



## CITY OF OAKLAND

### COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY –BUILDING SERVICES

250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Suite 2340, Oakland, CA 94612

Inspection Services: (510) 238-3381

FAX: (510) 238-2959

TDD: (510) 238-3254

June 12, 2009

**SunCal Oak Knoll LLC**  
**2392 Morse Avenue**  
**Irvine, CA 92612-6234**

Subject: **Order To Abate – Habitability Hazards**  
Property Address: 8550 Mountain Blvd.

Reference: Complaint PTS No. 0903525  
APN No. 043A-4675-003-21  
Notice of Violation/Blight: 06/11/09

Dear Property Owner(s):

Our inspection on **June 10, 2009** of the subject property (refer to the attached List of Violations) confirmed that habitable conditions on the premises have deteriorated to an extent that the health, safety, and welfare of the general public is jeopardized by these hazards.

Consequently, you are hereby ordered to do the following:

- **Within 14 days**, from the date of this letter, cut and remove all weeds, grass, overgrowth, remove all trash, rubbish and construction debris; and
- **Within 21 days**, pay permit fees and submit a complete application for the demolition of the building structures; and
- **Continually maintain** the premises free of blighting conditions, and secured from unauthorized entry (in accordance with enclosed City of Oakland specifications); and
- **Not re-occupy or re-use** the vacant premises for any reason or any purpose without prior written approval from the City.

Failure to comply fully with all or parts of this Order to Abate and within the time duration specified, will subject you to the following actions:

- City will hire a third-party contractor to abate the aforementioned blighted conditions: to remove the overgrowth, grass, weeds, trash, rubbish and construction debris
- Continuing re-inspection, re-inspection fees and administrative fees, and
- Administrative penalties and judicial civil action, and
- Substandard/Public Nuisance action (receivership or demolition).

Fees, costs, assessments and penalties associated with our enforcement actions are very significant and shall be a charge against the property and the property owner(s); and if not reimbursed immediately, shall become a priority lien and special assessment recorded against the property title; and are recoverable through the property tax general levy and court action, if necessary; and among other remedies available to the City of Oakland.

You may contact us weekdays between 9:00 a.m. and 4:00 p.m. by telephone at (510) 238-6163, or by facsimile at (510) 238-2959 or in person at our office. Please call for an appointment prior to coming to our office.

Sincerely,



Isaac Wilson  
Principle Inspection Supervisor  
Community and Economic Development Agency  
Building Services

Cc: Pat Ketiher  
Vice President of Operations  
SunCal Oak Knoll, LLC  
300 Frank H. Ogawa Plaza, Suite 346  
Oakland, CA 94612

Steven Speier, Trustee  
c/o Peter W. Lianides  
Winthrop Couchet Professional Corporation  
660 Newport Center Drive, 4<sup>th</sup> Floor  
Newport Beach, CA 92660

Attachment

### LIST OF VIOLATIONS

Address:	Mountain Blvd.	Inspection Dates:	June 10, 2009
A.P.N.	043A-4675-003-21	Complaint No.	0903525
Inspector:	Isaac Wilson	Occupancy:	
No. of pages:	3 pages	Approved Use:	

### THE FOLLOWING SUBSTANDARD VIOLATIONS OF THE HABITABLE CONDITIONS ARE UNSAFE AND SHALL BE CORRECTED EXPEDITIOUSLY:

1. All the abandoned housing units and structures have been gutted and left unsecured. The conditions of the deteriorated and dilapidated structures a poses a health and safety hazard to the neighboring properties and community. All the structures must be demolished with all required approvals and permits. OMC Section 15.08.340.C, D & I.
2. The entire property is littered with construction debris, left on the property as the result from the previous hazmat abatement of all the structures. This poses a health and safety hazard to the neighboring properties and community. Remove and dispose of all construction materials, all recyclable materials and hazardous debris in the proper manner as regulated by code and requirements. OMC Section 15.08.340.K and 8.24.
2. The entire property is overgrown with grass and weeds, which is a blight and fire hazard to the neighboring properties and community. Cut all overgrowth, clean and maintain the property. OMC Section 15.08.340.K and 8.24.

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

**Corrections shall not commence without issuance of a Compliance Plan, submittal of a performance security deposit, payment of all assessments and business tax license, field check inspection, and issuance of required permits.**