PREMISES (UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, SECTION 604). FAILURE TO FILE SUCH AN APPEAL SHALL CONSTITUTE A WAIVER OF ALL RIGHTS TO AN ADMINISTRATIVE HEARING AND ADJUDICATION OF THE NOTICE AND ORDER OR TO ANY PORTION THEREOF. IT SHALL BE UNLAWFUL AND A MISDEMEANOR FOR ANY PERSON TO USE, OCCUPY, OR CAUSE OR PERMIT THE USE OR OCCUPANCY OF THE PREMISES AFTER THE DATE LISTED ABOVE. THE PENALTY FOR EACH DAY OF SUCH VIOLATION IS A FINE OF NOT MORE THAN $1,000 OR A JAIL SENTENCE OF NOT MORE THAN 180 DAYS, OR BOTH. IT IS A MISDEMEANOR TO REMOVE OR DEFACE THIS NOTICE.

DATE OF POSTING __________________________

POSTED BY ________________________________

STOCKTON POLICE DEPARTMENT

REVISED 7/2/09
TO: 11-00104010-JP / NTV
    TENANTS & ALL OCCUPANTS
    350 N LOCUST ST
    STOCKTON, CA 95205

SENDER: NTV / 350 N LOCUST ST (UPSTAIRS)
REFERENCE: JP JS 9/16/11

PS Form 3800, January 2005
RETURN RECEIPT SERVICE
| Postage          |               |
| Certified Fee    |               |
| Return Receipt Fee|               |
| Restricted Delivery|             |
| Total Postage & Fees |          |

US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided
Do Not Use for International Mail

Certified Article Number: 7160 3901 9848 9890 6167

Congruence Check Digit
7160 3901 9848 9890 6167

CERTIFIED MAIL

COMPLETE THIS SECTION ON DELIVERY
A. Received by (Please Print Clearly)
B. Date of Delivery
X
C. Signature

D. Is delivery address different from item 1?
   If YES, enter delivery address below:
   
   NTV / 350 N LOCUST ST (UPSTAIRS)
   JP JS 9/16/11

Thank you for using Return Receipt Service
PS Form 3911, January 2005 Domestic Return Receipt
CASE HISTORY REPORT
CASE NUMBER 08-0016579

CITY OF STOCKTON

<table>
<thead>
<tr>
<th>CASE TYPE</th>
<th>DATE ESTABLISHED</th>
<th>STATUS</th>
<th>TENANT NAME</th>
<th>TENANT NBR</th>
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<tbody>
<tr>
<td>A - HOUSING CODE</td>
<td>12/05/08</td>
<td>IN COMPLIANCE</td>
<td>STEVE ZERWECK</td>
<td>12/14/10</td>
</tr>
</tbody>
</table>

CASE DATA:
COMPLAINT INFORMATION
INSIDE/OUTSIDE CITY LIMITS: STOCKTON
REPORTING/POLICE DISTRICT: 0181PN
AR ACCOUNT NUMBER: 66071
USE CODE DESCRIPTION
OWNER INFORMATION CHANGE-DEED
OWNER INFORMATION CHANGE-DATE
OWNER INFORMATION CHANGE
ASK STOCKTON CASE NUMBER

NOTICE NAMES: MAGANA, ERNEST
NOTICE NATURE: OWNER
NOTICE NATURE: REPORTING PARTY

HISTORY:
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<tr>
<th>ACTION</th>
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</thead>
<tbody>
<tr>
<td>C-COMPLAINT</td>
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<tr>
<th>TIME</th>
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<td>12/05/08 08:37 AM</td>
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<th>C-NEW CASE INFORMATION</th>
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<tr>
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<td>Date:</td>
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Respond to: OWNER
Mail tracking #: MAGANA, ERNEST
Name/address: 350 N LOCUST ST STOCKTON, CA 95205

Telephone:
Fax:
Email:

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<th>C-PRELIMINARY ACTION</th>
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<td>RESULT TEXT</td>
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<td>TIME</td>
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<tr>
<th>C-VIOLATION WARNING (OWNER)</th>
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<tbody>
<tr>
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<tr>
<td>NARRATIVE</td>
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<tr>
<td>TIME</td>
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** MAILED W/NIR-NIA CERT & REG TO PO ON 12/17/08 **
12/16/08 05:59 PM JSPAN0
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<th>Time</th>
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<td>1/12/08</td>
<td>C-TELEPHONE CALL</td>
<td>COMPLETED</td>
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<tr>
<td></td>
<td>NARRATIVE: Tenant called and stated that they are going to court to fight the eviction 1/16. I will make inspection after court date.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>01/12/2009 09:09 AM SZERWECK</td>
<td>1/12/09</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>nn1/20</td>
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<tr>
<td>1/16/09</td>
<td>C-OFFICE ACTION</td>
<td>COMPLETED</td>
<td>1/16/09</td>
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<tr>
<td></td>
<td>NARRATIVE: P/O came in and stated he was going through eviction of tenant and was wanting extension. He said he has been calling and leaving messages all week for Steve but no return call. I told him to fax over the eviction papers and to keep apprised of the judges ruling.</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>01/16/2009 08:44 AM JHUNT</td>
<td>1/16/09</td>
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<td>1/27/09</td>
<td>C-TELEPHONE CALL</td>
<td>COMPLETED</td>
<td>1/27/09</td>
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<tr>
<td></td>
<td>NARRATIVE: Returned p/o's call. Judge has given tenant until 2/5 to move out. Appointment with p/o to be made at that time for pov wri.</td>
<td></td>
<td></td>
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<tr>
<td></td>
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<td>01/27/2009 08:48 AM SZERWECK</td>
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<td>nn1/27/09</td>
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<tr>
<td>3/11/09</td>
<td>C-FIELD ACTION</td>
<td>COMPLETED</td>
<td>3/11/09</td>
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<tr>
<td></td>
<td>NARRATIVE: It looks like p/o is doing rehab of the property. BP has not been obtain. Note previous bp for new electrical has not been finaled. Inspection in two weeks.</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>03/12/2009 09:51 AM SZERWECK</td>
<td>3/12/09</td>
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<td>C-INITIAL INSPECTION</td>
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<td>12/14/10</td>
<td>STEVE ZERWECK</td>
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<tr>
<td></td>
<td>RSLT TEXT: Close old Notice to secure case. Property is now occupied</td>
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<td>06/18/2009 03:42 PM LYNNSMITH</td>
<td>6/18/09</td>
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<td>6/17/09</td>
<td>C-NOTICE AND ORDER TO VACATE</td>
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<td>6/17/09</td>
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<td>6/19/09</td>
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<tr>
<td>A - HOUSING CODE</td>
<td>12/05/08</td>
<td>IN COMPLIANCE</td>
<td>12/14/10</td>
<td></td>
<td></td>
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<tr>
<td>153 070 14 350 N LOCUST ST STOCKTON</td>
<td>STEVE ZERWECK</td>
<td></td>
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</tbody>
</table>

**Address:**

Name/address: MAGANA ERNEST 350 N LOCUST ST STOCKTON, CA 95205

**Telephone:**

**Fax:**

**Email:**

**Respond to:**

**Send to:**

Mail tracking #: 6/19/09 C-WALZ MAILER

**Date:** 0/00/00

**TOTAL TIME:**

**FINES:**

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<th>BILLED</th>
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<th>LIEN PAID</th>
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