

**SUMMONS
(CITACION JUDICIAL)**

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

CONFIRMED COPY
ORIGINAL FILED
Superior Court of California
County of Los Angeles

JAN 30 2017

Sherri R. Carter, Executive Officer/Clerk
By: Cheri Grant, Deputy

**NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):**

Additional Parties Attachment form is attached.

**YOU ARE BEING SUED BY PLAINTIFF:
(LO ESTÁ DEMANDANDO EL DEMANDANTE):**

Additional Parties Attachment form is attached.

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is:
(El nombre y dirección de la corte es): M. Antonovich Antelope Valley Cthouse
42011 4th Street West
Lancaster, CA 93534

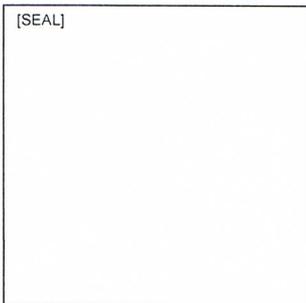
CASE NUMBER:
(Número del Caso): **MC 026853**

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
Matthew R. Silver (SBN 245528), 3 Corporate Park, Suite 100, Irvine, California 92606 (949-385-6431)

DATE: **JAN 30 2017**
(Fecha)

Sherri R. Carter, Executive Officer/Clerk
(Secretario) **CHERI GRANT** Deputy (Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)
(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).



NOTICE TO THE PERSON SERVED: You are served

1. as an individual defendant.
2. as the person sued under the fictitious name of (specify):
3. on behalf of (specify):

under: <input type="checkbox"/> CCP 416.10 (corporation)	<input type="checkbox"/> CCP 416.60 (minor)
<input type="checkbox"/> CCP 416.20 (defunct corporation)	<input type="checkbox"/> CCP 416.70 (conservatee)
<input type="checkbox"/> CCP 416.40 (association or partnership)	<input type="checkbox"/> CCP 416.90 (authorized person)
<input type="checkbox"/> other (specify):	
4. by personal delivery on (date):

SHORT TITLE: City of Palmdale et al. v. Palmdale Lodging, LLC et al.	CASE NUMBER:
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INSTRUCTIONS FOR USE

- This form may be used as an attachment to any summons if space does not permit the listing of all parties on the summons.
- If this attachment is used, insert the following statement in the plaintiff or defendant box on the summons: "Additional Parties Attachment form is attached."

List additional parties (Check only one box. Use a separate page for each type of party.):

Plaintiff Defendant Cross-Complainant Cross-Defendant

PALMDALE LODGING, LLC, a California limited liability company;
HOSPITALITY FRANCHISE SERVICES, INC., a California corporation;
WILLIAM HERRERA, an individual; and
DOES 1 through 100

SHORT TITLE: City of Palmdale et al. v. Palmdale Lodging, LLC et al.	CASE NUMBER:
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INSTRUCTIONS FOR USE

- This form may be used as an attachment to any summons if space does not permit the listing of all parties on the summons.
- If this attachment is used, insert the following statement in the plaintiff or defendant box on the summons: "Additional Parties Attachment form is attached."

List additional parties (Check only one box. Use a separate page for each type of party.):

Plaintiff Defendant Cross-Complainant Cross-Defendant

CITY OF PALMDALE, a California municipal corporation;
PEOPLE OF THE STATE OF CALIFORNIA by and through the City of Palmdale

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):
Matthew R. Silver (SBN 245528), John M. Fujii (SBN 172718)
Silver & Wright LLP
3 Corporate Park, Suite 100
Irvine, CA 92606
TELEPHONE NO.: 949-385-6431 FAX NO.: 949-385-6428
ATTORNEY FOR (Name): City of Palmdale

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Superior Court of California
County of Los Angeles
JAN 30 2017
Sherri R. Carter, Executive Officer/Clerk
By: Cheri Grant, Deputy
CASE NUMBER: MC 026853
JUDGE:
DEPT:

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles
STREET ADDRESS: 42011 4th Street West
MAILING ADDRESS: 42011 4th Street West
CITY AND ZIP CODE: Lancaster 93534
BRANCH NAME: Michael Antonovich Antelope Valley Courthouse

CASE NAME:
City of Palmdale et al. v. Palmdale Lodging, LLC et al.

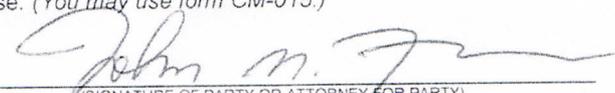
CIVIL CASE COVER SHEET
 Unlimited (Amount demanded exceeds \$25,000) Limited (Amount demanded is \$25,000 or less)
Complex Case Designation
 Counter Joinder
Filed with first appearance by defendant (Cal. Rules of Court, rule 3.402)

Items 1-6 below must be completed (see instructions on page 2).

1. Check one box below for the case type that best describes this case:
- | | | |
|--|---|---|
| Auto Tort
<input type="checkbox"/> Auto (22)
<input type="checkbox"/> Uninsured motorist (46) | Contract
<input type="checkbox"/> Breach of contract/warranty (06)
<input type="checkbox"/> Rule 3.740 collections (09)
<input type="checkbox"/> Other collections (09)
<input type="checkbox"/> Insurance coverage (18)
<input type="checkbox"/> Other contract (37) | Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400-3.403)
<input type="checkbox"/> Antitrust/Trade regulation (03)
<input type="checkbox"/> Construction defect (10)
<input type="checkbox"/> Mass tort (40)
<input type="checkbox"/> Securities litigation (28)
<input type="checkbox"/> Environmental/Toxic tort (30)
<input type="checkbox"/> Insurance coverage claims arising from the above listed provisionally complex case types (41) |
| Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort
<input type="checkbox"/> Asbestos (04)
<input type="checkbox"/> Product liability (24)
<input type="checkbox"/> Medical malpractice (45)
<input type="checkbox"/> Other PI/PD/WD (23) | Real Property
<input type="checkbox"/> Eminent domain/Inverse condemnation (14)
<input type="checkbox"/> Wrongful eviction (33)
<input checked="" type="checkbox"/> Other real property (26) | Enforcement of Judgment
<input type="checkbox"/> Enforcement of judgment (20) |
| Non-PI/PD/WD (Other) Tort
<input type="checkbox"/> Business tort/unfair business practice (07)
<input type="checkbox"/> Civil rights (08)
<input type="checkbox"/> Defamation (13)
<input type="checkbox"/> Fraud (16)
<input type="checkbox"/> Intellectual property (19)
<input type="checkbox"/> Professional negligence (25)
<input type="checkbox"/> Other non-PI/PD/WD tort (35) | Unlawful Detainer
<input type="checkbox"/> Commercial (31)
<input type="checkbox"/> Residential (32)
<input type="checkbox"/> Drugs (38) | Miscellaneous Civil Complaint
<input type="checkbox"/> RICO (27)
<input type="checkbox"/> Other complaint (not specified above) (42) |
| Employment
<input type="checkbox"/> Wrongful termination (36)
<input type="checkbox"/> Other employment (15) | Judicial Review
<input type="checkbox"/> Asset forfeiture (05)
<input type="checkbox"/> Petition re: arbitration award (11)
<input type="checkbox"/> Writ of mandate (02)
<input type="checkbox"/> Other judicial review (39) | Miscellaneous Civil Petition
<input type="checkbox"/> Partnership and corporate governance (21)
<input type="checkbox"/> Other petition (not specified above) (43) |

2. This case is is not complex under rule 3.400 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:
- | | |
|--|--|
| a. <input type="checkbox"/> Large number of separately represented parties | d. <input type="checkbox"/> Large number of witnesses |
| b. <input type="checkbox"/> Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve | e. <input type="checkbox"/> Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court |
| c. <input type="checkbox"/> Substantial amount of documentary evidence | f. <input type="checkbox"/> Substantial postjudgment judicial supervision |
3. Remedies sought (check all that apply): a. monetary b. nonmonetary; declaratory or injunctive relief c. punitive
4. Number of causes of action (specify): 6 - Housing Laws, Drug Abatement, Nuisance, Unfair Competition, etc.
5. This case is is not a class action suit.
6. If there are any known related cases, file and serve a notice of related case. (You may use form CM-015.)

Date: 1/30/17
John M. Fujii
(TYPE OR PRINT NAME)


(SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

NOTICE

- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.
- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 3.400 et seq. of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
- Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

INSTRUCTIONS ON HOW TO COMPLETE THE COVER SHEET

To Plaintiffs and Others Filing First Papers. If you are filing a first paper (for example, a complaint) in a civil case, you **must** complete and file, along with your first paper, the *Civil Case Cover Sheet* contained on page 1. This information will be used to compile statistics about the types and numbers of cases filed. You must complete items 1 through 6 on the sheet. In item 1, you must check **one** box for the case type that best describes the case. If the case fits both a general and a more specific type of case listed in item 1, check the more specific one. If the case has multiple causes of action, check the box that best indicates the **primary** cause of action. To assist you in completing the sheet, examples of the cases that belong under each case type in item 1 are provided below. A cover sheet must be filed only with your initial paper. Failure to file a cover sheet with the first paper filed in a civil case may subject a party, its counsel, or both to sanctions under rules 2.30 and 3.220 of the California Rules of Court.

To Parties in Rule 3.740 Collections Cases. A "collections case" under rule 3.740 is defined as an action for recovery of money owed in a sum stated to be certain that is not more than \$25,000, exclusive of interest and attorney's fees, arising from a transaction in which property, services, or money was acquired on credit. A collections case does not include an action seeking the following: (1) tort damages, (2) punitive damages, (3) recovery of real property, (4) recovery of personal property, or (5) a prejudgment writ of attachment. The identification of a case as a rule 3.740 collections case on this form means that it will be exempt from the general time-for-service requirements and case management rules, unless a defendant files a responsive pleading. A rule 3.740 collections case will be subject to the requirements for service and obtaining a judgment in rule 3.740.

To Parties in Complex Cases. In complex cases only, parties must also use the *Civil Case Cover Sheet* to designate whether the case is complex. If a plaintiff believes the case is complex under rule 3.400 of the California Rules of Court, this must be indicated by completing the appropriate boxes in items 1 and 2. If a plaintiff designates a case as complex, the cover sheet must be served with the complaint on all parties to the action. A defendant may file and serve no later than the time of its first appearance a joinder in the plaintiff's designation, a counter-designation that the case is not complex, or, if the plaintiff has made no designation, a designation that the case is complex.

CASE TYPES AND EXAMPLES

Auto Tort

- Auto (22)–Personal Injury/Property Damage/Wrongful Death
- Uninsured Motorist (46) (*if the case involves an uninsured motorist claim subject to arbitration, check this item instead of Auto*)

Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort

- Asbestos (04)
 - Asbestos Property Damage
 - Asbestos Personal Injury/Wrongful Death
- Product Liability (*not asbestos or toxic/environmental*) (24)
- Medical Malpractice (45)
 - Medical Malpractice–Physicians & Surgeons
 - Other Professional Health Care Malpractice
- Other PI/PD/WD (23)
 - Premises Liability (e.g., slip and fall)
 - Intentional Bodily Injury/PD/WD (e.g., assault, vandalism)
 - Intentional Infliction of Emotional Distress
 - Negligent Infliction of Emotional Distress
 - Other PI/PD/WD

Non-PI/PD/WD (Other) Tort

- Business Tort/Unfair Business Practice (07)
- Civil Rights (e.g., discrimination, false arrest) (*not civil harassment*) (08)
- Defamation (e.g., slander, libel) (13)
- Fraud (16)
- Intellectual Property (19)
- Professional Negligence (25)
 - Legal Malpractice
 - Other Professional Malpractice (*not medical or legal*)
- Other Non-PI/PD/WD Tort (35)

Employment

- Wrongful Termination (36)
- Other Employment (15)

Contract

- Breach of Contract/Warranty (06)
 - Breach of Rental/Lease Contract (*not unlawful detainer or wrongful eviction*)
- Contract/Warranty Breach–Seller Plaintiff (*not fraud or negligence*)
- Negligent Breach of Contract/Warranty
- Other Breach of Contract/Warranty
- Collections (e.g., money owed, open book accounts) (09)
 - Collection Case–Seller Plaintiff
 - Other Promissory Note/Collections Case
- Insurance Coverage (*not provisionally complex*) (18)
 - Auto Subrogation
 - Other Coverage
- Other Contract (37)
 - Contractual Fraud
 - Other Contract Dispute

Real Property

- Eminent Domain/Inverse Condemnation (14)
- Wrongful Eviction (33)
- Other Real Property (e.g., quiet title) (26)
 - Writ of Possession of Real Property
 - Mortgage Foreclosure
 - Quiet Title
 - Other Real Property (*not eminent domain, landlord/tenant, or foreclosure*)

Unlawful Detainer

- Commercial (31)
- Residential (32)
- Drugs (38) (*if the case involves illegal drugs, check this item; otherwise, report as Commercial or Residential*)

Judicial Review

- Asset Forfeiture (05)
- Petition Re: Arbitration Award (11)
- Writ of Mandate (02)
 - Writ–Administrative Mandamus
 - Writ–Mandamus on Limited Court Case Matter
 - Writ–Other Limited Court Case Review
- Other Judicial Review (39)
 - Review of Health Officer Order
 - Notice of Appeal–Labor Commissioner Appeals

Provisionally Complex Civil Litigation (Cal. Rules of Court Rules 3.400–3.403)

- Antitrust/Trade Regulation (03)
- Construction Defect (10)
- Claims Involving Mass Tort (40)
- Securities Litigation (28)
- Environmental/Toxic Tort (30)
- Insurance Coverage Claims (*arising from provisionally complex case type listed above*) (41)

Enforcement of Judgment

- Enforcement of Judgment (20)
 - Abstract of Judgment (Out of County)
 - Confession of Judgment (*non-domestic relations*)
 - Sister State Judgment
 - Administrative Agency Award (*not unpaid taxes*)
 - Petition/Certification of Entry of Judgment on Unpaid Taxes
 - Other Enforcement of Judgment Case

Miscellaneous Civil Complaint

- RICO (27)
- Other Complaint (*not specified above*) (42)
 - Declaratory Relief Only
 - Injunctive Relief Only (*non-harassment*)
 - Mechanics Lien
 - Other Commercial Complaint Case (*non-tort/non-complex*)
 - Other Civil Complaint (*non-tort/non-complex*)

Miscellaneous Civil Petition

- Partnership and Corporate Governance (21)
- Other Petition (*not specified above*) (43)
 - Civil Harassment
 - Workplace Violence
 - Elder/Dependent Adult Abuse
 - Election Contest
 - Petition for Name Change
 - Petition for Relief From Late Claim
 - Other Civil Petition

SHORT TITLE:

City of Palmdale et al. v. Palmdale Lodging, LLC et al.

CASE NUMBER

MC 026853

**CIVIL CASE COVER SHEET ADDENDUM AND
STATEMENT OF LOCATION
(CERTIFICATE OF GROUNDS FOR ASSIGNMENT TO COURTHOUSE LOCATION)**

This form is required pursuant to Local Rule 2.3 in all new civil case filings in the Los Angeles Superior Court.

Step 1: After completing the Civil Case Cover Sheet (Judicial Council form CM-010), find the exact case type in Column A that corresponds to the case type indicated in the Civil Case Cover Sheet.

Step 2: In Column B, check the box for the type of action that best describes the nature of the case.

Step 3: In Column C, circle the number which explains the reason for the court filing location you have chosen.

Applicable Reasons for Choosing Court Filing Location (Column C)

1. Class actions must be filed in the Stanley Mosk Courthouse, Central District.
2. Permissive filing in central district.
3. Location where cause of action arose.
4. Mandatory personal injury filing in North District.
5. Location where performance required or defendant resides.
6. Location of property or permanently garaged vehicle.
7. Location where petitioner resides.
8. Location wherein defendant/respondent functions wholly.
9. Location where one or more of the parties reside.
10. Location of Labor Commissioner Office.
11. Mandatory filing location (Hub Cases – unlawful detainer, limited non-collection, limited collection, or personal injury).

	A Civil Case Cover Sheet Category No.	B Type of Action (Check only one)	C Applicable Reasons - See Step 3 Above
Auto Tort	Auto (22)	<input type="checkbox"/> A7100 Motor Vehicle - Personal Injury/Property Damage/Wrongful Death	1, 4, 11
	Uninsured Motorist (46)	<input type="checkbox"/> A7110 Personal Injury/Property Damage/Wrongful Death – Uninsured Motorist	1, 4, 11
Other Personal Injury/ Property Damage/ Wrongful Death Tort	Asbestos (04)	<input type="checkbox"/> A6070 Asbestos Property Damage <input type="checkbox"/> A7221 Asbestos - Personal Injury/Wrongful Death	1, 11 1, 11
	Product Liability (24)	<input type="checkbox"/> A7260 Product Liability (not asbestos or toxic/environmental)	1, 4, 11
	Medical Malpractice (45)	<input type="checkbox"/> A7210 Medical Malpractice - Physicians & Surgeons <input type="checkbox"/> A7240 Other Professional Health Care Malpractice	1, 4, 11 1, 4, 11
	Other Personal Injury Property Damage Wrongful Death (23)	<input type="checkbox"/> A7250 Premises Liability (e.g., slip and fall) <input type="checkbox"/> A7230 Intentional Bodily Injury/Property Damage/Wrongful Death (e.g., assault, vandalism, etc.) <input type="checkbox"/> A7270 Intentional Infliction of Emotional Distress <input type="checkbox"/> A7220 Other Personal Injury/Property Damage/Wrongful Death	1, 4, 11 1, 4, 11 1, 4, 11 1, 4, 11

SHORT TITLE: City of Palmdale et al. v. Palmdale Lodging, LLC et al.	CASE NUMBER
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	A Civil Case Cover Sheet Category No.	B Type of Action (Check only one)	C Applicable Reasons - See Step 3 Above
Non-Personal Injury/ Property Damage/ Wrongful Death Tort	Business Tort (07)	<input type="checkbox"/> A6029 Other Commercial/Business Tort (not fraud/breach of contract)	1, 2, 3
	Civil Rights (08)	<input type="checkbox"/> A6005 Civil Rights/Discrimination	1, 2, 3
	Defamation (13)	<input type="checkbox"/> A6010 Defamation (slander/libel)	1, 2, 3
	Fraud (16)	<input type="checkbox"/> A6013 Fraud (no contract)	1, 2, 3
	Professional Negligence (25)	<input type="checkbox"/> A6017 Legal Malpractice <input type="checkbox"/> A6050 Other Professional Malpractice (not medical or legal)	1, 2, 3 1, 2, 3
	Other (35)	<input type="checkbox"/> A6025 Other Non-Personal Injury/Property Damage tort	1, 2, 3
Employment	Wrongful Termination (36)	<input type="checkbox"/> A6037 Wrongful Termination	1, 2, 3
	Other Employment (15)	<input type="checkbox"/> A6024 Other Employment Complaint Case <input type="checkbox"/> A6109 Labor Commissioner Appeals	1, 2, 3 10
Contract	Breach of Contract/ Warranty (06) (not insurance)	<input type="checkbox"/> A6004 Breach of Rental/Lease Contract (not unlawful detainer or wrongful eviction) <input type="checkbox"/> A6008 Contract/Warranty Breach -Seller Plaintiff (no fraud/negligence) <input type="checkbox"/> A6019 Negligent Breach of Contract/Warranty (no fraud) <input type="checkbox"/> A6028 Other Breach of Contract/Warranty (not fraud or negligence)	2, 5 2, 5 1, 2, 5 1, 2, 5
	Collections (09)	<input type="checkbox"/> A6002 Collections Case-Seller Plaintiff <input type="checkbox"/> A6012 Other Promissory Note/Collections Case <input type="checkbox"/> A6034 Collections Case-Purchased Debt (Charged Off Consumer Debt Purchased on or after January 1, 2014)	5, 6, 11 5, 11 5, 6, 11
	Insurance Coverage (18)	<input type="checkbox"/> A6015 Insurance Coverage (not complex)	1, 2, 5, 8
	Other Contract (37)	<input type="checkbox"/> A6009 Contractual Fraud <input type="checkbox"/> A6031 Tortious Interference <input type="checkbox"/> A6027 Other Contract Dispute(not breach/insurance/fraud/negligence)	1, 2, 3, 5 1, 2, 3, 5 1, 2, 3, 8, 9
	Eminent Domain/Inverse Condemnation (14)	<input type="checkbox"/> A7300 Eminent Domain/Condemnation Number of parcels_____	2, 6
Real Property	Wrongful Eviction (33)	<input type="checkbox"/> A6023 Wrongful Eviction Case	2, 6
	Other Real Property (26)	<input type="checkbox"/> A6018 Mortgage Foreclosure <input type="checkbox"/> A6032 Quiet Title <input checked="" type="checkbox"/> A6060 Other Real Property (not eminent domain, landlord/tenant, foreclosure)	2, 6 2, 6 2, 6
	Unlawful Detainer-Commercial (31)	<input type="checkbox"/> A6021 Unlawful Detainer-Commercial (not drugs or wrongful eviction)	6, 11
Unlawful Detainer	Unlawful Detainer-Residential (32)	<input type="checkbox"/> A6020 Unlawful Detainer-Residential (not drugs or wrongful eviction)	6, 11
	Unlawful Detainer- Post-Foreclosure (34)	<input type="checkbox"/> A6020F Unlawful Detainer-Post-Foreclosure	2, 6, 11
	Unlawful Detainer-Drugs (38)	<input type="checkbox"/> A6022 Unlawful Detainer-Drugs	2, 6, 11

SHORT TITLE: City of Palmdale et al. v. Palmdale Lodging, LLC et al.	CASE NUMBER
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	A Civil Case Cover Sheet Category No.	B Type of Action (Check only one)	C Applicable Reasons - See Step 3 Above
Judicial Review	Asset Forfeiture (05)	<input type="checkbox"/> A6108 Asset Forfeiture Case	2, 3, 6
	Petition re Arbitration (11)	<input type="checkbox"/> A6115 Petition to Compel/Confirm/Vacate Arbitration	2, 5
	Writ of Mandate (02)	<input type="checkbox"/> A6151 Writ - Administrative Mandamus	2, 8
		<input type="checkbox"/> A6152 Writ - Mandamus on Limited Court Case Matter	2
		<input type="checkbox"/> A6153 Writ - Other Limited Court Case Review	2
Other Judicial Review (39)	<input type="checkbox"/> A6150 Other Writ /Judicial Review	2, 8	
Provisionally Complex Litigation	Antitrust/Trade Regulation (03)	<input type="checkbox"/> A6003 Antitrust/Trade Regulation	1, 2, 8
	Construction Defect (10)	<input type="checkbox"/> A6007 Construction Defect	1, 2, 3
	Claims Involving Mass Tort (40)	<input type="checkbox"/> A6006 Claims Involving Mass Tort	1, 2, 8
	Securities Litigation (28)	<input type="checkbox"/> A6035 Securities Litigation Case	1, 2, 8
	Toxic Tort Environmental (30)	<input type="checkbox"/> A6036 Toxic Tort/Environmental	1, 2, 3, 8
	Insurance Coverage Claims from Complex Case (41)	<input type="checkbox"/> A6014 Insurance Coverage/Subrogation (complex case only)	1, 2, 5, 8
Enforcement of Judgment	Enforcement of Judgment (20)	<input type="checkbox"/> A6141 Sister State Judgment	2, 5, 11
		<input type="checkbox"/> A6160 Abstract of Judgment	2, 6
		<input type="checkbox"/> A6107 Confession of Judgment (non-domestic relations)	2, 9
		<input type="checkbox"/> A6140 Administrative Agency Award (not unpaid taxes)	2, 8
		<input type="checkbox"/> A6114 Petition/Certificate for Entry of Judgment on Unpaid Tax	2, 8
		<input type="checkbox"/> A6112 Other Enforcement of Judgment Case	2, 8, 9
Miscellaneous Civil Complaints	RICO (27)	<input type="checkbox"/> A6033 Racketeering (RICO) Case	1, 2, 8
	Other Complaints (Not Specified Above) (42)	<input type="checkbox"/> A6030 Declaratory Relief Only	1, 2, 8
		<input type="checkbox"/> A6040 Injunctive Relief Only (not domestic/harassment)	2, 8
		<input type="checkbox"/> A6011 Other Commercial Complaint Case (non-tort/non-complex)	1, 2, 8
<input type="checkbox"/> A6000 Other Civil Complaint (non-tort/non-complex)	1, 2, 8		
Miscellaneous Civil Petitions	Partnership Corporation Governance (21)	<input type="checkbox"/> A6113 Partnership and Corporate Governance Case	2, 8
	Other Petitions (Not Specified Above) (43)	<input type="checkbox"/> A6121 Civil Harassment	2, 3, 9
		<input type="checkbox"/> A6123 Workplace Harassment	2, 3, 9
		<input type="checkbox"/> A6124 Elder/Dependent Adult Abuse Case	2, 3, 9
		<input type="checkbox"/> A6190 Election Contest	2
		<input type="checkbox"/> A6110 Petition for Change of Name/Change of Gender	2, 7
		<input type="checkbox"/> A6170 Petition for Relief from Late Claim Law	2, 3, 8
<input type="checkbox"/> A6100 Other Civil Petition	2, 9		

SHORT TITLE: City of Palmdale et al. v. Palmdale Lodging, LLC et al.	CASE NUMBER
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Step 4: Statement of Reason and Address: Check the appropriate boxes for the numbers shown under Column C for the type of action that you have selected. Enter the address which is the basis for the filing location, including zip code. (No address required for class action cases).

REASON: <input type="checkbox"/> 1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 6. <input type="checkbox"/> 7. <input type="checkbox"/> 8. <input type="checkbox"/> 9. <input type="checkbox"/> 10. <input type="checkbox"/> 11.			ADDRESS: 217 E. Palmdale Blvd., Palmdale, California 93550
CITY: Palmdale	STATE: CA	ZIP CODE: 93550	

Step 5: Certification of Assignment: I certify that this case is properly filed in the North Judicial District of the Superior Court of California, County of Los Angeles [Code Civ. Proc., §392 et seq., and Local Rule 2.3(a)(1)(E)].

Dated: 1/30/17

(SIGNATURE OF ATTORNEY/FILING PARTY)

PLEASE HAVE THE FOLLOWING ITEMS COMPLETED AND READY TO BE FILED IN ORDER TO PROPERLY COMMENCE YOUR NEW COURT CASE:

1. Original Complaint or Petition.
2. If filing a Complaint, a completed Summons form for issuance by the Clerk.
3. Civil Case Cover Sheet, Judicial Council form CM-010.
4. Civil Case Cover Sheet Addendum and Statement of Location form, LACIV 109, LASC Approved 03-04 (Rev. 02/16).
5. Payment in full of the filing fee, unless there is court order for waiver, partial or scheduled payments.
6. A signed order appointing the Guardian ad Litem, Judicial Council form CIV-010, if the plaintiff or petitioner is a minor under 18 years of age will be required by Court in order to issue a summons.
7. Additional copies of documents to be conformed by the Clerk. Copies of the cover sheet and this addendum must be served along with the summons and complaint, or other initiating pleading in the case.

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and People of the State of California
10
11

12 SUPERIOR COURT OF THE STATE OF CALIFORNIA
13 COUNTY OF LOS ANGELES
14

15 CITY OF PALMDALE, a California municipal
corporation; and
16 PEOPLE OF THE STATE OF CALIFORNIA by
and through the City of Palmdale,
17

18 Plaintiffs,

19 v.

20 PALMDALE LODGING, LLC, a California
limited liability company;
21 HOSPITALITY FRANCHISE SERVICES, INC.; a
California corporation;
22 WILLIAM HERRERA, an individual; and
23 DOES 1 through 100,
24

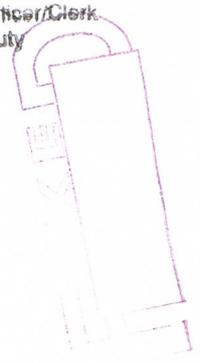
25 Defendants.
26
27
28

Exempt from filing fees pursuant to
Government Code section 6103.

CONFORMED COPY
ORIGINAL FILED
Superior Court of California
County of Los Angeles

JAN 30 2017

Sherri R. Carter, Executive Officer/Clerk
By: Cheri Grant, Deputy



Case Number:

Judge:

Dept.: MC 026853

VERIFIED COMPLAINT FOR NUISANCE
ABATEMENT AND RECEIVERSHIP

[Deemed Verified pursuant to Code of Civil
Procedure section 446.]

[Filed concurrently with:

- 1. Summons.
- 2. Civil Case Cover Sheet.
- 3. Civil Case Cover Sheet Addendum.]

1 **VERIFIED COMPLAINT FOR NUISANCE ABATEMENT AND RECEIVERSHIP**

2
3 **PARTIES**

4 1. Plaintiff City of Palmdale (“City”) is, and at all times relevant herein was, a municipal
5 corporation organized and existing under the laws of the State of California.

6 2. Plaintiff People of the State of California (“People”) are plaintiffs in this action acting by
7 and through the City of Palmdale pursuant to the Palmdale Municipal Code and Health and Safety Code
8 sections 11570, et seq.

9 3. The City and the People are informed and believe and allege thereon that Defendant
10 Palmdale Lodging, LLC (“Palmdale Lodging”) owns and holds record title to the parcel of real property
11 located at 217 East Palmdale Boulevard, Palmdale, California 93550, Assessor’s Parcel Numbers 3008-
12 024-005 and 3008-024-034 (“Subject Property”). The City is informed and believes and alleges thereon
13 that Defendant Palmdale Lodging is a California limited liability company.

14 4. The City and the People are informed and believe and allege thereon that Defendant William
15 Herrera (“Herrera”) is an officer, director, member, and/or managing member of Palmdale Lodging and
16 has been such at all relevant times, including, but not limited to, during Palmdale Lodging’s ownership
17 of the Subject Property.

18 5. The City and the People are informed and believe and allege thereon that Defendant
19 Hospitality Franchise Services, Inc. (“HFS”) holds one or more recorded interests in the Subject
20 Property. The City and the People are informed and believe and allege thereon that Defendant HFS is a
21 California corporation.

22 6. The true names and capacities of Defendants Does 1 through 100 are unknown to the City
23 and to the People, and are for that reason they are sued under fictitious names. The City and the People
24 will amend this Complaint to allege the Doe Defendants’ true names and capacities when they have been
25 ascertained. The City and the People allege that each of the Defendants has a legal interest in the Subject
26 Property and/or is responsible in some manner for unlawful conditions and/or activities occurring on the
27 Subject Property that are described herein.

28 ///

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1 7. At all times relevant herein, Defendants Palmdale Lodging, Herrera, HFS, and Does 1
2 through 100 (“Defendants”) were responsible in some manner for the unlawful, substandard, and
3 dangerous conditions on the Subject Property and/or held an interested in the Subject Property.

4 **FACTS COMMON TO ALL ALLEGATIONS**

5 8. The City and the People re-allege and incorporate all previous paragraphs as though set forth
6 herein.

7 9. The Subject Property is located within the City of Palmdale.

8 10. The Subject Property consists of an extremely dilapidated motel that has been the focus of
9 the City’s code enforcement efforts for several years. The Subject Property contains numerous violations
10 of State and local laws and poses a severe life and health and safety hazard to any occupants, nearby
11 residents, and the public. The motel is located on a busy thoroughfare in the City and is adjacent to other
12 businesses, residences, and a school.

13 11. The conditions on the Subject Property are currently in violation of numerous state and local
14 laws, including, but not limited to, the California Health and Safety Code (“HSC”), the Uniform Housing
15 Code (“UHC”), the Uniform Code for the Abatement of Dangerous Buildings (“UCADB”), the
16 California Building Code (“CBC”), the California Electrical Code (“CEC”), the California Mechanical
17 Code (“CMC”), the California Plumbing Code (“CPC”), the Palmdale Municipal Code (“PMC”), and
18 the Palmdale Zoning Ordinance (“PZO”).

19 12. The City sought and obtained an inspection warrant to investigate the extent of violations
20 on the Subject Property and executed the inspection warrant on or about November 21, 2016. During
21 that inspection, City inspectors identified at least 427 dangerous violations of State and local laws on the
22 Subject Property.

23 13. On or about December 13, 2016, the City issued a Notice and Order to Repair or Abate
24 (“N&O”) identifying 427 violations and ordering that all violations be fully repaired or abated within 30
25 calendar days, on or before January 12, 2017 (“Compliance Deadline”). A true and correct copy of the
26 N&O detailing the violations on the Subject Property is attached to this Complaint as Exhibit A and is
27 incorporated herein. Due to the extensive emergency and immediately dangerous conditions on the
28 Subject Property, the City also issued a Notice to Vacate on that same date.

1 14. Among other violations and imminently dangerous conditions, many units on the Subject
2 Property have suffered extensive water damage to the roof and ceiling that undermines the structural
3 integrity of the building and risks collapse. The Subject Property lacks safe and effective
4 weatherproofing which allows further water, wind, and other exterior elements to cause damage and
5 create uninhabitable conditions within the motel units. The second-floor walkway is also extremely
6 substandard and imminently dangerous. Significant unpermitted construction has also taken place on
7 the Subject Property, including, but not limited to, unpermitted electrical, plumbing, and construction
8 work within multiple rooms of the motel, an unpermitted patio addition, unpermitted stairway storage
9 rooms, and other substantial unpermitted other work within many units. Unpermitted construction is
10 unlawful, *per se* substandard, and often contains hidden and latent defects that increase the risk of partial
11 or total structural collapse.

12 15. Health and sanitation hazards also create extremely dangerous conditions on the Subject
13 Property. Severe accumulation of junk, trash, and debris—including construction materials, plastic bags,
14 cartons, boxes, water bottles, food containers, piles of clothing, and other discarded items—were
15 discovered in many units. These accumulations create harborage for rodents and insects and other
16 transmitters that can carry dangerous diseases and pose very real health hazards. Improperly maintained
17 and/or non-functioning bathroom sinks, toilets, and showers, broken ventilation systems, misuse of
18 kitchen appliances, and improper food storage also cause safety and sanitation hazards on the Subject
19 Property.

20 16. Missing and inoperable smoke alarms and carbon monoxide alarms on the Subject Property
21 also create severe fire hazards, especially in a large occupied multi-unit motel. Windows are improperly
22 barred, and exit access routes are obstructed thereby preventing adequate and necessary egress in the
23 event of a fire or other emergency. These dangerous conditions exist in addition to the improperly
24 maintained and/or malfunctioning fire alarm system at the Subject Property. The unsafe storage of
25 combustible materials combined with the absence of required portable fire extinguishers aggravate the
26 risk and severity of a fire igniting upon the Subject Property, creating an emergency condition and
27 imminent danger to the occupants – past, present, and future – as well as to anyone on the Subject
28 Property, neighboring properties, and emergency responders.

1 17. The Subject Property contains numerous electrical, plumbing, and mechanical hazards.
2 Electrical outlets are missing protective covers and contain exposed wiring, which pose shock hazards
3 and create sources of ignition. Light switches are missing required faceplates. Extension cords are being
4 used improperly to substitute for permanent wiring. Unpermitted wiring and conduit installations are
5 also substandard and unlawful. Inadequate ventilation systems and missing vent fan covers create further
6 mechanical hazards that can pose risk of dislodgment and injury and contribute to further health and
7 sanitation risks.

8 18. A massive number of other unlawful and substandard conditions, and public nuisances, also
9 plague the Subject Property, including, but not limited to, deteriorated exterior paint and stucco, a
10 dilapidated block wall, damaged driveway, missing handicap parking signs, set back violations, graffiti,
11 improper landscaping, and many other conditions.

12 19. On or about January 13, 2017, the City re-inspected the Subject Property and confirmed that
13 nearly all of the unlawful and dangerous conditions remain on the Subject Property, and also discovered
14 new violations.

15 20. The condition of the Subject Property also attracts blight and crime to the area. The Subject
16 Property has also been the source of, and/or haven for, significant criminal activity in the community.
17 In 2016 alone, the Los Angeles County Sherriff's Department ("Sheriff's Department") received
18 hundreds of calls for police service to the Subject Property. These includes crimes at the Subject
19 Property relating to attempted murder, assault, domestic violence, robbery, vandalism, theft, and the sale,
20 storage, dealing, and use of controlled substances.

21 21. Since 2013, the Sheriff's Department has responded to at least 50 instances of unlawful drug
22 activity and has made over 23 drug-related arrests for the unlawful storage, keeping, selling, and use of
23 methamphetamine, morphine, cocaine, and marijuana, among a multitude of other crimes.

24 22. The Sheriff's Department has been forced to respond to incidents at the Subject Property,
25 including, but not limited to, the following list of examples:

- 26 a. On January 7, 2016, a person was discovered storing and keeping methamphetamine on
27 the Subject Property and was arrested for being in the possession methamphetamine for
28 sale.

- b. On February 6, 2016, a person was discovered storing and keeping methamphetamine on the Subject Property and was arrested for being under the influence of a controlled substance and for being in possession of methamphetamine and drug paraphernalia.
- c. On February 25, 2016, a person was arrested on the Subject Property for the possession of methamphetamine and marijuana for sale.
- d. On February 26, 2016, a person was arrested on the Subject Property for being under the influence of a controlled substance, for possession of a concealed weapon, and for receiving stolen property.
- e. On March 28, 2016, a person was arrested for attempted murder, for unlawful possession of a loaded firearm, and for shooting at an inhabited dwelling on the Subject Property.
- f. On May 20, 2016, a person was arrested immediately in front of the Subject Property for the possession of cocaine for sale and possession of marijuana.
- g. On June 7, 2016, a person was arrested on the Subject Property for being under the influence of methamphetamine and for destruction of evidence.
- h. On June 10, 2016, a person was discovered storing and keeping methamphetamine on the Subject Property and was arrested for the possession of methamphetamine and for sale, possession of drug paraphernalia, and possession of marijuana.
- i. On June 11, 2016, a person was discovered storing and keeping methamphetamine on the Subject Property and was arrested for the possession of methamphetamine and drug paraphernalia.
- j. On June 16, 2016, a person was discovered storing and keeping methamphetamine on the Subject Property and was arrested for the unlawful possession, possession for sale, and possession for furnishing methamphetamine, cocaine, and morphine.
- k. On July 11, 2016, a person was discovered storing and keeping methamphetamine on the Subject Property and was arrested on the Subject Property for the possession of methamphetamine.

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1 30. Prior to initiating this action, the City properly issued an N&O, and yet, Defendants failed
2 to comply with the N&O and its Compliance Deadline, or even to the present date – approximately 50
3 days after the N&O. To the contrary, Defendants have permitted the violations to continue, have
4 continued to fail to properly maintain the Subject Property, and in fact, new violations have occurred.
5 Defendants clearly are unable or unwilling to fully, timely, and properly bring the Subject Property into
6 compliance. Instead of a sole concern for the safety of the community, occupants, neighbors, and the
7 Subject Property itself, Defendants have evidenced only a concern to rent out as many rooms as possible
8 as soon as possible, despite the existence of ongoing substandard and extremely dangerous conditions.

9 31. The current conditions on the Subject Property are substandard and dangerous, and
10 constitute substantial and immediate threats to the health, life, limb, property, and safety of occupants,
11 residents, neighbors, and the general public/community. Due to Defendants’ failure to comply with the
12 law, the City believes Defendants will continue to violate the law and will fail to timely and properly
13 rehabilitate the Subject Property. Therefore, a receiver is necessary to abate the substandard building
14 and other nuisances on the Subject Property.

15 32. The City requests that the Court, pursuant to HSC section 17980.7(c)(4), among other
16 powers, authorize the receiver:

- 17 a. To take full and complete control of the Subject Property;
- 18 b. To manage the Subject Property and pay the expenses of the operation of the Subject
19 Property, including taxes, insurance, utilities, general maintenance, and debt secured by
20 an interest in the Subject Property;
- 21 c. To secure a cost estimate and construction plan from licensed contractors for the repairs
22 necessary to correct all building and code violations on the Subject Property;
- 23 d. To enter into contracts and employ licensed contractors as necessary to correct the
24 conditions on the Subject Property, to include demolition and repair;
- 25 e. To exercise the powers granted to receivers under Code of Civil Procedure section 568;
- 26 f. To collect all rents and income from the Subject Property, and to use all rents and income
27 to pay for the cost of the rehabilitation and repair of the Subject Property;

28 ///

- 1 g. To borrow all funds necessary to pay for repairs to correct all building and code
- 2 violations on the Subject Property;
- 3 h. To secure all borrowed funds, costs, expenses, and fees associated with the rehabilitation
- 4 of the Subject Property with first-priority liens against the Subject Property, superior to
- 5 any and all pre-existing liens; and
- 6 i. To borrow funds to pay the City its reasonable costs and attorneys' fees, as well as staff
- 7 costs, as provided by law, out of the receivership estate, and to secure those funds against
- 8 the Subject Property with first-priority liens the same as all other borrowed funds.

9 33. The City further requests, pursuant to HSC section 17980.7(c)(3), that Defendants be
10 enjoined during the receivership period:

- 11 a. From collecting rent or income from the Subject Property;
- 12 b. From interfering with the receiver in the management and rehabilitation of the Subject
- 13 Property; and
- 14 c. From transferring or encumbering any interest in the Subject Property.

15 34. Based on Defendants' failure to comply with the N&O, the City requests that the Court order
16 Defendants, pursuant to HSC section 17980.7(b)(1), not to claim any deduction with respect to State
17 taxes for interest, taxes, expenses, depreciation, or amortization paid or incurred with respect to the
18 Subject Property throughout the duration of this action.

19 35. Due to Defendants' failure to comply with the City's notices of violation and the N&O, the
20 City has been forced to seek the Court's appointment of a receiver. As a result, the City has incurred,
21 and will continue to incur, court costs and attorneys' fees. The City is entitled to recover those costs and
22 fees from Defendants pursuant to HSC sections 17980.7(c)(11) and 17980.7(d)(1).

23 36. The City has provided all Defendants, including all persons or entities with a recorded
24 interest in the Subject Property, with at least three days' advance notice ("3-Day Notice") of the filing
25 of the Complaint, in accordance with HSC section 17980.7(c). True and correct copies of the Proofs of
26 Service for the 3-Day Notice are attached as Exhibit B to the Complaint and are incorporated herein.

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SECOND CAUSE OF ACTION

(Violations of Drug Abatement Act—People Against All Defendants)

(Health and Safety Code § 11570, et seq.)

37. The People re-allege and incorporate all previous paragraphs as though set forth herein.

38. The People bring this action pursuant to HSC section 11571, et seq., which authorizes the People, by and through the City, to bring an action to abate nuisances.

39. Pursuant to HSC section 11570, every building or place used for the purpose of unlawfully selling, serving, storing, keeping, manufacturing, or giving away any controlled substance, precursor, or analog, and every building or place wherein or upon which those acts take place, is a nuisance which shall be enjoined, abated, and prevented, and for which damages may be recovered, whether it is a public or private nuisance.

40. The Subject Property is a place or building where unlawful selling, serving, storing, keeping, manufacturing, or giving away of controlled substances takes place, and/or has taken place; thus, the Subject Property is a nuisance.

41. Accordingly, the People are entitled to bring a nuisance abatement action to abate and prevent the nuisance and perpetually enjoin Defendants and their lessees or agents from directly or indirectly maintaining or permitting the nuisance on the Subject Property. (HSC, § 11571.)

42. Pursuant to HSC section 11581, the People request that the Court close the Subject Property for one year to prevent Defendants from continuing to maintain a nuisance on the Subject Property, or alternatively, order the relief provided in HSC section 11581.

43. Pursuant to HSC section 11581, the People request that the Court order Defendants, and each of them, to pay civil penalties not to exceed \$25,000 for causing and/or maintaining the nuisances on the Subject Property.

44. Unless the nuisance on Subject Property is abated, the People and community will suffer irreparable injury and damage, in that the nuisance conditions will continue to be dangerous to the life and health and safety of any occupants, neighbors, and neighboring properties, and to the general public/community.

///

1 45. The People have no adequate remedy at law. Damages alone are insufficient to protect the
2 public from the present injury and harm caused by the nuisance activity on the Subject Property.

3 46. As a result of Defendants maintaining, causing, permitting, and/or allowing the unlawful,
4 selling, serving, storing, keeping, manufacturing, and giving away of controlled substances, the People
5 have and will continue to incur nuisance abatement costs, including, but not limited to, attorneys' fees,
6 litigations costs, investigation costs, and other administrative costs. These costs are recoverable as a lien
7 on the Subject Property pursuant to Civil Code section 3496(c) and HSC section 11579.

8 **THIRD CAUSE OF ACTION**

9 **(Public Nuisance *Per Se*—City Against All Defendants)**

10 **(Palmdale Municipal Code)**

11 47. The City re-alleges and incorporates all previous paragraphs as though set forth herein.

12 48. Civil Code section 3491 authorizes the City to bring a civil action against any public
13 nuisance.

14 49. Government Code section 38771 authorizes a City to declare by ordinance what constitutes
15 a nuisance.

16 50. When a local ordinance declares certain conditions or activities to be a nuisance, those
17 conditions are a nuisance *per se* and no proof is required beyond the existence of the condition itself.
18 (*City of Costa Mesa v. Soffer* (1992) 11 Cal.App.4th 378, 382.)

19 51. The City has adopted the UHC, the UCADB, the CBC, the CEC, the CMC, and the CPC
20 pursuant to PMC, chapter 8.04. Thus, pursuant to PMC, chapter 8.04 and section 1.12.040, any violation
21 of these codes constitutes a nuisance *per se*. Pursuant to section 8.10.020, any violation of State law
22 also constitutes a nuisance *per se*.

23 52. The PMC, including, but not limited to, sections 1.12.040 and 8.10.020, declare that any
24 condition caused or permitted to exist in violation of any provision of the PMC or the PZO is a public
25 nuisance that may be abated by the City.

26 53. Defendants have allowed, caused, permitted, and/or maintained numerous substandard
27 conditions to exist on the Subject Property which violate the PMC, the PZO, and other State and uniform
28 codes incorporated therein, including, but not limited to, the HSC, the UHC, the UCADB, the CBC, the

1 CEC, the CMC, and the CPC. The known violations are listed in the N&O, Exhibit A. Each violation
2 referenced therein is hereby incorporated as a separate violation and/or claim under this cause of action,
3 as if fully set forth herein.

4 54. These violations constitute nuisances *per se* pursuant to the PMC, including, but not limited
5 to, section 1.12.040.

6 55. Defendants continue to cause, maintain, allow, and/or permit nuisances *per se* to exist on
7 the Subject Property and, unless enjoined from continuing the nuisance activity, will continue to allow
8 the nuisances to persist. Therefore, temporary, preliminary, and permanent injunctions by this Court are
9 necessary to prevent the continuation of these and other public nuisances that are detrimental to the
10 health, safety, and welfare of occupants, nearby residents, neighbors, and the general public/community.

11 **FOURTH CAUSE OF ACTION**

12 **(Public Nuisance—City Against All Defendants)**

13 **(Civil Code §§ 3479, 3480, 3491 and 3494)**

14 56. The City re-alleges and incorporates all previous paragraphs as though set forth herein.

15 57. Civil Code section 3491 authorizes the City to bring a civil action against any public
16 nuisance.

17 58. According to Civil Code section 3479, anything that is injurious to health, including the
18 illegal sale of controlled substances, or is indecent or offensive to the senses or an obstruction to the free
19 use of property, so as to interfere with the comfortable enjoyment of life or property, is a nuisance.

20 59. Civil Code section 3480 defines a public nuisance as one, which affects at the same time an
21 entire community or neighborhood, or any considerable number of persons, although the extent of the
22 annoyance or damage inflicted upon individuals may be unequal.

23 60. Defendants' maintenance of the Subject Property in violation of numerous laws, including
24 the continued sale, consumption, keeping, and distribution of illegal controlled substances interferes with
25 the neighbors' and public's comfortable enjoyment of life and property, is injurious to the health, and is
26 offensive to the senses.

27 61. The substandard building violations on the Subject Property pose severe structural hazards,
28 health and safety violations, sanitation dangers, fire, electrical, and plumbing threats, as well as unsightly

1 and blighted eyesore conditions. Each violation constitutes a separate nuisance.

2 62. Unless Defendants are enjoined by the Court from maintaining or allowing continued
3 nuisance activity on the Subject Property, Defendants’ activities will continue to threaten the health,
4 safety, and welfare of occupants, nearby residents, neighbors, and the general public/community.

5 **FIFTH CAUSE OF ACTION**

6 **(Violation of Transient Occupancy Tax—City Against All Defendants)**

7 **(Palmdale Municipal Code § 3.24.010, et seq.)**

8 63. The City re-alleges and incorporates all previous paragraphs as though set forth herein.

9 64. The PMC requires the operator of any hotel or motel in the City to register it with the City
10 Finance Director and obtain a transient occupancy registration certificate. (PMC, §§ 3.24.010, 3.24.020;
11 Los Angeles County Ordinance No. 8607, art. 3, § 31, as adopted by PMC, § 3.24.010.)

12 65. The PMC further requires any person or entity charging rent for the use of a hotel or motel
13 to collect and transmit a transient occupancy tax in the amount of 10 percent of the rent charged for the
14 room. (PMC, §§ 3.24.010, 3.24.030.)

15 66. The PMC further requires the operator of any hotel or motel to file a monthly tax return with
16 the City of the total rents charged and received and of the amount of the tax collected, and to remit
17 payment of the full tax amount owed. (PMC, § 3.24.010; Los Angeles County Ordinance No. 8607, Art.
18 4, §§ 41–42.)

19 67. Defendants have operated and continue to operate and/or maintain a motel business on the
20 Subject Property.

21 68. In this case, the operator has not registered the motel with the City Finance Director and has
22 not obtained a transient occupancy registration certificate. The operator also has not collected any
23 transient occupancy tax, filed any tax returns, or remitted payment of any or all transient occupancy
24 taxes to the City as required by the PMC.

25 69. The PMC further imposes penalties upon a hotel or motel operator for late payment of taxes,
26 nonpayment of taxes due to fraud, as well as the failure to collect and report taxes. (PMC, § 3.24.010;
27 Los Angeles County Ordinance No. 8607, Art. 5, §§ 51–56, Art. 9, § 92.)

28 ///

1 70. The PMC authorizes the City, on behalf of the Finance Director, who has requested such
2 enforcement, to bring a civil action to recover any tax, interest, or penalty due to the City under Chapter
3 3.24 of the PMC. (PMC, § 3.24.010, Los Angeles County Ordinance No. 8607, Art. 8, § 83.)

4 **SIXTH CAUSE OF ACTION**

5 **(Unfair Competition Act—City Against All Defendants)**

6 **(Business and Professions Code § 17203)**

7 71. The City re-alleges and incorporates all previous paragraphs as though set forth herein.

8 72. Business and Professions Code section 17203 provides that any person who engages, has
9 engaged, or proposes to engage in unfair competition may be enjoined in any court of competent
10 jurisdiction, and the court may make such orders or judgments, including the appointment of a receiver,
11 as may be necessary to prevent the use or employment by any person of any practice which constitutes
12 unfair competition

13 73. Business and Professions Code section 17200 further defines unfair competition to include
14 any unlawful, unfair, or fraudulent business act or practice and any unfair, deceptive, untrue, or
15 misleading advertising. An unlawful business activity includes “anything that can properly be called a
16 business practice and that at the same time is forbidden by law.” (*People v. McKale* (1979) 25 Cal.3d
17 626, 632; *Olszewski v. Scripps Health* (2003) 30 Cal.4th 798, 827.)

18 74. Failure or refusal to comply with building and housing codes constitutes an unlawful
19 business practice. (*People v. McKale* (1979) 25 Cal.3d 626, 632; *Stoiber v. Honeychuck* (1980) 101
20 Cal.App.3d 903, 928.)

21 75. Defendants have operated and continue to operate and/or maintain a motel business on the
22 Subject Property.

23 76. Defendants have maintained and operated, and continue to maintain and operate, the Subject
24 Property in a manner that violates the HSC, the UHC, the UCADB, the CBC, the CEC, the CMC, the
25 CPC, the PMC, and the PZO.

26 77. By allowing the violations alleged above to exist on the Subject Property, and/or
27 maintaining, permitted, and/or causing such violations on the Subject Property, Defendants have
28 engaged in unlawful business practices constituting unfair competition within the meaning of Business

1 and Professions Code sections 17200 and 17203.

2 78. The City requests the Court impose the remedies provided by Business and Professions Code
3 section 17203 to stop and prevent the unlawful business practices and unfair competition relating to the
4 Subject Property.

5 **PRAAYER FOR RELIEF**

6 WHEREFORE, the City and People pray for judgment against Defendants, and each of them, as
7 follows:

8 1. For the Subject Property to be declared a public nuisance;
9 2. For the Court to appoint a receiver to take possession and control of the Subject Property
10 pursuant to HSC section 17980.7(c), Code of Civil Procedure section 564, Business and Professions
11 Code section 17203, HSC section 11570, et seq., and the Court’s inherent equitable powers and authorize
12 the receiver to do the following:

- 13 a. To take full and complete control of the Subject Property;
- 14 b. To manage the Subject Property and pay the expenses of the operation of the Subject
15 Property, including taxes, insurance, utilities, general maintenance, and debt secured by
16 an interest in the Subject Property;
- 17 c. To secure a cost estimate and construction plan from licensed contractors for the repairs
18 necessary to correct all building and code violations on the Subject Property;
- 19 d. To enter into contracts and employ licensed contractors as necessary to correct the
20 conditions on the Subject Property, including demolition and repair;
- 21 e. To exercise the powers granted to receivers under Code of Civil Procedure section 568;
- 22 f. To collect all rents and income from the Subject Property, and to use all rents and income
23 to pay for the costs of the rehabilitation and repair of the Subject Property;
- 24 g. To borrow all funds necessary to pay for repairs to correct all building and code
25 violations on the Subject Property;
- 26 h. To secure all borrowed funds, costs, expenses, and fees associated with the rehabilitation
27 of the Subject Property with first-priority liens against the Subject Property, superior to
28 any and all pre-existing liens;

- i. To borrow funds to pay the City its reasonable costs and attorneys' fees as well as staff costs, as provided by law, out of the receivership estate, and to secure those funds against the Subject Property with first-priority liens the same as all other borrowed funds;
- j. To sell the Subject Property to satisfy the judgment as provided for by law; and
- k. To be subject to such further orders as this Court may issue;

3. For Defendants to be enjoined from collecting rent or income from the Subject Property, from interfering with the receiver in the management and rehabilitation of the Subject Property, and from transferring or encumbering any interest in the Subject Property pursuant to HSC section 17980.7(c)(3);

4. For Defendants to be enjoined from claiming any deduction with respect to State taxes for interest, taxes, expenses, depreciation, or amortization paid or incurred with respect to the Subject Property throughout the duration of this action pursuant to HSC section 17980.7(b)(1);

5. For Defendants to be enjoined from causing, maintaining, or allowing any public nuisances on the Subject Property or in the City, requiring Defendants to abate all violations of law on the Subject Property, including, but not limited to, State and municipal laws and adopted codes, and

6. For a temporary restraining order, preliminary, and permanent injunction prohibiting Defendants from maintaining or allowing any public nuisances on the Subject Property or in the City, requiring Defendants to abate all violations of law on the Subject Property, including, but not limited to, the PMC, PZO, State laws, and adopted codes;

7. For Defendants to be enjoined from continuing to cause, maintain, or allow continued business practices which constitute unfair competition and unlawful business practices under Business and Professions Code sections 17200 and 17203;

8. For the remedies authorized by Business and Professions Code section 17203;

9. For the Subject Property to be closed for up to one year and/or for Defendants to be ordered to pay an amount equal to the fair market rental value of the Subject Property to the City pursuant to HSC section 11581;

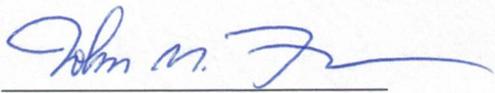
10. For imposition of civil penalties against Defendants, and each of them, pursuant to HSC section 11581;

11. For recovery of unpaid taxes and interest pursuant to PMC section 3.24.010;

- 1 12. For imposition of penalties pursuant to PMC section 3.24.010;
- 2 13. For the Court to retain ongoing jurisdiction, to ensure ongoing compliance on the Subject
- 3 Property, for 18 months pursuant to HSC section 17980.7(c)(10);
- 4 14. For all nuisance abatement costs incurred relating to this action, including the costs of
- 5 investigation and enforcement according to law;
- 6 15. For administrative expenses and City staff and investigative costs according to law;
- 7 16. For the City's reasonable attorneys' fees according to law;
- 8 17. For the costs and expenses of suit incurred herein;
- 9 18. For the Court to order that an abstract of the judgment in this case may be recorded as a first-
- 10 priority lien on the Subject Property with priority over any lien that may be held by any Defendant to
- 11 this action;
- 12 19. For the judgment to be secured by a lien and/or special assessment on the Subject Property;
- 13 and
- 14 20. For such other and further relief as this Court deems just and proper.

15
16 Dated: January 30, 2017

SILVER & WRIGHT LLP

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18 By: 
19 MATTHEW R. SILVER
20 JOHN M. FUJII
21 Attorneys for Plaintiff
22 City of Palmdale
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EXHIBIT A

NOTICE AND ORDER TO REPAIR OR ABATE

DATED DECEMBER 13, 2016



CITY OF PALMDALE

NOTICE

AND

ORDER TO REPAIR OR ABATE

DELIVERED VIA POSTING ON SUBJECT PROPERTY AND
CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND FIRST CLASS MAIL TO INTERESTED PARTIES
AND SUBJECT PROPERTY

Date: December 13, 2016

Subject Property:

217 E. Palmdale Blvd., Palmdale, California 93550
Assessor's Parcel Number (APN): 3008-024-005, 3008-024-034

Vacate Deadline: December 15, 2016

Initial Compliance Deadline: December 20, 2016

Compliance Deadline: January 12, 2017

Interested Parties:

Palmdale Lodging, LLC
C/O LegalZoom.com, Inc.
Agent for Service of Process
5873 CYA Road
Mariposa, California 95338

Palmdale Lodging, LLC
217 E. Palmdale Blvd.
Palmdale, California 93550

To All Interested Parties:

This Notice and Order to Repair or Abate ("N&O") is issued pursuant to Health and Safety Code sections 17980 et seq., the Palmdale Municipal Code, Building Code, and other applicable laws. It has been determined by the City of Palmdale ("City") that the parcel of real property located at the address and Assessor's Parcel Numbers ("APN") identified above ("Subject Property") contain unlawful conditions that constitute public nuisances and pose an immediate threat to the health and safety of the public and occupants of the structures and areas on the Subject Property. These unlawful conditions are in violation of multiple provisions of

law, including but not limited to, the California Health and Safety Code (“HSC”), Uniform Housing Code (“UHC”), Uniform Code for the Abatement of Dangerous Buildings (“UCADB”), California Building Code (“CBC”), California Electrical Code (“CEC”), California Mechanical Code (“CMC”), California Plumbing Code, (“CPC”), Palmdale Municipal Code (“PMC”), and Palmdale Zoning Ordinance (“PZO”).

The following unlawful conditions were identified during an inspection of the Subject Property (this may not be an exhaustive list of all violations and the City retains the right to identify further violations as they are discovered):

Manager’s Suite

- 1. Substandard Building. Electrical Hazard. Exposed Electrical Wiring.** Electrical wiring in the office ceiling is exposed creating a shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, §§ 1001.4, 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 2. Substandard Building. Electrical Hazard. Missing Outlet Covers (Office).** Protective covers are missing from several outlets in the office thereby exposing electrical wiring at points of contact and creating a severe risk of shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, §§ 1001.3, 1001.4; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 3. Substandard Building. Electrical Hazard. Missing Outlet Covers (First Bedroom).** Protective covers are missing from several outlets in the office thereby exposing electrical wiring at points of contact and creating a severe risk of shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, §§ 1001.3, 1001.4; CBC, § 116.1; CFC, § 605.1; CEC, § 406.6; PMC, §§ 8.04.300, 8.04.400.)
- 4. Substandard Building. Electrical Hazard. Hazardous Misuse of Extension Cords.** Extensions cords are being used and substituted in place of safe, protected, permanent electrical wiring in the first bedroom. (HSC, § 17920.3(c), (d); UHC, §§ 1001.3, 1001.4; CFC, §§ 605.1, 605.5; CEC, § 400.8; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 5. Substandard Building. Unpermitted Installation. Unauthorized Window Replacement.** A window in the office building was replaced and installed without obtaining the proper and necessary permits for the installation. Unpermitted construction and installations are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (CBC, §§ 105.1, 116.1; PMC, § 8.04.200.)
- 6. Substandard Building. Fire Hazard. Barred Windows (1st Bedroom).** The first bedroom window is unlawfully barred thereby preventing adequate and necessary means of egress in the event of a fire or other emergency. (HSC, § 17920.3(l); UHC, §§ 1001.12; CBC, § 1029.1; CFC, §§ 1001.1, 1029.4, 1030.3; PMC, §§ 8.04.201, 8.04.400, 8.04.800.)

7. **Substandard Building. Fire Hazard. Blocked Exit Door.** The front exit door is blocked and inaccessible thereby preventing adequate and necessary means of egress in the event of a fire or other emergency. (HSC, § 17920.3(l); UHC, §§ 1001.12; CFC, § 1030.3; PMC, § 8.04.400, 8.04.800.)
8. **Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** Required operable smoke alarms are missing in the hallway. Missing or inoperable smoke alarms can delay occupants' egress from the structure and emergency response time in the event of a fire. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
9. **Substandard Building. Fire Hazard. Missing or Inoperable Carbon Monoxide Alarm.** A required operable carbon monoxide alarm is missing in the hallway by the bedrooms. Missing or inoperable carbon monoxide detectors can delay occupants' egress from the structure and emergency response time in the event of a gas leak or other emergency. (CBC, § 420.6; CFC, § 1103.9; PMC, §§ 8.04.201; 8.04.400.)
10. **Substandard Building. Fire Hazard. Unlawful Barred Windows (2nd Bedroom).** The second bedroom window is unlawfully barred thereby preventing adequate and necessary means of egress in the event of a fire or other emergency. (HSC, § 17920.3(l); UHC, §§ 1001.12; CBC, § 1029.1; CFC, §§ 1001.1 1029.4, 1030.3; PMC, §§ 8.04.201, 8.04.400, 8.04.800.)
11. **Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm (2nd Bedroom).** Required operable smoke alarms are missing in the second bedroom. Missing or inoperable smoke alarms can delay occupants' egress from the structure and emergency response time in the event of a fire. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
12. **Substandard Building. Improper Weatherproofing. Water Leak (2nd Bedroom).** There is clear and apparent water damage to the ceiling in the second bedroom indicating a lack of proper weatherproofing to the roof. (HSC, § 17920.3(g)(2), (g)(4); UHC, §§ 1001.8; CBC, § 116.1; PMC, § 8.04.800.)
13. **Substandard Building. Structural Dilapidation. Damaged Ceiling (2nd Bedroom).** The roof and ceiling have suffered extensive water damage that can undermine the integrity of structural building elements. (HSC, § 17920.3(b)(6), (b)(7), (g)(2), (g)(4); UHC, § 1001.3(6), (7), 1001.8(2), (4); CBC, § 116.1; PMC, § 8.04.800.)
14. **Substandard Building. Fire Hazard. Unlawful Barred Windows (3rd Bedroom).** The third bedroom window is unlawfully barred thereby preventing adequate and necessary means of egress in the event of a fire or other emergency. (HSC, § 17920.3(l); CBC, § 1029.1; CFC, §§ 1001.1 1029.4, 1030.3; PMC, §§ 8.04.201, 8.04.400.)

15. **Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm (3rd Bedroom).** Required smoke alarms are missing or inoperable in the third bedroom. Missing or inoperable smoke alarms can delay occupants' egress from the structure and emergency response time in the event of a fire. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
16. **Substandard Building. Unpermitted Construction. Unlawful Installation of Exterior Doorway (3rd Bedroom).** An exterior doorway was constructed and installed in the closet of the third bedroom without proper permits. Unpermitted construction is unlawful and often contains severe latent and hidden defects that can undermine the integrity of the structure and the safety of occupants. (CBC, §§ 105.1, 116.1; PMC, § 8.04.200.)
17. **Substandard Building. Unpermitted Construction. Unlawful Patio Cover.** A patio cover was installed without necessary permits. Unpermitted construction is unlawful and often contains severe latent and hidden defects that can undermine the integrity of the structure and the safety of occupants. (CBC, §§ 105.1, 116.1; PMC, § 8.04.200.)
18. **Substandard Building. Hazardous Electrical Wiring. Unpermitted Electrical Wiring Installation.** Electrical wiring has been unlawfully installed without a proper permit. Unpermitted electrical work is unlawful and often contains severe latent and hidden defects that can create severe risks of shock and fire. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)
19. **Substandard Building. Hazardous Electrical Wiring. Unpermitted Electrical Conduit.** An electrical conduit has been unlawfully installed without a permit. Unpermitted electrical work is unlawful and often contains severe latent and hidden defects that can create severe risks of shock and fire. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)
20. **Substandard Building. Sanitation Hazard. Improper Bathroom.** The bathroom unit is cluttered with an excessive amounts of trash, debris, containers, bottles, and cans such that it impedes access to the toilet and shower and creates a sanitation hazard. (HSC, § 17920.3(a)(2); UHC, § 1001.2(2); PMC, § 8.04.800.)
21. **Substandard Building. Public Nuisance. Damaged and Dilapidated Wall.** There is a rectangular hole cut-out in the wall exposing electrical wires and structural components that creates a nuisance and safety and sanitation hazard. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

Maintenance Room

22. **Substandard Building. Health and Safety Hazard. Inadequate Ventilation.** There is no adequate ventilation system in the maintenance room where there are two boilers. Inadequate ventilation poses a health and safety danger as well as a

sanitation hazard. (HSC, § 17920.3(a)(7), (a)(8); UHC, § 1001.2(7), (8); CBC, § 116.1; PMC, § 8.04.800.)

23. **Substandard Building. Electrical Hazard. Hazardous Misuse of Extension Cords.** Extensions cords are being used and substituted in place of safe, protected, permanent electrical wiring in the maintenance room. (HSC, § 17920.3(c), (d); UHC, §§ 1001.4, 1001.5; CFC, §§ 605.1, 605.5; CEC, § 400.8; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
24. **Substandard Building. Unpermitted Construction. Unlawful Installation of Shed.** A shed was installed on the exterior door to the maintenance room without permits. Unpermitted construction is unlawful and often contains severe latent and hidden defects that can undermine the integrity of the structure and the safety of occupants. (CBC, §§ 105.1, 116.1; PMC, § 8.04.200.)
25. **Substandard Building. Sanitation Hazard. Severe Accumulation of Junk, Trash, and Debris in Unpermitted Shed.** The shed is overflowing with junk, trash, debris, and other improperly stored items that create a sanitation hazard and otherwise obstruct egress. (HSC, § 17920.3(a)(14), (c), (j); UHC, § 1001.2(13), 1001.11; CBC, § 116.1; PMC, §§ 8.10.020(G)(1), (G)(2), (G)(3), 8.04.800.)
26. **Substandard Building. Fire Hazard. Inadequate Means of Egress.** The construction and installation of a shed on the exterior door to the maintenance room blocks necessary and proper means of egress in the event of a fire or other emergency. (HSC, § 17920.3(1); UHC, § 1001.12; CFC, §§ 1001.1, 1030.3; PMC, §§ 8.04.400, 8.04.800.)
27. **Substandard Building. Electrical Hazard. Inadequate Clearance.** The maintenance room has unsafe and inadequate clearance for electrical equipment creating increased risk of shock and fire. (HSC, § 17920.3(a)(9), (d); UHC, § 1001.2(9), 1001.5; PMC, § 8.04.800.)
28. **Substandard Building. Sanitation Hazards. Improper Use of Kitchen Appliances.** Kitchen appliances are being improperly used in the maintenance room creating a health and sanitation hazard. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, § 8.04.800.)

Exterior Violations

29. **Substandard Building. Dilapidated Fencing.** The fence at the front entry way to the Subject Property is damaged, dilapidated, and unsecured. Other fencing near the pool area has collapsed and fallen over. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, § 8.10.020(E), (G)(5), 8.04.800.)
30. **Substandard Building. Electrical Hazard. Exposed Electrical Wiring.** Electrical wiring at the front entry way is exposed creating a risk shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

31. **Substandard Building. Unpermitted Construction. Construction of Storage Room Beneath West Stairwell.** The storage room beneath the west stairwell is unpermitted. Unpermitted construction is unlawful and often contains severe latent and hidden defects that can undermine the structural integrity of the building and create risk of collapse. (CBC, §§ 105.1, 116.1; PMC, § 8.04.200.)
32. **Substandard Building. Fire Hazard. Unlawful Storage of Combustible Materials Under West Stairwell.** Combustible Materials are improperly stored under the east stairwell. (HSC, § 17920.3(h); UHC, 1001.9; CFC, § 315.3.2, 315.3.4; PMC, §§ 8.04.200, 8.04.800.)
33. **Substandard Building. Unpermitted Construction. Unlawful Storage Room Beneath East Stairwell.** The storage room beneath the east stairwell is unpermitted. Unpermitted construction is unlawful and often contains severe latent and hidden defects that can undermine the structural integrity of the building and create risk of collapse. (CBC, §§ 105.1, 116.1; PMC, § 8.04.200.)
34. **Substandard Building. Fire Hazard. Unlawful Storage of Combustible Materials Under East Stairwell.** Combustible Materials are improperly stored under the east stairwell. (HSC, § 17920.3(h); UHC, 1001.9; CFC, § 315.3.2, 315.3.4; PMC, §§ 8.04.200, 8.04.800.)
35. **Substandard Building. Unpermitted Construction. Unlawful Installation of Building Columns.** Building columns have been constructed and installed at the southeast corner of the Subject Property without necessary permits. Unpermitted construction is unlawful and often contains severe latent and hidden defects that can undermine the structural integrity of the building and create risk of collapse. (CBC, §§ 105.1, 116.1; PMC, § 8.04.200.)
36. **Substandard Building. Unpermitted Electrical Modification. Unlawful Light Fixture Modification.** An exterior light fixture was altered and modified without obtaining the necessary electrical permits. Unpermitted electrical work is unlawful and often contains severe latent and hidden defects that can create severe risks of shock and fire. (HSC, § 17920.3(d); UHC, § 1001.5; CBC, § 105.1; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)
37. **Substandard Building. Unpermitted Electrical Modification. Unlawful Electrical Wiring Installation.** Electrical wiring has been unlawfully installed at the southeast corner of the Subject Property. Unpermitted electrical work is unlawful and often contains severe latent and hidden defects that can create severe risks of shock and fire. (HSC, § 17920.3(d); UHC, § 1001.5; CBC, § 105.1; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)
38. **Substandard Building. Fire Hazard. Missing Fire Extinguisher.** A required fire extinguisher is missing thereby creating an increased fire hazard. (HSC, § 17920.3(m); UHC, § 1001.13; CBC, § 116.1; CFC, § 906.1; PMC, §§ 8.04.400, 8.04.800.)

- 39. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** Required smoke alarms are missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure in the event of a fire and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
- 40. Substandard Building. Severe Structural Dilapidation.** The pillar outside of Unit 120 is severely damaged and suffered continued dilapidation. Damaged structural elements create risk of either partial or total collapse and places occupants, nearby residents, and the public in danger. (HSC, § 17920.3(b)(4), (b)(5), (c); UHC, § 1001.3(4), (5); CBC, § 116.1; PMC, § 8.04.800.)
- 41. Substandard Building. Severe Structural Dilapidation. Damaged Second Floor Walkway.** The second story walkway is damaged, weak, at risk of collapse, and is altogether unsafe in numerous locations. The walkway poses a very severe life-safety hazard and creates a substantia risk bodily injury or death in the event of collapse. (HSC, § 17920.3(b)(2), (b)(3), (c); UHC, § 1001.3(2), (3); CBC, § 116.1; PMC, § 8.04.800.)
- 42. Substandard Building. Inadequate Roadway Access. Damaged Entry Driveway.** Front entry driveway is broken and damaged posing an unsafe tripping hazard to persons entering and exiting the Subject Property. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, § 8.04.800.)
- 43. Substandard Building. Inadequate Signage. Missing Handicap Parking Signage.** The handicap parking space is missing necessary and proper signage. (HSC, § 17920.3(c); CBC, § 11B-502.6; PMC, § 8.04.201.)

Unit 101

- 44. Substandard Building. Severe Structural Dilapidation. Cracked Ceiling.** The ceiling of this unit is severely damaged and dilapidated. The ceiling contains visible cracks that significantly undermine the structural integrity of the ceiling and roof. This damage creates an increased risk of collapse that could cause severe bodily injury or death. (HSC, § 17920.3(a)(14), (b)(6), (b)(7), (c); UHC, § 1001.2(13), 1001.3(6), (7); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)
- 45. Substandard Building. Structural Damage. Damaged and Unrepaired Wall.** The wall near the entry doorway contains a hole that has only haphazardly and inadequately covered with tape. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2(13); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)
- 46. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

- 47. Substandard Building. Electrical Hazard. Exposed Electrical Wiring.** Electrical wiring is exposed on the interior ceiling, the bathroom light switch, and the bathroom outlet. Exposed electrical wiring creates a shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 48. Substandard Building. Electrical Hazard. Missing Light Switch Faceplate.** The bathroom light switch is missing a faceplate thereby exposing electrical wiring at points of contact. Exposed electrical wiring, especially, at points of contact such as a light switch, creates severe shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, § 404.9(A), CFC, § 605.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 49. Substandard Building. Electrical Hazard. Missing Outlet Cover.** A protective cover is missing from the bathroom outlet in this unit thereby exposing electrical wiring at points of contact and creating a severe shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 50. Substandard Building. Nuisance Condition. Discolored and Unsightly Walls.** The wall above the air conditioner unit is severely discolored and creates an unsightly nuisance conditions. (HSC, § 17920.3(a)(14), (c); PMC, § 8.10.020(B).)
- 51. Substandard Building. Broken and Inadequate Window Construction.** The Window lock in this unit is not working property create a safety hazard and a further risk of inadequate weather protection. (HSC, § 17920.3(a)(14), (c), (g)(2); UHC, § 1001.2(13), 1001.8; PMC, §§ 8.10.020(B), 8.04.800.)
- 52. Substandard Building. Public Nuisance. Cracked Window Sill.** The window sill is cracked and has not been properly maintained. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

Unit 102

- 53. Substandard Building. Unpermitted Construction.** Significant construction work is being conducted in this unit without permits. Unpermitted construction and installations are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (CBC, §§ 105.1, 116.1; PMC, § 8.04.200.)
- 54. Substandard Building. Hazardous Electrical Wiring. Unpermitted Electrical Installations.** Electrical wiring is being installed and connected to new outlets without permits. Unpermitted electrical work is unlawful and often contains severe latent and hidden defects that can create severe risks of shock and fire. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)
- 55. Substandard Building. Broken and Inadequate Window Construction.** The Window lock in this unit is not working property create a safety hazard and a further risk of inadequate weather protection. (HSC, § 17920.3(a)(14), (c), (g)(2); UHC, § 1001.2(13), 1001.8; PMC, §§ 8.10.020(B), 8.04.800.)

- 56. Substandard Building. Fire Hazard. Blocked Means of Egress.** Construction materials are piled high in the hallway blocking necessary routes of egress in the event of a fire or other emergency. (HSC, § 17920.3(1); UHC, § 1001.12; CFC, § 1030.3; PMC, §§ 8.04.400, 8.04.800.)
- 57. Substandard Building. Inadequate Ventilation. Missing Ventilation Fan.** The vent fan in this unit bathroom is unsecured or missing undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)
- 58. Substandard Building. Sanitation Hazard. Missing Toilet Tank Cover.** The toilet is substandard, and the tank cover is missing. Substandard or inoperable bathroom facilities create sanitation hazards that undermine the health and safety of occupants residing in the unit. (HSC, § 17920.3(a)(2), (a)(14), (c), (e); CBC, § 116.1; PMC, § 8.10.020(B).)
- 59. Substandard Building. Public Nuisance. Unfinished Painting.** The wall is only partially painted, is unsightly, and creates a nuisance. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
- 60. Substandard Building. Public Nuisance. Improper Wall Repairs.** The wall contains a hole that has been only partially and improperly repaired. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
- 61. Substandard Building. Structural Hazard. Missing or Damaged Baseboards.** Baseboards are damaged, missing or inadequate creating a sanitation and structural hazard. (HSC, § 17920.3(a)(13), (b)(1), (b)(2); UHC, § 1001.3(1), (2); PMC, § 8.04.800.)
- 62. Substandard Building. Public Nuisance. Dilapidated Wall.** Part of the wall has been cut out to perform unauthorized electrical work. An electrical box remains uncovered with hole in the wall running down to the flooring. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
- 63. Substandard Building. Public Nuisance. Ceiling Damage.** The ceiling contains a damaged indentation and has not been properly maintained or repaired. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
- 64. Substandard Building. Electrical Hazard. Missing Light Switch Faceplate.** The bathroom light switch is missing a faceplate thereby exposing electrical wiring at points of contact. Exposed electrical wiring, especially, at points of contact such as a light switch, creates severe shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, § 404.9(A), CFC, § 605.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

Unit 103

65. **Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
66. **Substandard Building. Inadequate Ventilation. Unsecured Ventilation Fan Cover.** The vent fan in this unit is unsecured or missing undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (8); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)
67. **Substandard Building. Broken and Inadequate Window Construction.** The window lock in this unit is not working properly create a safety hazard and a further risk of inadequate weather protection. (HSC, § 17920.3(a)(14), (c), (g)(2); UHC, § 1001.2(13), 1001.8; PMC, §§ 8.10.020(B), 8.04.800.)
68. **Substandard Building. Sanitation Hazard. Improper Bathroom Countertop.** The countertop in the bathroom is not properly built and does not comply with accessibility requirements. (HSC, § 17920.3(c); CBC, § 11B-806.; PMC, §§ 8.04.201.)
69. **Substandard Building. Public Nuisance. Unfinished Bathroom Painting.** The sink counter is only partial painted and presents an unsightly nuisance appearance. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

Unit 104

70. **Substandard Building. Fire Hazard. Missing Unit Numbering.** This unit is missing door numbering that prevents fire officials, police officers, and other personnel from adequately responding to emergency conditions at the unit. (HSC, § 17920.3(c); CBC, § 501.2; CFC, § 505.1; PMC, §§ 8.04.201, 8.04.400.)
71. **Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
72. **Substandard Building. Electrical Hazard. Exposed Electrical Wiring.** Electrical wiring is exposed, including on the interior ceiling. Exposed electrical wiring creates a shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, §§ 1001.4, 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
73. **Substandard Building. Structural Damage. Damaged and Unrepaired Wall.** The wall near the entry doorway contains a hole that has not been properly or

adequately repaired. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2(13); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)

74. **Substandard Building. Structural Damage. Damaged Ceiling.** The ceiling in this unit contains a hole that creates a health, safety, and sanitation risk. (HSC, § 17920.3(a)(14), (b)(6), (b)(7), (c); UHC, § 1001.2(13), 1001.3(6), (7); CBC, § 116.1; UCADB, § 302(8), (13), (17); PMC, §§ 8.10.020(B), 8.04.800.)
75. **Substandard Building. Public Nuisance. Improper Ceiling Repairs.** A hole in the ceiling of the bathroom has been improperly and insufficiently repaired using only unpainted plywood. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
76. **Substandard Building. Public Nuisance. Unsanitary Shower.** The shower contains excessive amounts of dirt, paint specks, and debris. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
77. **Substandard Building. Inadequate Ventilation. Missing Bathroom Ventilation Fan and Cover.** The bathroom ventilation is missing its fan and the fan cover undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (11), (13); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)
78. **Substandard Building. Nuisance Condition. Graffiti Markings.** The bathroom contains graffiti markings above the toilet. Graffiti is unsightly and constitutes a public nuisance. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, § 8.10.020(N), 8.04.800.)
79. **Substandard Building. Nuisance Condition. Broken and Inadequate Window Construction.** The Window lock in this unit is not working property create a safety hazard and a further risk of inadequate weather protection. (HSC, § 17920.3(a)(14), (c), (g)(2); UHC, § 1001.2(13), 1001.8; PMC, §§ 8.10.020(B), 8.04.800.)
80. **Substandard Building. Public Nuisance. Dilapidated Door Trim.** The wall leading up to the door trim is cracked and damaged and does not provide proper weather protection. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
81. **Substandard Building. Public Nuisance. Damaged Setting for Air Conditioning Unit.** The wooden covering and setting for the air conditioning unit is damaged, dilapidated, and falling apart. It is not properly housing the air conditioning unit. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
82. **Substandard Building. Sanitation Hazard. Improperly Stored Food Items and Containers.** Food items and food containers are improperly stored and otherwise strewn about the unit creating a sanitation hazard. (HSC, § 17920.3(a)(14), (c), (j);

UHC, § 1001.2(13), 1001.11; CBC, § 116.1; PMC, §§ 8.10.020(G)(1), (G)(2), (G)(3), 8.04.800.)

- 83. Substandard Building. Sanitation Hazard. Accumulation of Junk, Trash, and Debris.** A substantial amount of junk, trash, and debris has accumulated within this unit including, but not limited to, plastic bags, plastic cartons, broken cardboard boxes, water bottles, and other food containers. (HSC, § 17920.3(a)(14), (c), (j); UHC, § 1001.2(13), 1001.11; CBC, § 116.1; PMC, §§ 8.10.020(G)(1), (G)(2), (G)(3), 8.04.800.)

Unit 105

- 84. Substandard Building. Structural Damage. Damaged and Unrepaired Wall.** The wall near the entry doorway contains a hole that has not been properly or adequately repaired. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2(13); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)
- 85. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
- 86. Substandard Building. Unpermitted Alternation. Replacement of Air Conditioner Unit.** The air conditioning unit has been improperly replaced with a smaller unpermitted unit. Unpermitted ventilation systems are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (HSC, 17920.3(a)(7), (c); UHC, § 1001.2(7); CBC, § 105.1; CMC, § 111.1; PMC, §§ 8.04.200, 8.04.800.)
- 87. Substandard Building. Uninhabitable Conditions. Lack of Heating System.** The unit is lacking an air heating system to provide adequate warmth to occupants. A lack of an air heating system creates a life-safety risk for occupants. (HSC, § 17920.3(a)(6), (c); UHC, § 1001.2(6); CRC, § R303.9; PMC, §§ 8.04.750, 8.04.800.)
- 88. Substandard Building. Broken and Inadequate Window Construction.** The Window lock in this unit is not working property create a safety hazard and a further risk of inadequate weather protection. (HSC, § 17920.3(a)(14), (c), (g)(2); UHC, § 1001.2(13), 1001.8; PMC, §§ 8.10.020(B), 8.04.800.)
- 89. Substandard Building. Inadequate Ventilation. Missing Ventilation Fan and Cover.** The vent fan in this unit bathroom is missing along with the fan cover thereby undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

90. **Substandard Building. Electrical Hazard. Missing Light Cover.** A required light cover is missing. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
91. **Substandard Building. Public Nuisance. Ceiling Hole.** A hole exists in the ceiling that has been partially painted over but that has not been properly repaired. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
92. **Substandard Building. Public Nuisance. Damaged and Discolored Wall.** The wall under the window and surrounding the air conditioning unit is damaged and discolored. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

Unit 106

93. **Substandard Building. Fire Hazard. Missing Unit Numbering.** This unit is missing door numbering that prevents fire officials, police officers, and other personnel from adequately responding to emergency conditions at the unit. (HSC, § 17920.3(c); CBC, § 501.2; CFC, § 505.1; PMC, §§ 8.04.201, 8.04.400.)
94. **Substandard Building. Unpermitted Use. Unlawful Storage.** This residential unit is being improperly used as a storage unit without permits authorizing such use. (CBC, 302, 311.1; PMC, § 8.04.201.)
95. **Substandard Building. Structural Damage. Water-Damaged Ceiling.** The ceiling of this unit has suffered extensive water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(b)(6), (b)(7), (g)(2), (g)(4); UHC, §§ 1001.3(6), (7), 1001.8; CBC, § 116.1; PMC, § 8.04.800.)
96. **Substandard Building. Unsanitary Conditions. Mold Growth.** The water damage caused to the ceiling creates conditions that promote the growth and spread of mold. The unit had a strong odor of mildew, which is a byproduct of mold, and strongly indicative of the presence of mold. (HSC, § 17920.3(a)(11), (13), (c); UHC, § 1001.2(11); CBC, § 116.1; PMC, § 8.04.800.)
97. **Substandard Building. Electrical Hazard. Missing Outlet Covers.** Protective covers are missing from several outlets in this unit thereby exposing electrical wiring at points of contact and creating a severe risk of shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, §§ 1001.3, 1001.4; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
98. **Substandard Building. Electrical Hazard. Hazardous Ceiling Light Fixture.** The ceiling light fixture contains exposed wiring that creates a severe shock and fire hazards. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 410.48; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

- 99. Substandard Building. Fire Hazard. Hazardous Ignition Sources.** Exposed and unprotected electrical wiring creates ignition sources and significant fire hazards. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 100. Substandard Building. Broken and Inadequate Window Construction.** The Window lock in this unit is not working properly create a safety hazard and a further risk of inadequate weather protection. (HSC, § 17920.3(a)(14), (c), (g)(2); UHC, § 1001.2(13), 1001.8; PMC, §§ 8.10.020(B), 8.04.800.)
- 101. Substandard Building. Public Nuisance. Damaged Bathroom Ceiling.** The ceiling above the shower contains a large cut-out hole in it that has not been properly repaired. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
- 102. Substandard Building. Public Nuisance. Damaged Bathroom Wall.** The wall and tiling surrounding the bathroom shower fixtures contains a large cut-out hole in it that has not been properly repaired. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

Unit 107

- 103. Substandard Building. Electrical Hazard. Hazardous Ceiling Fixtures.** The ceiling fixture contains exposed wiring that creates severe shock and fire hazards. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 410.48; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 104. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
- 105. Substandard Building. Uninhabitable Conditions. Lack of Central Heating System.** The unit is lacking an air heating system to provide adequate warmth to occupants. A lack of an air heating system creates a life-safety risk for occupants. (HSC, § 17920.3(a)(6), (c); UHC, § 1001.2(6); CRC, § R303.9; PMC, §§ 8.04.750, 8.04.800.)
- 106. Substandard Building. Electrical Hazard. Missing Outlet Covers.** Protective covers are missing from several outlets in this unit thereby exposing electrical wiring at points of contact and creating a severe risk of shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 107. Substandard Building. Electrical Hazard. Missing Light Switch Faceplate.** The bathroom light switch is missing a faceplate thereby exposing electrical wiring at points of contact. Exposed electrical wiring, especially, at points of contact such

as a light switch, creates severe shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, § 404.9(A), CFC, § 605.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

108. Substandard Building. Broken and Inadequate Window Construction. The Window lock in this unit is not working properly create a safety hazard and a further risk of inadequate weather protection. (HSC, § 17920.3(a)(14), (c), (g)(2); UHC, §§ 1001.2(13), 1001.8; PMC, §§ 8.10.020(B), 8.04.800.)

109. Substandard Building. Sanitation Hazard. Accumulation of Junk, Trash, and Debris. A substantial amount of junk, trash, and debris has accumulated within this unit including, but not limited to, soda cans, beer cans, empty bottles, and dirty towels. (HSC, § 17920.3(a)(14), (c), (j); UHC, §§ 1001.2(13), 1001.11; CBC, § 116.1; PMC, § 8.10.020(G)(1), (G)(2), (G)(3), 8.04.800.)

110. Substandard Building. Sanitation Hazard. Dilapidated Bathroom Sink. The bathroom sink is damaged and dilapidated and cannot provide adequate sanitation to the unit. (HSC, § 17920.3(a)(2), (a)(14), (c); UHC, § 1001.2(2); PMC, §§ 8.10.020(B), 8.04.800.)

111. Substandard Building. Public Nuisance. Substandard Door Frame. The door framing is substandard and not flush with the surrounding wall. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

112. Substandard Building. Inadequate Weatherproofing. Hazardous Entry Door. The front entry door lacks adequate weatherproofing thereby subjecting occupants and the interior of the residential unit to outside weather forces including temperature extremes, wind, rain, and other outside elements. (HSC, § 17920.3(g)(2); UHC, § 1001.8; CBC, § 116.1, PMC, § 8.04.800.)

113. Substandard Building. Substandard and Missing Flooring. There is a gap between the bathroom tiling and the wooden flooring that allows food, dirt, waste, and other particles to become trapped in, under, and around the flooring. (HSC, § 17920.3(a)(14), (b)(2), (c); UHC, §§ 1001.2(13), 1001.3(2); CBC, § 116.1, PMC, § 18.04.800.)

114. Substandard Building. Public Nuisance. Sharp Broken Mirror. A broken mirror is set upon the sink counter and contains sharp edges that pose a safety hazard to any person trying to utilize or move the mirror. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

Unit 108

115. Substandard Building. Structural Damage. Water-Damaged Ceiling. The ceiling above the bathroom sink in this unit has suffered extensive water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(b)(6), (b)(7), (g)(2), (g)(4); UHC, §§ 1001.3(6), (7), 1001.8; CBC, § 116.1.)

- 116. Substandard Building. Electrical Hazard. Hazardous Misuse of Extension Cord.** An extension cord is being improperly and dangerously misused in place of permanent electrical wiring. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 400.8; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 117. Substandard Building. Electrical Hazard. Missing Outlet Covers.** Protective covers are missing from several outlets in the bathroom thereby exposing electrical wiring near water sources and at points of contact. This exposed electrical wiring creates a severe risk of shock and fire. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 118. Substandard Building. Electrical Hazard. Missing Light Switch Faceplate.** The bathroom light switch is missing a faceplate thereby exposing electrical wiring at points of contact. Exposed electrical wiring, especially, at points of contact such as a light switch, creates severe shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, § 404.9(A), CFC, § 605.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 119. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
- 120. Substandard Building. Nuisance Condition. Damaged Bathroom Door.** The bathroom door is damaged and unsightly, and it does not provide a safe or adequate means of egress. (HSC, § 17920.3(a)(14), (c), (l); UHC, § 1001.2(13); CBC, § 116.1; CFC, § 1030.3; PMC, §§ 8.10.020(B), 8.04.400, 8.04.800.)
- 121. Substandard Building. Inadequate Sanitation. Clogged Sink Drainage.** The bathroom sink is clogged and is not being kept in a safe and operable condition. (HSC, § 17920.3(a)(2), (c); UHC, § 1001.2(2); PMC, §§ 8.10.020(B), 8.04.800.)
- 122. Substandard Building. Sanitation Hazard. Substandard Bathroom Sink.** The bathroom sink is substandard and dangerous and does not provide adequate sanitation for the residential unit. (HSC, § 17920.3(a)(2), (a)(14), (c); UHC, § 1001.2(2); PMC, §§ 8.10.020(B), 8.04.800.)
- 123. Substandard Building. Electrical Hazard. Exposed Electrical Hazard.** The bathroom light contains exposed electrical wiring that creates a severe risk of shock and fire. (HSC, § 17920.3(c), (d); UHC, 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 124. Substandard Building. Inadequate Ventilation. Missing Bathroom Ventilation Cover.** The bathroom ventilation is missing a cover undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

- 125. Substandard Building. Sanitation Hazard. Improper Bathroom Facility.** The bathroom is full of junk, trash, debris, and piles of clothing that create a sanitation hazard and obstruct proper access to and use of the sink and toilet. (HSC, § 17920.3(a)(2); UHC, § 1001.2(1); CBC, § 116.1; PMC, § 8.04.800.)
- 126. Substandard Building. Sanitation Hazard. Accumulation of Junk, Trash, and Debris.** A substantial amount of junk, trash, and debris has accumulated within this unit including, but not limited to, dirty dishes, plastic bags, piles of clothing, food containers, and electrical wires. (HSC, § 17920.3(a)(14), (c), (j); UHC, § 1001.2(13), 1001.11; CBC, § 116.1; PMC, §§ 8.10.020(G)(1), (G)(2), (G)(3), 8.04.800.)
- 127. Substandard Building. Fire Hazard. Inadequate Means of Egress.** The accumulation of trash, debris, and other materials blocks and obstructs necessary egress routes. (HSC, § 17920.3(l); UHC, §§ 1001.12; CFC, § 1030.3; PMC, § 8.04.400, 8.04.800.)
- 128. Substandard Building. Public Nuisance. Improper Ceiling Repairs.** The ceiling contains improper unsightly repairs and paint that do not match the existing ceiling paint. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
- 129. Substandard Building. Sanitation Hazard. Improperly Stored Food Items and Containers.** Food items and food containers are improperly stored and otherwise strewn about the unit creating a sanitation hazard. (HSC, § 17920.3(a)(14), (c), (j); UHC, § 1001.2(13), 1001.11; CBC, § 116.1; PMC, §§ 8.10.020(G)(1), (G)(2), (G)(3), 8.04.800.)
- 130. Substandard Building. Sanitation Hazard. Improper Bathtub.** The bathtub is unsanitary and contains paint splashes that prevent safe drainage and sanitation. (HSC, § 17920.3(a)(2); UHC, § 1001.2(2); PMC, § 8.04.800.)

Unit 109

- 131. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
- 132. Substandard Building. Electrical Hazard. Hazardous Misuse of Extension Cords.** Extensions cords are being used and substituted in place of safe, protected, permanent electrical wiring in the first bedroom. (HSC, § 17920.3(c), (d); UHC, §§ 1001.3, 1001.4; CFC, §§ 605.1, 605.5; CEC, § 400.8; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

- 133. Substandard Building. Structural Hazard. Cracked and Deteriorated Flooring.** The bathroom flooring surrounding the toilet is cracked and broken. (HSC, § 17920.3(a)(13), (b)(1), (b)(2); UHC, § 1001.3(1), (2); PMC, § 8.04.800.)
- 134. Substandard Building. Structural Hazard. Missing or Damaged Baseboards.** Baseboards are damaged, missing or inadequate creating a sanitation and structural hazard. (HSC, § 17920.3(a)(13), (b)(1), (b)(2); UHC, § 1001.3(1), (2); PMC, § 8.04.800.)
- 135. Substandard Building. Structural Hazard. Deteriorated Ceiling.** The ceiling appears to have suffered extensive water damage and is extremely deteriorated. The paint is stripping away, and plaster and drywall is exposed. (HSC, § 17920.3(a)(14), (b)(6), (b)(7); UHC, §§ 1001.1(13), 1001.2(6), (7); PMC, § 8.04.800.)
- 136. Substandard Building. Sanitation Hazard. Improper Bathroom.** The bathroom, toilet, and shower are dirty and unsanitary. The cracked flooring around the toilet allow dirt and other hazardous particles to become trapped creating a dangerous unhealthy environment. (HSC, § 17920.3(a)(2); UHC, § 1001.2(2); PMC, § 8.04.800.)
- 137. Substandard Building. Electrical Hazard. Missing Light Cover.** A required light cover is missing in the bathroom of the residential unit. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

Unit 110

- 138. Substandard Building. Unpermitted Plumbing. Unlawful Removal of Bathroom Sink.** The bathroom sink was removed without permits. Unpermitted construction work, including modifications and removal of plumbing and bathroom fixtures, is unlawful and often contains hidden and latent defects. (CBC, §§ 105.1, 116.1; CPC, § 103.1; PMC, § 8.04.200.)
- 139. Substandard Building. Electrical Hazard. Unpermitted Electrical Work.** Electrical wiring has been installed in and around the walls of this residential unit. Unpermitted electrical work is unlawful and often contains serious hidden and latent defects that cause create life, fire, and other safety hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)
- 140. Substandard Building. Electrical Hazard. Exposed Electrical Wiring.** Electrical wiring is exposed in the walls of this unit creating a severe risk of shock and fire. (HSC, § 17920.3(c), (d); UHC, §§ 1001.4, 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 141. Substandard Building. Electrical Hazard. Missing Junction Box Cover.** An electrical junction box in this unit is missing a cover. (HSC, § 17920.3(c), (d);

UHC, § 1001.5; CFC, § 605.1; CEC, §§ 300.4, 314.28(C); CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

142. Substandard Building. Sanitation Hazard. Missing Bathroom Sink. The residential unit lacks an adequate and proper bathroom sink. A missing or unusable sink creates a sanitation hazard. (HSC, § 17920.3(a)(2), (c); UHC, § 1001.2(2); PMC, §§ 8.10.020(B), 8.04.800.)

143. Substandard Building. Sanitation Hazard. Improper Bathtub. The bathtub plug cover is missing preventing proper and adequate use of the bathtub facility in the residential unit. (HSC, § 17920.3(a)(2), (a)(14), (c); UHC, § 1001.2(2), (13); PMC, §§ 8.10.020(B), 8.04.800.)

144. Substandard Building. Sanitation Hazard. Missing Toilet Tank Cover. The toilet is substandard, and the tank cover is missing. Substandard or inoperable bathroom facilities create sanitation hazards that undermine the health and safety of occupants residing in the unit. (HSC, § 17920.3(a)(2), (a)(14), (c), (e); CBC, § 116.1; PMC, § 8.10.020(B).)

145. Substandard Building. Structural Hazard. Damaged, Missing, or Inadequate Baseboards. Baseboards are damaged, missing or inadequate creating a sanitation and structural hazard. (HSC, § 17920.3(a)(13), (b)(1), (b)(2); UHC, § 1001.3(1), (2); PMC, § 8.04.800.)

146. Substandard Building. Public Nuisance. Damaged and Discolored Ceiling. The ceiling surrounding a light recess is damaged and discolored presenting an unsightly nuisance appearance. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

147. Substandard Building. Public Nuisance. Dilapidated Wall. A small rectangular unrepaired cut-out hole exists on the interior wall as it runs up to the ceiling near one of the ceiling lights. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

Unit 111

148. Substandard Building. Fire Hazard. Missing Unit Numbering. This unit is missing door numbering that prevents fire officials, police officers, and other personnel from adequately responding to emergency conditions at the unit. (HSC, § 17920.3(c); CBC, § 501.2; CFC, § 505.1; PMC, §§ 8.04.201, 8.04.400.)

149. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

- 150. Substandard Building. Electrical Hazard. Missing Outlet Covers.** Protective covers are missing from several outlets in this unit thereby exposing electrical wiring at points of contact. This exposed electrical wiring creates a severe risk of shock and fire. (HSC, § 17920.3(c), (d); UHC, §§ 1001.3, 1001.4; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 151. Substandard Building. Electrical Hazard. Missing Light Covers.** Required light covers are missing in the bathroom of the residential unit. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 152. Substandard Building. Electrical Hazard. Exposed Electrical Wiring.** Electrical wiring at and near the bathroom sink is exposed. Exposed electrical wiring, especially near, water sources creates a severe risk life and safety risk. (HSC, § 17920.3(c), (d); UHC, §§ 1001.4, 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 153. Substandard Building. Electrical Hazard. Unpermitted Light Fixture.** A light fixture has been installed without permits. Unpermitted electrical modifications and installations are unlawful and often contain hidden and latent defects. (HSC, § 17920.3(d); UHC, § 1001.5; CBC, § 105.1; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)
- 154. Substandard Building. Electrical Hazard. Unpermitted Light Switch Installation.** A light switch and electrical wiring has been installed without permits. Unpermitted electrical modifications and installations are unlawful and often contain hidden and latent defects. (HSC, § 17920.3(d); UHC, § 1001.5; CBC, § 105.1; CEC, 89.108.4; PMC, § 8.04.200, 8.04.800.)
- 155. Substandard Building. Public Nuisance. Improper Storage of Air Conditioning Unit.** A dismantled air conditioning unit and electrical wiring is lying on the floor creating a electrical hazard and nuisance condition. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
- 156. Substandard Building. Public Nuisance. Dilapidated Wall.** A small rectangular unrepaired cut-out hole exists on the interior wall as it runs up to the ceiling. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

Unit 112

- 157. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

- 158. Substandard Building. Structural Damage. Water-Damaged Ceiling.** The ceiling of this unit has suffered extensive water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(b)(6), (b)(7), (g)(2), (g)(4); UHC, §§ 1001.3(6), (7), 1001.8; CBC, § 116.1; PMC, § 8.04.800.)
- 159. Substandard Building. Unpermitted Alternation. Replacement of Air Conditioner Unit.** The air conditioning unit has been improperly replaced with a smaller unpermitted unit. Unpermitted ventilation systems are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (HSC, 17920.3(a)(7), (c); UHC, § 1001.2(7); CBC, § 105.1; CMC, § 111.1; PMC, §§ 8.04.200, 8.04.800.)
- 160. Substandard Building. Sanitation Hazard. Damaged Air Conditioning Unit.** The heating and air unit is severely damaged and missing its interior cover thereby exposing the mechanical and electrical components. (HSC, § 17920.3(a)(6), (a)(7), (a)(14); UHC, § 1001.2(6), (7), (13); PMC, § 8.04.800.)
- 161. Substandard Building. Nuisance Condition. Damaged and Unrepaired Wall.** The wall near the entry doorway contains a hole that has not been properly or adequately repaired. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2(13); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)
- 162. Substandard Building. Sanitation Hazard. Accumulation of Junk Trash and Debris.** There is a large accumulation of junk, trash, debris, boxes, containers, discarded materials, and other storage items. (HSC, § 17920.3(a)(14), (c), (j); UHC, § 1001.2(13), 1001.11; CBC, § 116.1; PMC, §§ 8.10.020(G)(1), (G)(2), (G)(3), 8.04.800.)
- 163. Substandard Building. Sanitation Hazard. Improperly Stored Food Items and Containers.** Food items and food containers are improperly stored and otherwise strewn about the unit creating a sanitation hazard. (HSC, § 17920.3(a)(14), (c), (j); UHC, § 1001.2(13), 1001.11; CBC, § 116.1; PMC, §§ 8.10.020(G)(1), (G)(2), (G)(3), 8.04.800.)
- 164. Substandard Building. Fire Hazard. Inadequate Means of Egress.** The accumulation of trash, debris, and other materials blocks and obstructs necessary egress routes. (HSC, § 17920.3(l); UHC, §§ 1001.12; CFC, § 1030.3; PMC, § 8.04.400, 8.04.800.)
- 165. Substandard Building. Nuisance Condition. Discolored and Unsightly Ceiling.** The bathroom ceiling is severely discolored and creates an unsightly nuisance condition. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2(13); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)
- 166. Substandard Building. Public Nuisance. Missing Cover On Air Conditioning Unit.** The air conditioning unit in this room is missing its cover thereby exposing

the internal components to further damage and occupants to risks of electrical shock. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).

Unit 114

167. Substandard Building. Fire Hazard. Missing Unit Numbering. This unit is missing door numbering that prevents fire officials, police officers, and other personnel from adequately responding to emergency conditions at the unit. (HSC, § 17920.3(c); CBC, § 501.2; CFC, § 505.1; PMC, §§ 8.04.201, 8.04.400.)

168. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

169. Substandard Building. Unpermitted Construction. Significant construction work is being conducted in this unit without permits. Unpermitted construction and installations are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (CBC, §§ 105.1, 116.1; PMC, § 8.04.200.)

Unit 115

170. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

171. Substandard Building. Sanitation Hazard. Improper Shower. The shower curtain railing is unsecure and risks falling or collapse that could cause serious bodily injury. (HSC, § 17920.3(a)(2), (a)(14), (c); UHC, § 1001.2(2), (13); PMC, §§ 8.10.020(B), 8.04.800.)

172. Substandard Building. Uninhabitable Conditions. Inoperable Heating and Air Conditioning Unit. The air conditioning and heating unit are not working and inoperable. (HSC, § 17920.3(a)(6), (c); UHC, § 1001.2(6); CRC, § R303.9; PMC, §§ 8.04.750, 8.04.800.)

Unit 116

173. Substandard Building. Fire Hazard. Missing Unit Numbering. This unit is missing door numbering that prevents fire officials, police officers, and other personnel from adequately responding to emergency conditions at the unit. (HSC, § 17920.3(c); CBC, § 501.2; CFC, § 505.1; PMC, §§ 8.04.201, 8.04.400.)

174. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms

delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

175. Substandard Building. Unpermitted Electrical Work. Unauthorized Installation of Outlet. An outlet has been installed without proper building or electrical permits. Unpermitted electrical work often contains hidden and latent defects that can create shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)

176. Substandard Building. Unpermitted Electrical Work. Unauthorized Installation of Light Fixture. A light fixture has been installed without proper building or electrical permits. Unpermitted electrical work often contains hidden and latent defects that can create shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)

177. Substandard Building. Unpermitted Construction. Significant construction work is being conducted in this unit without permits. Unpermitted construction and installations are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (CBC, §§ 105.1, 116.1; PMC, § 8.04.200.)

178. Substandard Building. Unpermitted Plumbing. Unlawful Replacement of Bathroom Lavatory. Bathroom construction and plumbing work has been undertaken without proper building permits. Unpermitted plumbing alterations and installations are unlawful and often contain hidden or latent defects. (CBC, §§ 105.1, 116.1; CPC, § 103.1; PMC, § 8.04.200.)

179. Substandard Building. Sanitation Hazard. Improper Toilet Tank Cover. The toilet is substandard, and the tank cover is improper and does not fit the toilet tank. Substandard bathroom facilities create sanitation hazards that undermine the health and safety of occupants residing in the unit. (HSC, § 17920.3(a)(2), (a)(14), (c), (e); CBC, § 116.1; PMC, § 8.10.020(B).)

180. Substandard Building. Inadequate Weatherproofing. Hazardous Entry Door. The front entry door lacks adequate weatherproofing thereby subjecting occupants and the interior of the residential unit to outside weather forces including temperature extremes, wind, rain, and other outside elements. (HSC, § 17920.3(g)(2); UHC, § 1001.8; CBC, § 116.1, PMC, § 8.04.800.)

Unit 117

181. Substandard Building. Fire Hazard. Missing Unit Numbering. This unit is missing door numbering that prevents fire officials, police officers, and other personnel from adequately responding to emergency conditions at the unit. (HSC, § 17920.3(c); CBC, § 501.2; CFC, § 505.1; PMC, §§ 8.04.201, 8.04.400.)

182. Substandard Building. Electrical Hazard. Exposed Electrical Wiring. Electrical wiring is exposed creating a shock and fire hazard. (HSC, § 17920.3(c),

(d); UHC, §§ 1001.4, 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

183. Substandard Building. Electrical Hazard. Unsecured Outlet Cover. A protective cover is unsecured and falling off the outlet thereby exposing electrical wiring at points of contact. This exposed electrical wiring creates a severe risk of shock and fire. (HSC, § 17920.3(c), (d); UHC, §§ 1001.3, 1001.4; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

184. Substandard Building. Unpermitted Plumbing Alternations. Unlawful Replacement of Bathroom Lavatory. The bathroom lavatory was replaced without proper building permits. Unpermitted plumbing alterations and installations are unlawful and often contain hidden or latent defects. (CBC, §§ 105.1, 116.1; CPC, § 103.1; PMC, § 8.04.200.)

185. Substandard Building. Plumbing Hazard. Bathroom Piping Leak. Piping in the bathroom is leaking creating risk of water damage and further sanitation hazards. (HSC, § 17920.3(a)(14), (c), (e); UHC, §§ 1001.1(13), 1001.6; PMC, §§ 8.10.020(B), 8.04.800.)

186. Substandard Building. Unpermitted Plumbing Alternations. Unlawful Replacement of Toilet. The bathroom toilet was replaced without proper building permits. Unpermitted plumbing alterations and installations are unlawful and often contain hidden or latent defects. (CBC, §§ 105.1, 116.1; CPC, § 103.1; PMC, § 8.04.200.)

187. Substandard Building. Inadequate Weatherproofing. Hazardous Entry Door. The front entry door lacks adequate weatherproofing thereby subjecting occupants and the interior of the residential unit to outside weather forces including temperature extremes, wind, rain, and other outside elements. (HSC, § 17920.3(g)(2); UHC, § 1001.8; CBC, § 116.1, PMC, § 8.04.800.)

188. Substandard Building. Public Nuisance. Damaged and Discolored Ceiling. The ceiling surrounding a light recess is damaged and discolored presenting an unsightly nuisance appearance. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

Unit 118

189. Substandard Building. Fire Hazard. Missing Unit Numbering. This unit is missing door numbering that prevents fire officials, police officers, and other personnel from adequately responding to emergency conditions at the unit. (HSC, § 17920.3(c); CBC, § 501.2; CFC, § 505.1; PMC, §§ 8.04.201, 8.04.400.)

190. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety

hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

191. Substandard Building. Unpermitted Electrical Work. Unauthorized Installation of Outlet. An outlet has been installed without proper building or electrical permits. Unpermitted electrical work often contains hidden and latent defects that can create shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)

192. Substandard Building. Unpermitted Electrical Work. Unauthorized Installation of Light Fixture. A light fixture has been installed without proper building or electrical permits. Unpermitted electrical work often contains hidden and latent defects that can create shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)

193. Substandard Building. Nuisance Condition. Damaged Bathroom Door Jamb. The bathroom door jamb is damaged, and it does not provide a safe and adequate means of egress. (HSC, § 17920.3(a)(14), (c), (l); UHC, § 1001.2(13); CBC, § 116.1; CFC, § 1030.3; PMC, §§ 8.10.020(B), 8.04.400, 8.04.800.)

194. Substandard Building. Inadequate Weatherproofing. Hazardous Entry Door. The front entry door lacks adequate weatherproofing thereby subjecting occupants and the interior of the residential unit to outside weather forces including temperature extremes, wind, rain, and other outside elements. (HSC, § 17920.3(g)(2); UHC, § 1001.8; CBC, § 116.1, PMC, § 8.04.800.)

195. Substandard Building. Structural Hazard. Damaged, Missing, or Inadequate Baseboards. Baseboards in the bathroom are damaged, missing or inadequate creating a sanitation and structural hazard. (HSC, § 17920.3(a)(13), (b)(1), (b)(2), (c); UHC, § 1001.3(1), (2); PMC, § 8.04.800.)

196. Substandard Building. Sanitation Hazard. Improper Shower Facility. The shower is dirty, unsanitary, inaccessible, and obstructed by debris. Lack of a proper shower creates a sanitation hazard. (HSC, § 17920.3(a)(2); UHC, § 1001.2(2); PMC, § 8.04.800.)

Unit 119

197. Substandard Building. Unpermitted Alternation. Unauthorized Replacement of Air Conditioner Unit. The air conditioning unit has been improperly replaced with a smaller unpermitted unit. The unpermitted replacement of the air conditioning unit is unlawful and may contain severe latent and hidden defects that can undermine the safety of the work. (HSC, 17920.3(a)(7), (c); UHC, § 1001.2(7); CBC, § 105.1; CMC, § 111.1; PMC, §§ 8.04.200, 8.04.800.)

198. Substandard Building. Uninhabitable Conditions. Lack of Heating System. The unit is lacking an air heating system to provide adequate warmth to occupants.

A lack of an air heating system creates a life-safety risk for occupants. (HSC, § 17920.3(a)(6), (c); UHC, § 1001.2(6); CRC, § R303.9; PMC, §§ 8.04.750, 8.04.800.)

199. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

200. Substandard Building. Inadequate Weatherproofing. Hazardous Entry Door. The front entry door lacks adequate weatherproofing thereby subjecting occupants and the interior of the residential unit to outside weather forces including temperature extremes, wind, rain, and other outside elements. (HSC, § 17920.3(g)(2); UHC, § 1001.8; CBC, § 116.1, PMC, § 8.04.800.)

201. Substandard Building. Substandard Ceiling. The ceiling in this unit contains a hole that creates a health, safety, and sanitation risk. (HSC, § 17920.3(a)(14), (b)(6), (b)(7), (c); UHC, § 1001.2(13), 1001.3(6), (7); CBC, § 116.1; UCADB, § 302(8), (13), (17); PMC, §§ 8.10.020(B), 8.04.800.)

202. Substandard Building. Electrical Hazard. Missing Light Cover. A required light cover is missing in the bathroom of the residential unit. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

203. Substandard Building. Structural Hazard. Damaged and Dilapidated Exterior Wall. The wall outside of this unit is damaged and dilapidated. The stucco and are cracked and contain a hole. (HSC, § 17920.3(a)(14), (b)(4), (b)(5), (c); UHC, §§ 1001.2(13), 1001.3(4), (5); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)

Unit 120

204. Substandard Building. Fire Hazard. Missing Unit Numbering. This unit is missing door numbering that prevents fire officials, police officers, and other personnel from adequately responding to emergency conditions at the unit. (HSC, § 17920.3(c); CBC, § 501.2; CFC, § 505.1; PMC, §§ 8.04.201, 8.04.400.)

205. Substandard Building. Nuisance Condition. Damaged Door Jamb. The door jamb is damaged and of insufficient size; it does not provide a safe and adequate means of egress. (HSC, § 17920.3(a)(14), (c), (l); UHC, § 1001.2(13); CBC, § 116.1; CFC, § 1030.3; PMC, §§ 8.10.020(B), 8.04.400, 8.04.800.)

206. Substandard Building. Inadequate Weatherproofing. Hazardous Entry Door. The front entry door lacks adequate weatherproofing thereby subjecting occupants and the interior of the residential unit to outside weather forces including temperature extremes, wind, rain, and other outside elements. (HSC, § 17920.3(g)(2); UHC, § 1001.8; CBC, § 116.1, PMC, § 8.04.800.)

- 207. Substandard Building. Inadequate Ventilation. Missing Ventilation Fan Cover.** The vent fan in this unit is unsecured or missing undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)
- 208. Substandard Building. Unpermitted Electrical Work. Unlawful Replacement of Light Fixture In Bathroom.** A light fixture was replaced in the bathroom without requisite building permits. Unpermitted electrical work is unlawful and often contains hidden or latent defects that create severe shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CBC, § 105.1; CEC, 89.108.4; PMC, § 8.04.200, 8.04.200.)
- 209. Substandard Building. Electrical Hazard. Missing Outlet Covers.** Protective covers are missing from several outlets in the bathroom thereby exposing electrical wiring near water sources and at points of contact. This exposed electrical wiring creates a severe risk of shock and fire. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 210. Substandard Building. Fire Hazard. Unlawful Storage of Combustible Items.** This unit is being used for unlawful bulk storage of combustible items. (CFC, §§ 304.1, 304.2, 315.2, 315.3; CBC, § 116.1; PMC, § 8.04.400.)
- 211. Substandard Building. Sanitation Hazard. Accumulation of Junk, Trash, and Debris.** A substantial amount of junk, trash, and debris, and other personal and storage items has accumulated in this unit. (HSC, § 17920.3(a)(14), (c), (j); UHC, § 1001.2(13), 1001.11; CBC, § 116.1; PMC, §§ 8.10.020(G)(1), (G)(2), (G)(3), 8.04.800.)
- 212. Substandard Building. Fire Hazard. Inadequate Means of Egress.** The unlawful accumulation of storage items severely blocks access to and egress from this unit. (HSC, § 17920.3(l); UHC, § 1001.12; CFC, § 1030.3; PMC, §§ 8.04.400, 8.04.800.)
- 213. Substandard Building. Public Nuisance. Damaged and Discolored Ceiling.** The ceiling surrounding a light recess is damaged and discolored presenting an unsightly nuisance appearance. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

Unit 121

- 214. Substandard Building. Fire Hazard. Missing Unit Numbering.** This unit is missing door numbering that prevents fire officials, police officers, and other personnel from adequately responding to emergency conditions at the unit. (HSC, § 17920.3(c); CBC, § 501.2; CFC, § 505.1; PMC, §§ 8.04.201, 8.04.400.)
- 215. Substandard Building. Unpermitted Electrical Work. Unauthorized Installation of Electrical Wiring.** Electrical wiring has been installed in this unit

without proper building or electrical permits. Unpermitted electrical work often contains hidden and latent defects that can create shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, § 8.04.200, 8.04.800.)

216. Substandard Building. Unpermitted Electrical Work. Unauthorized Installation of Outlet. An outlet has been installed without proper building or electrical permits. Unpermitted electrical work often contains hidden and latent defects that can create shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, § 8.04.200, 8.04.800.)

217. Substandard Building. Unpermitted Electrical Work. Unauthorized Installation of Light Fixture. A light fixture has been installed without proper building or electrical permits. Unpermitted electrical work often contains hidden and latent defects that can create shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, § 8.04.200, 8.04.800.)

218. Substandard Building. Unpermitted Plumbing Alterations. Unlawful Replacement of Bathroom Lavatory. The bathroom lavatory was replaced without proper building or plumbing permits. Unpermitted plumbing alterations and installations are unlawful and often contain hidden or latent defects. (CBC, §§ 105.1, 116.1; CPC, § 103.1; PMC, § 8.04.200.)

219. Substandard Building. Inadequate Ventilation. Missing Bathroom Ventilation Cover. The bathroom ventilation fan cover is missing thereby preventing safety and sanitary ventilation of the bathroom. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

220. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

221. Substandard Building. Public Nuisance. Dilapidated Wall. The wall contains two cut-out holes that expose insulation and create a sanitation hazard. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

Unit 122

222. Substandard Building. Fire Hazard. Missing Unit Numbering. This unit is missing door numbering that prevents fire officials, police officers, and other personnel from adequately responding to emergency conditions at the unit. (HSC, § 17920.3(c); CBC, § 501.2; CFC, § 505.1; PMC, §§ 8.04.201, 8.04.400.)

223. Substandard Building. Unpermitted Electrical Work. Unauthorized Installation of Electrical Wiring. Electrical wiring has been installed in this unit without proper building or electrical permits. Unpermitted electrical work often

contains hidden and latent defects that can create shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, § 8.04.200, 8.04.800.)

224. Substandard Building. Unpermitted Electrical Work. Unauthorized Installation of Outlet. An outlet has been installed without proper building or electrical permits. Unpermitted electrical work often contains hidden and latent defects that can create shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, § 8.04.200, 8.04.800.)

225. Substandard Building. Unpermitted Electrical Work. Unauthorized Installation of Light Fixture. A light fixture has been installed without proper building or electrical permits. Unpermitted electrical work often contains hidden and latent defects that can create shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, § 8.04.200, 8.04.800.)

226. Substandard Building. Unpermitted Plumbing Alternations. Unlawful Replacement of Bathroom Toilet. The bathroom toilet was replaced, changed, or altered without proper building or plumbing permits. Unpermitted plumbing alterations and installations are unlawful and often contain hidden or latent defects. (CBC, §§ 105.1, 116.1; CPC, § 103.1; PMC, § 8.04.200.)

227. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

Unit 123

228. Substandard Building. Fire Hazard. Missing Unit Numbering. This unit is missing door numbering that prevents fire officials, police officers, and other personnel from adequately responding to emergency conditions at the unit. (HSC, § 17920.3(c); CBC, § 501.2; CFC, § 505.1; PMC, §§ 8.04.201, 8.04.400.)

229. Substandard Building. Structural Damage. Water-Damaged Ceiling. The ceiling of this unit has suffered extensive water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(b)(6), (b)(7), (g)(2), (g)(4); UHC, §§ 1001.3(6), (7), 1001.8; CBC, § 116.1; PMC, § 8.04.800.)

230. Substandard Building. Structural Damage. Water Damage (Bathroom). The bathroom has suffered water damage and discoloration due to the water damage. Water damage can undermine the strength and structural integrity of the building and create a risk of either partial or total collapse. (HSC, § 17920.3(a)(14), (b)(4), (b)(5), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, §§ 1001.2(13), 1001.3(4)–(7), 1001.8; CBC, § 116.1; PMC, § 8.04.800.)

- 231. Substandard Building. Electrical Hazard. Missing Outlet Covers.** A protective cover is missing from an outlet in this unit thereby exposing electrical wiring at points of contact and creating a severe risk of shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 232. Substandard Building. Nuisance Condition. Damaged Bathroom Door.** The bathroom door is damaged and unsightly, and it has not been adequately repaired. (HSC, § 17920.3(a)(14), (c), (l); UHC, § 1001.2(13); CBC, § 116.1; CFC, § 1030.3; PMC, §§ 8.10.020(B), 8.04.400, 8.04.800.)
- 233. Substandard Building. Nuisance Condition. Damaged Front Entry Door.** The front entry door is damaged and dilapidated and has not been adequately repaired, and the unit is not adequately weatherproofed. (HSC, § 17920.3(a)(14), (c), (g)(2), (l); UHC, § 1001.2(13), 1001.8; CBC, § 116.1; CFC, § 1030.3; PMC, §§ 8.10.020(B), 8.04.400, 8.04.800.)
- 234. Substandard Building. Inadequate Ventilation. Unsecured Bathroom Ventilation Cover.** The bathroom ventilation fan cover is missing or unsecured thereby preventing safety and sanitary ventilation of the bathroom. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)
- 235. Substandard Building. Public Nuisance. Damaged Bathroom Door.** The bathroom door is damaged and discolored and contains cracks. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

Unit 201

- 236. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
- 237. Substandard Building. Uninhabitable Conditions. Lack of Heating System.** The unit is lacking an air heating system to provide adequate warmth to occupants. A lack of an air heating system creates a life-safety risk for occupants. (HSC, § 17920.3(a)(6), (c); UHC, § 1001.2(6); CRC, § R303.9; PMC, §§ 8.04.750, 8.04.800.)
- 238. Substandard Building. Unpermitted Alteration. Replacement of Air Conditioner Unit.** The air conditioning unit has been improperly replaced with a smaller unpermitted unit. Unpermitted ventilation systems are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (HSC, 17920.3(a)(7), (c); UHC, § 1001.2(7); CBC, § 105.1; CMC, § 111.1; PMC, §§ 8.04.200, 8.04.800.)

239. Substandard Building. Inadequate Ventilation. Broken/Missing Bathroom Fan. The bathroom fan is broken or missing. An inadequate or inoperable fan undermines the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (8); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

Unit 202

240. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

241. Substandard Building. Electrical Hazard. Hazardous Misuse of Extension Cords. Extensions cords are being used and substituted in place of safe, protected, permanent electrical wiring in the first bedroom. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 400.8; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

242. Substandard Building. Sanitation Hazard. Excessive Accumulation of Junk Trash and Debris. The residential unit is being used for hoarding that has resulted a dangerous and excessive accumulation of junk, trash, and debris. (HSC, § 17920.3(a)(14), (c), (j); UHC, § 1001.2(13), 1001.11; CBC, § 116.1; PMC, §§ 8.10.020(G)(1), (G)(2), (G)(3), 8.04.800.)

243. Substandard Building. Fire Hazard. Improper Storage of Combustible Materials. This unit is being used for unlawful and improper storage of combustible items. The significant accumulation of these items creates a ready fuel source for a fire and would cause the rapid spread of any fire that were to ignite within the unit. (CFC, §§ 304.1, 315.2, 315.3, 1030.3; CBC, § 116.1; PMC, 8.04.400.)

244. Substandard Building. Fire Hazard. Improper Use of Hot Plate. A hot plate is being used in an improper and dangerous manner creating a fire and electrical hazard. (HSC, § 17920.3(c), (h); CBC, § 116.1; CFC, §§ 605, 605.7; PMC, § 8.04.400.)

Unit 203

245. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

246. Substandard Building. Inadequate Lighting. Missing Ceiling Light. The ceiling light is missing, and this unit is lacking required electrical lighting. (HSC, §

17920.3(a)(10), (c), (d); UHC, § 1001.2(10), 1001.5; CBC, §§ 116.1, 1205.1, 1205.3; PMC, §§ 8.04.201, 8.04.800.)

247. Substandard Building. Electrical Hazard. Missing Outlet Cover. A protective covers is missing an outlet in this unit thereby exposing electrical wiring at points of contact and creating a severe risk of shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

248. Substandard Building. Electrical Hazard. Exposed Electrical Wiring. Electrical wiring is exposed creating a shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, §§ 1001.4, 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

249. Substandard Building. Structural Damage. Damaged Wall. The bathroom wall contains a hole that creates a health, safety, and sanitation risk. The hole may further allow moisture to deteriorate the structural elements of the wall thereby creating a risk of either partial or total collapse. (HSC, § 17920.3(a)(11), (a)(14), (b)(4), (b)(5), (c); UHC, § 1001.2(11), (13), 1001.3(4), (5); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)

Unit 204

250. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

251. Substandard Building. Electrical Hazard. Missing Outlet Cover. A protective cover is missing from an outlet in this unit thereby exposing electrical wiring at points of contact and creating a severe risk of shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, §§ 1001.3, 1001.4; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

252. Substandard Building. Uninhabitable Conditions. Lack of Heating System. The unit is lacking an air heating system to provide adequate warmth to occupants. A lack of an air heating system creates a life-safety risk for occupants. (HSC, § 17920.3(a)(6), (c); UHC, § 1001.2(6); CRC, § R303.9; PMC, §§ 8.04.750, 8.04.800.)

253. Substandard Building. Unpermitted Alternation. Replacement of Air Conditioner Unit. The air conditioning unit has been improperly replaced with a smaller unpermitted unit. Unpermitted ventilation systems are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (HSC, 17920.3(a)(7), (c); UHC, § 1001.2(7); CBC, § 105.1; CMC, § 111.1; PMC, §§ 8.04.200, 8.04.800.)

254. Substandard Building. Inadequate Ventilation. Inoperable Bathroom Fan. The bathroom fan is broken or inoperable. An inadequate or inoperable fan undermines the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (11), (13); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

Unit 204 (Storage Unit)

255. Substandard Building. Inadequate Ventilation. Improper Ventilation Exhaust. The water heater vent exhaust release is inadequate and positioned too close to combustible materials. (HSC, § 17920.3(a)(7), UHC, § 1001.2(7); CBC, §§ 116.1, PMC, § 8.04.800.)

256. Substandard Building. Fire Hazard. Unsafe Storage of Combustible Materials. Combustible materials are stored in an unsafe manner. (HSC, § 17920.3(c), (f), (j); CFC, §§ 304.1, 315.2, 315.3; CBC, § 116.1; PMC, 8.04.400.)

Unit 206

257. Substandard Building. Fire Hazard. Missing or Inoperable Smoke alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

258. Substandard Building. Structural Hazard. Ceiling Water Leak. The ceiling shows signs of a water leak. Water leaks pose a risk of causing water damage to structural elements of the building which can either lead to either partial or total collapse of the structure. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

259. Substandard Building. Structural Damage. Water-Damaged Ceiling. The ceiling of this unit has suffered water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

260. Substandard Building. Electrical Hazard. Hazardous Ceiling Light Fixture. The ceiling light fixture is not safely or properly secured to the ceiling. Hazardous electrical wiring creates risks of shock and fire to occupants of the unit. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 410.48; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

261. Substandard Building. Uninhabitable Conditions. Lack of Heating System. The unit is lacking an air heating system to provide adequate warmth to occupants.

A lack of an air heating system creates a life-safety risk for occupants. (HSC, § 17920.3(a)(6), (c); UHC, § 1001.2(6); CRC, § R303.9; PMC, §§ 8.04.750, 8.04.800.)

262. Substandard Building. Unpermitted Alternation. Replacement of Air Conditioner Unit. The air conditioning unit has been improperly replaced with a smaller unpermitted unit. Unpermitted ventilation systems are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (HSC, 17920.3(a)(7), (c); UHC, § 1001.2(7); CBC, § 105.1; CMC, § 111.1; PMC, §§ 8.04.200, 8.04.800.)

263. Substandard Building. Electrical Hazard. Missing Outlet Cover. A protective cover is missing from an outlet in this unit thereby exposing electrical wiring at points of contact and creating a severe risk of shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

Unit 207

264. Substandard Building. Electrical Hazard. Hazardous Ceiling Light Fixture. The ceiling light fixture is not safely or properly secured to the ceiling. Hazardous electrical wiring creates risks of shock and fire to occupants of the unit. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 410.48; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

265. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

266. Substandard Building. Structural Damage. Water-Damaged Ceiling. The ceiling of this unit has suffered water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(b)(6), (b)(7), (g)(2), (g)(4); UHC, §§ 1001.3(6), (7), 1001.8; CBC, § 116.1; PMC, § 8.04.800.)

267. Substandard Building. Electrical Hazard. Missing Outlet Cover. A protective cover is missing from an outlet in this unit thereby exposing electrical wiring at points of contact and creating a severe risk of shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, §§ 1001.3, 1001.4; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

268. Substandard Building. Nuisance Condition. Missing Bathroom Door. The bathroom door is missing in this residential unit. (HSC, § 17920.3(a)(14), (c), (l); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.400.)

269. Substandard Building. Inadequate Ventilation. Inoperable Bathroom Fan. The bathroom fan is broken or inoperable. An inadequate or inoperable fan undermines the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (8); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

Unit 208

270. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

271. Substandard Building. Unpermitted Alternation. Replacement of Air Conditioner Unit. The air conditioning unit has been improperly replaced with a smaller unpermitted unit. Unpermitted ventilation systems are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (HSC, 17920.3(a)(7), (c); UHC, § 1001.2(7); CBC, § 105.1; CMC, § 111.1; PMC, §§ 8.04.200, 8.04.800.)

272. Substandard Building. Electrical Hazard. Missing Outlet Cover. A protective cover is missing from an outlet in this unit thereby exposing electrical wiring at points of contact and creating a severe risk of shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

273. Substandard Building. Nuisance Condition. Discolored and Unsightly Ceiling. The bathroom ceiling is severely discolored and creates an unsightly nuisance condition. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2(13); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)

Unit 209

274. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

275. Substandard Building. Inadequate Ventilation. Inoperable Bathroom Fan. The bathroom fan is broken or inoperable. An inadequate or inoperable fan undermines the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (8); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

276. Substandard Building. Structural Hazard. Ceiling Water Leak. The ceiling shows signs of a water leak. Water leaks pose a risk of causing continued water

damage to structural elements of the building which can either partial or total collapse of the structure. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

Unit 210

277. Substandard Building. Electrical Hazard. Missing Light Cover. A required light cover is missing in the bathroom of the residential unit. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

278. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

279. Substandard Building. Structural Hazard. Ceiling Water Leak. The ceiling shows signs of a water leak. Water leaks pose a risk of causing continued water damage to structural elements of the building which can either partial or total collapse of the structure. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

Unit 211

280. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

281. Substandard Building. Nuisance Condition. Damaged Bathroom Door. The bathroom door is severely dilapidated and contains a noticeable hole. (HSC, § 17920.3(a)(14), (c), (l); CBC, § 116.1; CFC, § 1030.3; PMC, §§ 8.10.020(B), 8.04.400.)

282. Substandard Building. Electrical Hazard. Inoperable Ground Fault Circuit Interrupter. The bathroom outlet ground fault circuit interrupter is not working properly creating an increased risk of shock and fire. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, § 210.8(A); PMC, §§ 8.04.300, 8.04.800.)

Unit 212

283. Substandard Building. Substandard and Missing Flooring. This unit is completely missing the flooring creating an unsanitary and unsafe living

environment. (HSC, § 17920.3(a)(14), (b)(2), (c); UHC, §§ 1001.2(13), 1001.3(2); CBC, § 116.1, PMC, § 18.04.800.)

284. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.

A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

285. Substandard Building. Structural Damage. Water-Damaged Ceiling.

The ceiling of this unit has suffered extensive water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

286. Substandard Building. Unpermitted Alternation. Replacement of Air Conditioner Unit.

The air conditioning unit has been improperly replaced with a smaller unpermitted unit. Unpermitted ventilation systems are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (HSC, 17920.3(a)(7), (c); UHC, § 1001.2(7); CBC, § 105.1; CMC, § 111.1; PMC, §§ 8.04.200, 8.04.800.)

287. Substandard Building. Broken and Inadequate Window Construction.

The Window lock in this unit is not working properly create a safety hazard and a further risk of inadequate weather protection. (HSC, § 17920.3(a)(14), (c), (g)(2); UHC, § 1001.2(13), 1001.8; PMC, §§ 8.10.020(B), 8.04.800.)

288. Substandard Building. Structural Damage. Damaged Wall.

The bathroom wall contains a hole that creates a health, safety, and sanitation risk. The hole may further allow moisture to deteriorate the structural elements of the wall thereby creating a risk of either partial or total collapse. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2(13); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)

289. Substandard Building. Nuisance Condition. Discolored and Unsightly Ceiling.

The bathroom ceiling is severely discolored and creates an unsightly nuisance condition. (HSC, § 17920.3(a)(14), (c), (l); UHC, § 1001.2(13); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)

Unit 214

290. Substandard Building. Inadequate Ventilation. Inoperable Bathroom Fan.

The bathroom fan is broken or inoperable. An inadequate or inoperable fan undermines the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (11), (13); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

291. Substandard Building. Electrical Hazard. Missing Outlet Cover. A protective covers are missing from several outlets in this unit thereby exposing electrical wiring at points of contact and creating a severe risk of shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

Unit 215

292. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

293. Substandard Building. Structural Hazard. Ceiling Water Leak. The ceiling shows signs of a water leak. Water leaks pose a risk of causing continued water damage to structural elements of the building which can either partial or total collapse of the structure. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

294. Substandard Building. Structural Damage. Water-Damaged Ceiling. The ceiling of this unit has suffered extensive water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

295. Substandard Building. Electrical Hazard. Missing Outlet Cover. A protective cover are missing from several outlets in this unit thereby exposing electrical wiring at points of contact and creating a severe risk of shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

296. Substandard Building. Sanitation Hazard. Improper Shower. The shower inoperable, and the shower valve is broken and not working properly. Broken or inoperable shower facilities create sanitation hazards that undermine the health and safety of occupants residing in the unit. (HSC, § 17920.3(a)(2), (a)(14), (c), (e); UHC, §§ 1001.2(2), (13), 1001.6; PMC, §§ 8.10.020(B), 8.04.800.)

297. Substandard Building. Sanitation Hazard. Inoperable Toilet. The toilet is broken, and the handle is not working properly. Broken or inoperable bathroom facilities create sanitation hazards that undermine the health and safety of occupants residing in the unit. (HSC, § 17920.3(a)(2), (a)(14), (c), (e); UHC, §§ 1001.2(2), (13), 1001.6; PMC, §§ 8.10.020(B), 8.04.800.)

Unit 216

298. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

299. Substandard Building. Inadequate Ventilation. Inoperable Bathroom Fan. The bathroom fan is broken or inoperable. An inadequate or inoperable fan undermines the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (11), (13); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

Unit 217

300. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

301. Substandard Building. Structural Hazard. Ceiling Water Leak. The ceiling shows signs of a water leak. Water leaks pose a risk of causing continued water damage to structural elements of the building which can either partial or total collapse of the structure. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

302. Substandard Building. Inadequate Ventilation. Missing or Inoperable Bathroom Fan. The bathroom fan is missing or inoperable. An inoperable fan undermines the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (11), (13); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

303. Substandard Building. Electrical Hazard. Missing Light Cover. A required light cover is missing in the bathroom of the residential unit. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

Unit 218

304. Substandard Building. Structural Hazard. Ceiling Water Leak. The ceiling shows signs of a water leak. Water leaks pose a risk of causing continued water damage to structural elements of the building which can either partial or total collapse of the structure. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

- 305. Substandard Building. Structural Damage. Water-Damaged Ceiling.** The ceiling of this unit has suffered extensive water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); CBC, § 116.1, PMC, § 8.10.020(B).)
- 306. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
- 307. Substandard Building. Inadequate Ventilation. Missing Ventilation Fan Cover.** The vent fan cover in this unit is unsecured or missing undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (8); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)
- 308. Substandard Building. Electrical Hazard. Missing Light Cover.** A required light cover is missing in the bathroom of the residential unit. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 309. Substandard Building. Unpermitted Alternation. Replacement of Air Conditioner Unit.** The air conditioning unit has been improperly replaced with a smaller unpermitted unit. Unpermitted ventilation systems are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (HSC, 17920.3(a)(7), (c); UHC, § 1001.2(7); CBC, § 105.1; CMC, § 111.1; PMC, §§ 8.04.200, 8.04.800.)
- 310. Substandard Building. Inadequate Weatherproofing. Air Conditioning Unit Improperly Sealed.** The air conditioning unit is not properly sealed from the exterior thereby causing the unit to be inadequately weatherproofed. (HSC, § 17920.3(a)(14), (c), (g); UHC, § 1001.2(13), 1001.8; CBC, § 116.1, PMC, § 8.04.800.)

Unit 219

- 311. Substandard Building. Fire Hazard. Missing Unit Numbering.** This unit is missing door numbering that prevents fire officials, police officers, and other personnel from adequately responding to emergency conditions at the unit. (HSC, § 17920.3(c); CBC, § 501.2; CFC, § 505.1; PMC, §§ 8.04.201, 8.04.400.)
- 312. Substandard Building. Structural Damage. Water-Damaged Ceiling.** The ceiling of this unit has suffered extensive water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the

ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

313. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.

A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

314. Substandard Building. Inadequate Ventilation. Unsecured Ventilation Fan Cover.

The vent fan in this unit is unsecured or missing undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

315. Substandard Building. Nuisance Condition. Discolored and Unsightly Bathroom Walls.

The bathroom walls are severely discolored and create an unsightly nuisance condition. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2(13); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)

Unit 220

316. Substandard Building. Structural Hazard. Ceiling Water Leak.

The ceiling shows signs of a water leak. Water leaks pose a risk of causing continued water damage to structural elements of the building which can either partial or total collapse of the structure. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

317. Substandard Building. Structural Damage. Water-Damaged Ceiling.

The ceiling of this unit has suffered extensive water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

318. Substandard Building. Electrical Hazard. Missing Outlet Cover.

A protective cover is missing from an outlet thereby exposing electrical wiring at points of contact. This exposed electrical wiring creates a severe risk of shock and fire. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

319. Substandard Building. Nuisance Condition. Missing Bathroom Door.

The bathroom door is missing in this residential unit. (HSC, § 17920.3(a)(14), (c), (l); CBC, § 116.1; PMC, § 8.10.020(B).)

- 320. Substandard Building. Sanitation Hazard. Missing Toilet Tank Cover.** The toilet is substandard, and the tank cover is missing. Substandard or inoperable bathroom facilities create sanitation hazards that undermine the health and safety of occupants residing in the unit. (HSC, § 17920.3(a)(2), (a)(14), (c), (e); CBC, § 116.1; PMC, § 8.10.020(B).)
- 321. Substandard Building. Sanitation Hazard. Improper Shower Facility.** The shower is damaged and unsanitary. (HSC, § 17920.3(a)(2); UHC, § 1001.2(2); PMC, § 8.04.800.)
- 322. Substandard Building. Structural Hazard. Damaged, Missing, or Inadequate Baseboards.** Baseboards in the bathroom are damaged, missing or inadequate creating a sanitation and structural hazard. (HSC, § 17920.3(a)(13), (b)(1), (b)(2); UHC, § 1001.3(1), (2); PMC, § 8.04.800.)

Unit 221

- 323. Substandard Building. Uninhabitable Conditions. Lack of Heating System.** The unit is lacking an air heating system to provide adequate warmth to occupants. A lack of an air heating system creates a life-safety risk for occupants. (HSC, § 17920.3(a)(6), (c); UHC, § 1001.2(6); CRC, § R303.9; PMC, §§ 8.04.750, 8.04.800.)
- 324. Substandard Building. Unpermitted Alternation. Replacement of Air Conditioner Unit.** The air conditioning unit has been improperly replaced with a smaller unpermitted unit. Unpermitted ventilation systems are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (HSC, 17920.3(a)(7), (c); UHC, § 1001.2(7); CBC, § 105.1; CMC, § 111.1; PMC, §§ 8.04.200, 8.04.800.)
- 325. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
- 326. Substandard Building. Inadequate Ventilation. Unsecured Ventilation Fan Cover.** The vent fan in this unit is unsecured or missing undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7); CBC, §§ 116.1, 1203.4.2.1; CGBSC, § 4.506.1; PMC, §§ 8.04.201, 8.04.800.)
- 327. Substandard Building. Electrical Hazard. Missing Light Cover.** A required light cover is missing in the bathroom of the residential unit. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

Unit 222

- 328. Substandard Building. Structural Hazard. Ceiling Water Leak.** The ceiling shows signs of a water leak. Water leaks pose a risk of causing continued water damage to structural elements of the building which can either partial or total collapse of the structure. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)
- 329. Substandard Building. Structural Damage. Water-Damaged Ceiling.** The ceiling of this unit has suffered extensive water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)
- 330. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
- 331. Substandard Building. Nuisance Condition. Unfinished Painting.** Painting near the bathroom sink incomplete and unsightly creating a nuisance. (HSC, § 17920.3(a)(14), (c); UHC, §§ 1001.2(13), 1001.4; PMC, § 8.04.800.)
- 332. Substandard Building. Unpermitted Plumbing. Unauthorized Installation of Additional Bathroom Lavatory.** Plumbing installations have been added for an extra bathroom lavatory without proper permits. Unpermitted plumbing is unlawful and often contains hidden and defective work. (CBC, §§ 105.1, 116.1; CPC, § 103.1; PMC, § 8.04.200.)

Unit 223

- 333. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
- 334. Substandard Building. Unpermitted Alteration. Replacement of Air Heating Unit.** The air heating unit has been improperly replaced with a smaller unpermitted unit. Unpermitted ventilation systems are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (HSC, 17920.3(a)(7), (c); UHC, § 1001.2(7); CBC, § 105.1; CMC, § 111.1; PMC, §§ 8.04.200, 8.04.800.)
- 335. Substandard Building. Unpermitted Plumbing. Unauthorized Installation of Sink.** A new sink was added without obtaining the proper and necessary permits.

Unpermitted plumbing work is unlawful and often contains hidden and latent defects. (CBC, §§ 105.1, 116.1; CPC, § 103.1; PMC, § 8.04.200.)

336. Substandard Building. Sanitation Hazard. Improper Sink. The kitchen sink is improperly installed and the countertop does not provide proper water resistance. The wooden setting for the sink is deteriorated and inadequately finished thereby allowing water damage and moisture and creating a sanitation hazard. (HSC, § 17920.3(a)(2), (a)(3), (a)(11), (a)(14), (c); UHC, § 1001.2(2), (3), (11), (14); PMC, § 8.04.800.)

337. Substandard Building. Unpermitted Electrical Work. Unauthorized Replacement of Bathroom Outlets. Outlets were replaced in the bathroom without proper permits. Unpermitted electrical work is unlawful and often contains hidden and latent defects. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)

338. Substandard Building. Electrical Hazard. Exposed Electrical Wiring. Electrical wiring is exposed creating a shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, §§ 1001.4, 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

339. Substandard Building. Inadequate Ventilation. Missing Ventilation Fan Cover. The vent fan cover in this unit is missing undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (8); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

340. Substandard Building. Inadequate Ventilation. Inoperable Bathroom Vent Fan. The vent fan is inoperable undermining the safety, sanitation, and effectiveness of the bathroom ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (8); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

341. Substandard Building. Nuisance Condition. Unfinished Painting. Painting near the unpermitted installation of the sink is incomplete and unsightly. (HSC, § 17920.3(a)(14), (c); UHC, §§ 1001.2(13), 1001.4; PMC, § 8.04.800.)

342. Substandard Building. Electrical Hazard. Missing Light Cover. A required light cover is missing in the bathroom of the residential unit. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

Unit 224

343. Substandard Building. Electrical Hazard. Missing Outlet Cover. A protective cover is missing from an outlet in this unit thereby exposing electrical wiring at points of contact. This exposed electrical wiring creates a severe risk of

shock and fire. (HSC, § 17920.3(c), (d); UHC, §§ 1001.3, 1001.4; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

344. Substandard Building. Electrical Hazard. Missing Light Cover. A required light cover is missing in the bathroom of the residential unit. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

345. Substandard Building. Unpermitted Electrical Work. Unauthorized Installation of Electric Stovetop. An electrical stovetop was added without the proper building or electrical permits. Unpermitted electrical installations are unlawful and often contain hidden or latent defects. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)

346. Substandard Building. Electrical Hazard. Hazardous Misuse and Placement of Toaster Oven. A toaster oven is set on top of stove cooking panels thereby creating a severe fire and electrical hazard. (HSC, § 17920.3(c), (d); UHC, §§ 1001.4, 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

347. Substandard Building. Unpermitted Plumbing. Unauthorized Installation of Bathroom Sink. A bathroom sink was constructed and installed without proper permits. Unpermitted plumbing is unlawful and often contains hidden or latent defects that can create a risk of leaks causing further water damage to the unit. (HSC, § 17920.3(c), (h); CBC, § 116.1; CFC, §§ 605, 605.7; PMC, § 8.04.400.)

348. Substandard Building. Inadequate Ventilation. Missing Ventilation Fan Cover. The bathroom vent fan in this unit is missing its cover thereby undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (8); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

349. Substandard Building. Uninhabitable Conditions. Lack of Air Heating System. The unit is lacking an air heating system to provide adequate warmth to occupants. A lack of an air heating system creates a life-safety risk for occupants. (HSC, § 17920.3(a)(6), (c); UHC, § 1001.2(6); CRC, § R303.9; PMC, §§ 8.04.750, 8.04.800.)

350. Substandard Building. Unpermitted Alternation. Replacement of Air Conditioner Unit. The air conditioning unit has been improperly replaced with a smaller unpermitted unit. The unpermitted replacement of the air conditioning unit is unlawful and may contain severe latent and hidden defects that can undermine the safety of the work. (HSC, 17920.3(a)(7), (c); UHC, § 1001.2(7); CBC, § 105.1; CMC, § 111.1; PMC, §§ 8.04.200, 8.04.800.)

351. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety

hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

352. Substandard Building. Electrical Hazard. Exposed Electrical Wiring. Electrical wiring in the office ceiling is exposed creating a shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, §§ 1001.4, 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

353. Substandard Building. Sanitation Hazard. Accumulation of Junk, Trash, and Debris. A substantial amount of junk, trash, and debris has accumulated within this unit. (HSC, § 17920.3(a)(14), (c), (j); UHC, § 1001.2(13), 1001.11; CBC, § 116.1; PMC, §§ 8.10.020(G)(1), (G)(2), (G)(3), 8.04.800.)

354. Substandard Building. Inadequate Natural Lighting. Natural light sources including windows are improperly blocked or obstructed. (HSC, § 17920.3(a)(8), (c); UHC, §§ 1001.2(8), 1001.4; PMC, § 8.04.800.)

Unit 225

355. Substandard Building. Structural Hazard. Ceiling Water Leak. The ceiling shows signs of a water leak. Water leaks pose a risk of causing continued water damage to structural elements of the building which can either partial or total collapse of the structure. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

356. Substandard Building. Structural Damage. Water-Damaged Ceiling. The ceiling of this unit has suffered extensive water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

357. Substandard Building. Uninhabitable Conditions. Lack of Air Heating System. The unit is lacking an air heating system to provide adequate warmth to occupants. A lack of an air heating system creates a life-safety risk for occupants. (HSC, § 17920.3(a)(6), (c); UHC, § 1001.2(6); CRC, § R303.9; PMC, §§ 8.04.750, 8.04.800.)

358. Substandard Building. Unpermitted Electrical Work. Unauthorized Installation of Electric Stovetop. An electrical stovetop was added without the proper building or electrical permits. Unpermitted electrical installations are unlawful and often contain hidden or latent defects. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, 89.108.4; PMC, §§ 8.04.200, 8.04.800.)

359. Substandard Building. Unpermitted Plumbing. Unauthorized Installation of Bathroom Sink. A bathroom sink was constructed and installed without proper permits. Unpermitted plumbing is unlawful and often contains hidden or latent

defects that can create a risk of leaks causing further water damage to the unit. (HSC, § 17920.3(c), (h); CBC, § 116.1; CFC, §§ 605, 605.7; PMC, § 8.04.400.)

360. Substandard Building. Electrical Hazard. Missing Outlet Covers. Protective covers are missing from outlets under the stovetop and in the bathroom thereby exposing electrical wiring at points of contact. This exposed electrical wiring creates a severe risk of shock and fire. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

361. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

362. Substandard Building. Public Nuisance. Damaged and Discolored Ceiling. The ceiling is damaged and discolored presenting an unsightly nuisance appearance. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)

Unit 226

363. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

364. Substandard Building. Electrical Hazard. Missing Outlet Cover. A protective cover is missing from an outlet in this unit thereby exposing electrical wiring at points of contact. This exposed electrical wiring creates a severe risk of shock and fire. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

365. Substandard Building. Inadequate Ventilation. Missing Ventilation Fan Cover. The bathroom vent fan in this unit is missing its cover thereby undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201.)

366. Substandard Building. Electrical Hazard. Missing Light Cover. A required light fixture cover is missing in the bathroom of the residential unit. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

367. Substandard Building. Structural Damage. Water-Damaged Ceiling. The ceiling in this unit has suffered extensive water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the

ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(b)(6), (b)(7), (g)(2), (g)(4); UHC, §§ 1001.3(6), (7), 1001.8; CBC, § 116.1.)

368. Substandard Building. Nuisance Condition. Discolored and Unsightly Ceiling. The bathroom ceiling is severely discolored and creates an unsightly nuisance condition. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2(13); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)

369. Substandard Building. Nuisance Condition. Discolored and Unsightly Walls. The bathroom walls are severely discolored and create unsightly nuisance conditions. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2(13); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)

Unit 228

370. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing a required battery. Substandard or inoperable smoke alarms can delay occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

371. Substandard Building. Inadequate Ventilation. Unsecured Ventilation Fan Cover. The vent fan in this unit is unsecured or missing undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (8); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)

Unit 228 (Storage Unit)

372. Substandard Building. Electrical Hazard. Significant Exposed Electrical Wiring. Electrical wiring in the office ceiling is exposed and creates a shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, §§ 1001.4, 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

373. Substandard Building. Unauthorized Occupancy. Storage Unit Used As Habitable Space. The storage unit nearby Unit 228 is being used as habitable space without a proper certificate of occupancy or other authorization allowing such occupancy. (UHC, § 1001.14; CBC, § 111.1, PMC, §§ 8.04.200, 8.04.800.)

374. Substandard Building. Fire Hazard. Inadequate Means of Egress. The storage unit does not provide adequate means of egress in the event of a fire or other emergency. (HSC, § 17920.3(l); UHC, § 1001.12; CFC, § 1030.3; PMC, §§ 8.04.400, 8.04.800.)

375. Substandard Building. Sanitation Hazard. Accumulation of Junk Trash and Debris. There is a large accumulation of junk, trash, debris, boxes, containers, discarded materials, and other storage items. (HSC, § 17920.3(a)(14), (c), (j); UHC,

§ 1001.2(13), 1001.11; CBC, § 116.1; PMC, §§ 8.10.020(G)(1), (G)(2), (G)(3), 8.04.800.)

Unit 229

- 376. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm.** A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)
- 377. Substandard Building. Electrical Hazard. Exposed Electrical Wiring.** Electrical wiring is exposed at the smoke alarm mount location. Exposed electrical wiring creates severe shock and fire hazards. (HSC, § 17920.3(c), (d); UHC, §§ 1001.4, 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 378. Substandard Building. Unpermitted Construction.** Significant construction work is being conducted in this unit without permits. Unpermitted construction and installations are unlawful and often contains severe latent and hidden defects that can undermine the safety of the work. (CBC, §§ 105.1, 116.1; PMC, § 8.04.200.)
- 379. Substandard Building. Uninhabitable Conditions. Lack of Air Heating System.** The unit is lacking an air heating system to provide adequate warmth to occupants. A lack of an air heating system creates a life-safety risk for occupants. (HSC, § 17920.3(a)(6), (c); UHC, § 1001.2(6); CRC, § R303.9; PMC, §§ 8.04.750, 8.04.800.)
- 380. Substandard Building. Unpermitted Alternation. Replacement of Air Conditioner Unit.** The air conditioning unit has been improperly replaced with a smaller unpermitted unit. The unpermitted replacement of the air conditioning unit is unlawful and may contain severe latent and hidden defects that can undermine the safety of the work. (HSC, 17920.3(a)(7), (c); UHC, § 1001.2(7); CBC, § 105.1; CMC, § 111.1; PMC, §§ 8.04.200, 8.04.800.)
- 381. Substandard Building. Hazardous Flooring. Cracked and Dilapidated Bathroom Tile.** The bathroom tiling is cracked, damaged and dilapidated creating sanitation hazards and safety risks for any occupants walking upon the floor tile. (HSC, § 17920.3(a)(14), (b)(2), (c), UHC, § 1001.3(2); CBC, § 116.1; PMC, § 8.04.800.)
- 382. Substandard Building. Substandard and Missing Flooring.** There is a gap between the bathroom tiling and the wooden flooring that allows food, dirt, waste, and other particles to become trapped in, under, and around the flooring. (HSC, § 17920.3(a)(14), (b)(2), (c); UHC, §§ 1001.2(13), 1001.3(2); CBC, § 116.1, PMC, § 18.04.800.)

- 383. Substandard Building. Nuisance Condition. Missing Bathroom Door.** The bathroom door is missing in this residential unit. (HSC, § 17920.3(a)(14), (c), (l); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.400.)
- 384. Substandard Building. Nuisance Condition. Discolored and Unsightly Ceiling.** The bathroom ceiling is severely discolored and creates an unsightly nuisance condition. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2(13); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)
- 385. Substandard Building. Electrical Hazard. Unsecured Light Fixture.** A light fixture has been installed in such a manner that is unsecured and electrical wiring is exposed. Exposed electrical wiring, especially at points of contact, create severe shock and fire hazards. (HSC, § 17920.3(c), (d); CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400.)
- 386. Substandard Building. Electrical Hazard. Missing Outlet Cover.** A protective covers is missing an outlet in this unit thereby exposing electrical wiring at points of contact and creating a severe risk of shock and fire hazard. (HSC, § 17920.3(c), (d); UHC, §§ 1001.3, 1001.4; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 387. Substandard Building. Electrical Hazard. Missing Light Switch Faceplate.** The bathroom light switch is missing a faceplate thereby exposing electrical wiring at points of contact. Exposed electrical wiring, especially, at points of contact such as a light switch, creates severe shock and fire hazards. (HSC, § 17920.3(d); UHC, § 1001.5; CEC, § 404.9(A), CFC, § 300.4; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 388. Substandard Building. Inadequate Ventilation. Missing Ventilation Fan Cover.** The bathroom vent fan in this unit is missing its cover thereby undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)
- 389. Substandard Building. Electrical Hazard. Missing Light Cover.** A required light cover is missing in the bathroom of the residential unit. (HSC, § 17920.3(c), (d); UHC, § 1001.5; CFC, § 605.1; CEC, § 300.4; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)
- 390. Substandard Building. Structural Hazard. Damaged, Missing, or Inadequate Baseboards.** Baseboards in the bathroom are damaged, missing or inadequate creating a sanitation and structural hazard. (HSC, § 17920.3(a)(13), (b)(1), (b)(2); UHC, § 1001.3(1), (2); PMC, § 8.04.800.)
- 391. Substandard Building. Sanitation Hazard. Mold Growth.** The ceiling above the shower appears to be covered with mold. Mold is a fungus that can release toxic spores and presents a safety and sanitation hazard to residents. (HSC, § 17920.3(a)(11), (a)(13), (a)(14), UHC, §§ 1001.2(11), (13), 1001.4; PMC, § 8.04.800.)

392. Substandard Building. Sanitation Hazard. Accumulation of Dust, Dirt and Debris. Parts of this unit or so dirty and unsanitary that it the unit is unfit for human habitation. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2(13); PMC, §§ 8.10.020(G)(1), 8.04.800.)

393. Substandard Building. General Dilapidation and Improper Maintenance. The totality of conditions in this unit show a severe lack of maintenance and general dilapidation that undermines the safety and sanitation of the unit. (HSC, § 17920.3(a)(14); UHC, § 1001.2(13); PMC, § 8.04.800.)

Unit 230

394. Substandard Building. Fire Hazard. Missing or Inoperable Smoke Alarm. A required smoke alarm is missing or inoperable. A lack of operable smoke alarms delays occupants egress from the structure and creates an unlawful life-safety hazard. (CFC, §§ 907.2.8.3, 907.2.11; CBC, §§ 420.5, 907.2.8.3, 907.2.11; PMC, §§ 8.04.201; 8.04.400.)

395. Substandard Building. Uninhabitable Conditions. Lack of Air Heating System. The unit is lacking an air heating system to provide adequate warmth to occupants. A lack of an air heating system creates a life-safety risk for occupants. (HSC, § 17920.3(a)(6), (c); UHC, § 1001.2(6); CRC, § R303.9; PMC, §§ 8.04.750, 8.04.800.)

396. Substandard Building. Electrical Hazard. Missing Outlet Cover. A protective cover is missing from an outlet in this unit thereby exposing electrical wiring at points of contact. This exposed electrical wiring creates a severe risk of shock and fire. (HSC, § 17920.3(c), (d); UHC, §§ 1001.3, 1001.4; CFC, § 605.1; CEC, § 406.6; CBC, § 116.1; PMC, §§ 8.04.300, 8.04.400, 8.04.800.)

397. Substandard Building. Structural Hazard. Ceiling Water Leak. The ceiling shows signs of a water leak. Water leaks pose a risk of causing continued water damage to structural elements of the building which can either partial or total collapse of the structure. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

398. Substandard Building. Structural Damage. Water-Damaged Ceiling. The ceiling of this unit has suffered extensive water damage that undermines the strength and structural integrity of the ceiling and roof. Any partial or total collapse of the ceiling or roof could cause substantial bodily injury or death. (HSC, § 17920.3(a)(11), (a)(14), (b)(6), (b)(7), (c), (g)(2), (g)(4); UHC, § 1001.2(11), (13), 1001.3(6), (7), 1001.8; CBC, § 116.1, PMC, §§ 8.10.020(B), 8.04.800.)

399. Substandard Building. Nuisance Condition. Discolored and Unsightly Ceiling. The bathroom ceiling is severely discolored and creates an unsightly nuisance condition. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2(13); CBC, § 116.1; PMC, §§ 8.10.020(B), 8.04.800.)

- 400. Substandard Building. Hazardous Plumbing. Damaged or Inoperable Toilet.** The bathroom toilet is damaged, and water is running constantly. (HSC, § 17920.3(a)(2), (a)(14), (c), (e); UHC, §§ 1001.2(2), (13), 1001.6; PMC, §§ 8.10.020(B), 8.04.800.)
- 401. Substandard Building. Public Nuisance. Leaking Toilet.** The toilet is not properly secured and/or sealed to the bathroom floor. The toilet is leaking a waste substance in the back. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
- 402. Substandard Building. Nuisance Condition. Damaged Bathroom Door.** The bathroom door is damaged, and it does not provide a safe and adequate means of egress. (HSC, § 17920.3(a)(14), (c), (l); CBC, § 116.1; CFC, § 1030.3; PMC, §§ 8.10.020(B), 8.04.400.)
- 403. Substandard Building. Inadequate Ventilation. Missing Ventilation Fan.** The bathroom vent in this unit is missing the fan and fan cover thereby undermining the safety, sanitation, and effectiveness of the ventilation system. (HSC, § 17920.3(a)(7), (a)(8), (a)(11), (a)(14), (c); UHC, § 1001.2(7), (8); CBC, §§ 116.1, 1203.4.2.1; PMC, §§ 8.04.201, 8.04.800.)
- 404. Substandard Building. Fire Hazard. Improper Makeshift Use of Cooking Equipment.** Electrical cooking equipment is being used improperly and in a manner that creates a fire and safety hazard. (HSC, § 17920.3(c), (h); CBC, § 116.1; CFC, §§ 605, 605.7; PMC, § 8.04.400.)
- 405. Substandard Building. Sanitation Hazard. Accumulation of Junk Trash and Debris.** There is a large accumulation of junk, trash, debris, boxes, containers, discarded materials, and other storage items. (HSC, § 17920.3(a)(14), (c), (j); UHC, § 1001.2(13), 1001.11; CBC, § 116.1; PMC, §§ 8.10.020(G)(1), (G)(2), (G)(3), 8.04.800.)
- 406. Substandard Building. Sanitation Hazard. Inaccessible Bathroom Sink.** Junk, debris, and cooking equipment is improperly blocking and impeding access to the bathroom sink thereby creating a sanitation hazard. (HSC, § 17920.3(a)(2), (c); UHC, § 1001.2(2), 1001.4; PMC, § 8.04.800.)
- 407. Substandard Building. Public Nuisance. Dilapidated Ceiling.** Paint is chipping off the ceiling creating an uneven and unsightly ceiling texture. (HSC, § 17920.3(c); UHC, § 1001.4; PMC, §§ 8.04.800, 8.36.050(B), 8.36.061(A).)
- 408. Substandard Building. General Dilapidation and Improper Maintenance.** The totality of conditions in this unit, including the dirty and disgusting walls, the inoperable toilet, the accumulation of junk and debris, show a severe lack of maintenance and general dilapidation that undermines the safety and sanitation of the unit. (HSC, § 17920.3(a)(14); UHC, § 1001.2(13); PMC, § 8.04.800.)

Other Violations

- 409. Substandard Building. Fire Hazard. Inoperable Fire Alarm.** The fire alarm components, including pull boxes and notification devices, are non-operational. (HSC, § 17920.3(h); UHC, § 1001.9; CFC, § 1103.7.5.1; PMC, § 8.04.400; 8.04.800.)
- 410. Substandard Building. Fire Hazard. Inadequate Fire Resistance Rated Construction.** The second story exterior exit path is unsound, loose, unstable, and missing construction elements and does not provide a reliable or adequate means of egress. (HSC, § 17920.3(l); UHC, § 1001.12; CFC, § 701.3; PMC, § 8.04.800.)
- 411. Inadequate Property Maintenance. Public Nuisance. Outdoor Storage of Construction Materials.** Construction materials are being improperly stored around the exterior of the Subject Property. (PMC, § 8.36.060(A)(4)(d), (A)(4)(d).)
- 412. Inadequate Property Maintenance. Public Nuisance. Accumulation of Junk, Trash, and Debris.** Junk, trash, debris, household items, and other discarded items are improperly stored around the exterior of the Subject Property, in the parking lot, and in the swimming pool area. (PMC, § 8.36.060(A)(2).)
- 413. Inadequate Property Maintenance. Public Nuisance. Rodent and Insect Harborage.** The accumulation of junk, trash, debris, construction materials combined with the general dilapidation on the Subject Property creates a harborage for rodents and insects that can carry dangerous diseases. (HSC, § 17920.3(a)(12), (14), (c), (j); UHC, §§ 1001.2(12), (13), 1001.4, 1001.11; PMC, § 8.36.060(B)(4).)
- 414. Inadequate Property Maintenance. Public Nuisance. Deteriorated Exterior Paint.** The paint on the exterior of the Subject Property is worn and deteriorated and presents an extremely unsightly appearance. (PMC, § 8.36.060(B)(4).)
- 415. Inadequate Property Maintenance. Public Nuisance. Deteriorated Stucco.** Stucco on the exterior of the Subject Property is cracked, crumbling, and deteriorating presenting an unsightly worn appearance. (PMC, § 8.36.060(B)(3).)
- 416. Inadequate Property Maintenance. Public Nuisance. Improper Storage of Garbage Cans.** A large 90-gallon trash can is improperly stored in the parking lot on the Subject Property. (PMC, § 8.36.061(K).)
- 417. Inadequate Property Maintenance. Public Nuisance. Broken Wall.** Part of a block wall surrounding the Subject Property are broken and cracked presenting an unsightly and deteriorated appearance. (PMC, § 8.36.080(B)(8).)
- 418. Inadequate Property Maintenance. Public Nuisance. Faulty Weather Protection.** The exterior of the Subject Property is not properly weather proofed. Air conditioning units are improperly sealed and exposed to outside weathering forces. Window sections are improperly sealed with plywood. (PMC, § 8.36.060(B)(2), (B)(3).)

- 419. Inadequate Property Maintenance. Public Nuisance. Abandoned and Discarded Objects.** Various appliances, bags, cars, electrical equipment, and construction materials have been abandoned or improperly discarded along the side of the parking lot. (PMC, § 8.36.060(O)(2).)
- 420. Inadequate Property Maintenance. Public Nuisance. Dilapidated Stairway Railing.** Exterior stairway railings are rusting and paint is peeling away creating an unsightly nuisance condition. (PMC, § 8.36.060(B)(3), (B)(4); 8.36.061(B).)
- 421. Inadequate Property Maintenance. Improper Landscaping.** Landscaping is unfinished and unmaintained around the exterior of the Subject Property. (8.36.062.)
- 422. Inadequate Property Maintenance. Attractive Nuisance. Unsecured Empty Jacuzzi.** The jacuzzi by the pool is empty and improperly secured by a plywood sheet creating an attractive nuisance. (HSC, § 17920.3(c); UHC, § 1001.4; UCADB, § 302(12)(i); PMC, §§ 8.04.800, 8.04.900.)
- 423. Public Nuisance. Graffiti.** Unsightly graffiti has been etched into the sidewalk. (PMC, § 9.30.080.)
- 424. Substandard Building. Lack of Waste Disposal Enclosure.** There is no trash enclosure for proper waste disposal. (PMC, § 5.52.360.)
- 425. Zoning Violation. Unpermitted Banner.** A large "Motel 6" banner is being displayed without a proper permit. (PZO, 88.10(A)(2).)
- 426. Zoning Violation. Improper Set Back.** The storage shed has been built and constructed improperly next to the property line. (PZO, § 82.02(C).)
- 427. Zoning Violation. Improper Fence Height.** The block wall height is improperly raising using a wrought iron fence. (PZO, § 86.04(C)(3).)

Pursuant to the HSC, the CBC, the CEC, the CMC, the CPC, the PMC, and the PZO, the buildings and structures on the Subject Property are dangerously substandard and constitute public nuisances.

The City of Palmdale, as the enforcement agency, has determined that the unlawful conditions on the Subject Property, including those identified herein, pose an immediate threat and danger to the lives, health and safety of the public and occupants of the Subject Property. Therefore, pursuant to HSC sections 17980 through 17980.6, UHC sections 1103 and 1104, and UCADB section 404, you are hereby ordered to:

1. Pursuant to the simultaneously issued Notice to Vacate issued by the City, you must completely vacate the Subject Property no later than two (2) calendar days from this N&O, December 15, 2016 ("Vacate Deadline").

2. Fully and properly fence the Subject Property in compliance and the PMC and thereafter maintain secure it against unlawful entry no later than seven (7) calendar days from this N&O, December 20, 2016 (“Initial Compliance Deadline”).
3. Repair or abate all code violations on the Subject Property, including, but not limited to, all unlawful conditions identified herein. Work to abate these unlawful conditions must be completed within thirty 30 calendar days, January 12, 2017 (“Compliance Deadline”).

If you do not comply with all of these deadlines, you will be subject to further enforcement action, including possible criminal, receivership or civil proceedings. Repair or abatement of some of the unlawful conditions identified above may require you to obtain permits. You are obligated to obtain these permits in time to complete the rehabilitation of the Subject Property by the Compliance Deadline. Satisfactory proof of full and complete compliance for each condition identified above must be submitted to the City on or before each deadline.

Pursuant to HSC section 17980.6(c), you are hereby notified that you cannot retaliate against lessees of the Subject Property pursuant to Civil Code section 1942.5. Pursuant to HSC section 17980(d), you are hereby notified that, in accordance with Revenue and Taxation Code sections 17274 and 24436.5, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred for the Subject Property in this taxable year.

If you have any questions regarding this N&O, you may contact the undersigned.


Sara Shreves
Community Compliance Supervisor
City of Palmdale
(661) 267-5100


Bud Davis
Building Official
City of Palmdale
(661) 267-5100

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EXHIBIT B

**3-DAY NOTICE
PROOFS OF SERVICE**

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): MATTHEW R. SILVER, SBN 245528; John M. Fujii (SBN 17271) SILVER & WRIGHT LLP 3 Corporate Park, Suite 100 Irvine, California 92606 TELEPHONE NO.: 949-385-6431 FAX NO. (Optional): 949-385-6428 E-MAIL ADDRESS (Optional): MSilver@SilverWrightLaw.com ATTORNEY FOR (Name): City of Palmdale	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles STREET ADDRESS: 42011 4th Street West MAILING ADDRESS: 42011 4th Street West CITY AND ZIP CODE: Lancaster 93534 BRANCH NAME: Michael Antonovich Antelope Valley Courthouse	
PLAINTIFF/PETITIONER: City of Palmdale DEFENDANT/RESPONDENT: Palmdale Lodging, LLC et al.	CASE NUMBER:
PROOF OF SERVICE OF SUMMONS	Ref. No. or File No.:

(Separate proof of service is required for each party served.)

1. At the time of service I was at least 18 years of age and not a party to this action.
2. I served copies of:
 - a. summons
 - b. complaint
 - c. Alternative Dispute Resolution (ADR) package
 - d. Civil Case Cover Sheet (served in complex cases only)
 - e. cross-complaint
 - f. other (specify documents): 3 Day Notice of Receivership Petition/Complaint
3. a. Party served (specify name of party as shown on documents served):
 Los Angeles County Treasurer and Tax Collector

 b. Person (other than the party in item 3a) served on behalf of an entity or as an authorized agent (and not a person under item 5b on whom substituted service was made) (specify name and relationship to the party named in item 3a):
 Aurora T. Castillo (Receptionist)
4. Address where the party was served:
 225 N. Hill Street, Rm. 130 Los Angeles, CA 90012
5. I served the party (check proper box)
 - a. **by personal service.** I personally delivered the documents listed in item 2 to the party or person authorized to receive service of process for the party (1) on (date): 01/19/2017 (2) at (time): 12:25pm
 - b. **by substituted service.** On (date): _____ at (time): _____ I left the documents listed in item 2 with or in the presence of (name and title or relationship to person indicated in item 3):
 - (1) **(business)** a person at least 18 years of age apparently in charge at the office or usual place of business of the person to be served. I informed him or her of the general nature of the papers.
 - (2) **(home)** a competent member of the household (at least 18 years of age) at the dwelling house or usual place of abode of the party. I informed him or her of the general nature of the papers.
 - (3) **(physical address unknown)** a person at least 18 years of age apparently in charge at the usual mailing address of the person to be served, other than a United States Postal Service post office box. I informed him or her of the general nature of the papers.
 - (4) I thereafter mailed (by first-class, postage prepaid) copies of the documents to the person to be served at the place where the copies were left (Code Civ. Proc., § 415.20). I mailed the documents on (date): _____ from (city): _____ or a declaration of mailing is attached.
 - (5) I attach a **declaration of diligence** stating actions taken first to attempt personal service.

PLAINTIFF/PETITIONER: City of Palmdale	CASE NUMBER:
DEFENDANT/RESPONDENT: Palmdale Lodging, LLC et al.	

5. c. **by mail and acknowledgment of receipt of service.** I mailed the documents listed in item 2 to the party, to the address shown in item 4, by first-class mail, postage prepaid,
- (1) on (date): _____ (2) from (city): _____
- (3) with two copies of the *Notice and Acknowledgment of Receipt* and a postage-paid return envelope addressed to me. (*Attach completed Notice and Acknowledgement of Receipt.*) (Code Civ. Proc., § 415.30.)
- (4) to an address outside California with return receipt requested. (Code Civ. Proc., § 415.40.)
- d. **by other means** (*specify means of service and authorizing code section*):

Additional page describing service is attached.

6. The "Notice to the Person Served" (on the summons) was completed as follows:
- a. as an individual defendant.
- b. as the person sued under the fictitious name of (*specify*):
- c. as occupant.
- d. On behalf of (*specify*):
- under the following Code of Civil Procedure section:
- | | |
|---|---|
| <input type="checkbox"/> 416.10 (corporation) | <input type="checkbox"/> 415.95 (business organization, form unknown) |
| <input type="checkbox"/> 416.20 (defunct corporation) | <input type="checkbox"/> 416.60 (minor) |
| <input type="checkbox"/> 416.30 (joint stock company/association) | <input type="checkbox"/> 416.70 (ward or conservatee) |
| <input type="checkbox"/> 416.40 (association or partnership) | <input type="checkbox"/> 416.90 (authorized person) |
| <input type="checkbox"/> 416.50 (public entity) | <input type="checkbox"/> 415.46 (occupant) |
| | <input type="checkbox"/> other: |

7. **Person who served papers**
- a. Name: Matthew Downs
- b. Address: 3 Corporate Park, Suite 100, Irvine, California, 92606.
- c. Telephone number: 949-385-6431
- d. **The fee** for service was: \$ 94.00
- e. I am:
- (1) not a registered California process server.
- (2) exempt from registration under Business and Professions Code section 22350(b).
- (3) a registered California process server:
- (i) owner employee independent contractor.
- (ii) Registration No.: PSC # 3032
- (iii) County: Orange

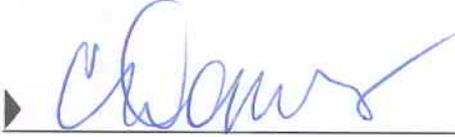
8. **I declare** under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

or

9. **I am a California sheriff or marshal** and I certify that the foregoing is true and correct.

Date: January 26, 2017

Matthew Downs
(NAME OF PERSON WHO SERVED PAPERS/SHERIFF OR MARSHAL)


(SIGNATURE)

<i>Attorney or Party without Attorney:</i> MATTHEW R. SILVER, Bar #245528 SILVER & WRIGHT LLP 3 CORPORATE PARK STE. 100 IRVINE, CA 92606 Telephone No: (949) 385-6431 FAX No: (949) 385-6428			<i>For Court Use Only</i>	
<i>Attorney for:</i> Plaintiff			<i>Ref. No. or File No.:</i>	
<i>Insert name of Court, and Judicial District and Branch Court:</i>				
<i>Plaintiff:</i> CITY OF PALMDALE <i>Defendant:</i> STATE OF CALIFORNIA FRANCHISE TAX BOARD				
PROOF OF SERVICE	<i>Hearing Date:</i>	<i>Time:</i>	<i>Dept/Div:</i>	<i>Case Number:</i>

1. At the time of service I was at least 18 years of age and not a party to this action.
2. I served copies of the 3-DAY NOTICE OF RECEIVERSHIP PETITION/COMPLAINT DATED JANUARY 19, 2017.
3.
 - a. Party served: STATE OF CALIFORNIA FRANCHISE TAX BOARD
 - b. Person served: DENISE SUTHERLAND, LEGAL ASSISTANT
4. Address where the party was served: 9646 BUTTERFIELD WAY
SACRAMENTO, CA 95827
5. I served the party:
 - a. by **personal service**. I personally delivered the documents listed in item 2 to the party or person authorized to receive process for the party (1) on: Fri., Jan. 20, 2017 (2) at: 10:40AM

7. *Person Who Served Papers:*

a. ANGEL PEREZ

Recoverable Cost Per CCP 1033.5(a)(4)(B)

d. *The Fee for Service was:*

- e. I am: (3) registered California process server
 - (i) Independent Contractor
 - (ii) *Registration No.:* 2015-49
 - (iii) *County:* Sacramento



1814 "I" Street
 Sacramento, CA 95814
 Telephone (916) 444-5111
 Fax (916) 443-3111
 www.firstlegalnetwork.com

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: Mon, Jan. 23, 2017

[Signature]

PROOF OF SERVICE

(ANGEL PEREZ)

<p>ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): MATTHEW R. SILVER, SBN 245528; John M. Fujii (SBN 17271) SILVER & WRIGHT LLP 3 Corporate Park, Suite 100 Irvine, California 92606 TELEPHONE NO.: 949-385-6431 FAX NO. (Optional): 949-385-6428 E-MAIL ADDRESS (Optional): MSilver@SilverWrightLaw.com ATTORNEY FOR (Name): City of Palmdale</p>	<p>FOR COURT USE ONLY</p>
<p>SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles STREET ADDRESS: 42011 4th Street West MAILING ADDRESS: 42011 4th Street West CITY AND ZIP CODE: Lancaster 93534 BRANCH NAME: Michael Antonovich Antelope Valley Courthouse</p>	
<p>PLAINTIFF/PETITIONER: City of Palmdale, et al. DEFENDANT/RESPONDENT: Palmdale Lodging, LLC, et al.</p>	<p>CASE NUMBER:</p>
<p>PROOF OF SERVICE OF SUMMONS</p>	<p>Ref. No. or File No.:</p>

(Separate proof of service is required for each party served.)

1. At the time of service I was at least 18 years of age and not a party to this action.
2. I served copies of:
 - a. summons
 - b. complaint
 - c. Alternative Dispute Resolution (ADR) package
 - d. Civil Case Cover Sheet (served in complex cases only)
 - e. cross-complaint
 - f. other (specify documents): 3 Day Notice of Receivership Petition/Complaint
3. a. Party served (specify name of party as shown on documents served):
 Palmdale Lodging, LLC, a California limited liability company
 - b. Person (other than the party in item 3a) served on behalf of an entity or as an authorized agent (and not a person under item 5b on whom substituted service was made) (specify name and relationship to the party named in item 3a):
 LegalZoom.com, Inc., Agent for Service of Process, via receptionist
4. Address where the party was served:
 101 N. Brand Blvd., 11th Floor Glendale, CA 91203
5. I served the party (check proper box)
 - a. **by personal service.** I personally delivered the documents listed in item 2 to the party or person authorized to receive service of process for the party (1) on (date): 01/26/2017 (2) at (time): 4:30 p.m.
 - b. **by substituted service.** On (date): at (time): I left the documents listed in item 2 with or in the presence of (name and title or relationship to person indicated in item 3):
 hispanic male
 - (1) **(business)** a person at least 18 years of age apparently in charge at the office or usual place of business of the person to be served. I informed him or her of the general nature of the papers.
 - (2) **(home)** a competent member of the household (at least 18 years of age) at the dwelling house or usual place of abode of the party. I informed him or her of the general nature of the papers.
 - (3) **(physical address unknown)** a person at least 18 years of age apparently in charge at the usual mailing address of the person to be served, other than a United States Postal Service post office box. I informed him or her of the general nature of the papers.
 - (4) I thereafter mailed (by first-class, postage prepaid) copies of the documents to the person to be served at the place where the copies were left (Code Civ. Proc., § 415.20). I mailed the documents on (date): from (city): or a declaration of mailing is attached.
 - (5) I attach a **declaration of diligence** stating actions taken first to attempt personal service.

PLAINTIFF/PETITIONER: City of Palmdale, et al.	CASE NUMBER:
DEFENDANT/RESPONDENT: Palmdale Lodging, LLC, et al.	

5. c. **by mail and acknowledgment of receipt of service.** I mailed the documents listed in item 2 to the party, to the address shown in item 4, by first-class mail, postage prepaid,
- (1) on (date): _____ (2) from (city): _____
- (3) with two copies of the *Notice and Acknowledgment of Receipt* and a postage-paid return envelope addressed to me. (*Attach completed Notice and Acknowledgment of Receipt.*) (Code Civ. Proc., § 415.30.)
- (4) to an address outside California with return receipt requested. (Code Civ. Proc., § 415.40.)
- d. **by other means** (*specify means of service and authorizing code section*):

Additional page describing service is attached.

6. The "Notice to the Person Served" (on the summons) was completed as follows:

- a. as an individual defendant.
- b. as the person sued under the fictitious name of (*specify*):
- c. as occupant.
- d. On behalf of (*specify*):

under the following Code of Civil Procedure section:

- | | |
|---|---|
| <input type="checkbox"/> 416.10 (corporation) | <input type="checkbox"/> 415.95 (business organization, form unknown) |
| <input type="checkbox"/> 416.20 (defunct corporation) | <input type="checkbox"/> 416.60 (minor) |
| <input type="checkbox"/> 416.30 (joint stock company/association) | <input type="checkbox"/> 416.70 (ward or conservatee) |
| <input type="checkbox"/> 416.40 (association or partnership) | <input type="checkbox"/> 416.90 (authorized person) |
| <input type="checkbox"/> 416.50 (public entity) | <input type="checkbox"/> 415.46 (occupant) |
| | <input type="checkbox"/> other: |

7. **Person who served papers**

- a. Name: Matthew Downs
- b. Address: 3 Corporate Park, Suite 100, Irvine, California, 92606.
- c. Telephone number: 949-385-6431
- d. The fee for service was: \$ 71.05
- e. I am:
- (1) not a registered California process server.
- (2) exempt from registration under Business and Professions Code section 22350(b).
- (3) a registered California process server:
- (i) owner employee independent contractor.
- (ii) Registration No.: PSC # 3032
- (iii) County: Orange

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

or

9. I am a California sheriff or marshal and I certify that the foregoing is true and correct.

Date: January 27, 2017

Matthew Downs

(NAME OF PERSON WHO SERVED PAPERS/SHERIFF OR MARSHAL)



(SIGNATURE)

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): MATTHEW R. SILVER, SBN 245528; John M. Fujii (SBN 17271) SILVER & WRIGHT LLP 3 Corporate Park, Suite 100 Irvine, California 92606 TELEPHONE NO.: 949-385-6431 FAX NO. (Optional): 949-385-6428 E-MAIL ADDRESS (Optional): MSilver@SilverWrightLaw.com ATTORNEY FOR (Name): City of Palmdale	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles STREET ADDRESS: 42011 4th Street West MAILING ADDRESS: 42011 4th Street West CITY AND ZIP CODE: Lancaster 93534 BRANCH NAME: Michael Antonovich Antelope Valley Courthouse	
PLAINTIFF/PETITIONER: City of Palmdale, et al. DEFENDANT/RESPONDENT: Palmdale Lodging, LLC, et al.	CASE NUMBER:
PROOF OF SERVICE OF SUMMONS	Ref. No. or File No.:

(Separate proof of service is required for each party served.)

1. At the time of service I was at least 18 years of age and not a party to this action.
2. I served copies of:
 - a. summons
 - b. complaint
 - c. Alternative Dispute Resolution (ADR) package
 - d. Civil Case Cover Sheet (served in complex cases only)
 - e. cross-complaint
 - f. other (specify documents): 3 Day Notice of Receivership Petition/Complaint
3. a. Party served (specify name of party as shown on documents served):
 Palmdale Lodging, LLC, a California limited liability company
 - b. Person (other than the party in item 3a) served on behalf of an entity or as an authorized agent (and not a person under item 5b on whom substituted service was made) (specify name and relationship to the party named in item 3a):
 William Herrera Jr. (Palmdale Lodging, LLC officer/managing member)
4. Address where the party was served:
 217 East Palmdale Blvd, Palmdale, California 93550
5. I served the party (check proper box)
 - a. **by personal service.** I personally delivered the documents listed in item 2 to the party or person authorized to receive service of process for the party (1) on (date): 01/26/2017 (2) at (time): 3:15 p.m.
 - b. **by substituted service.** On (date): _____ at (time): _____ I left the documents listed in item 2 with or in the presence of (name and title or relationship to person indicated in item 3):
 hispanic male
 - (1) **(business)** a person at least 18 years of age apparently in charge at the office or usual place of business of the person to be served. I informed him or her of the general nature of the papers.
 - (2) **(home)** a competent member of the household (at least 18 years of age) at the dwelling house or usual place of abode of the party. I informed him or her of the general nature of the papers.
 - (3) **(physical address unknown)** a person at least 18 years of age apparently in charge at the usual mailing address of the person to be served, other than a United States Postal Service post office box. I informed him or her of the general nature of the papers.
 - (4) I thereafter mailed (by first-class, postage prepaid) copies of the documents to the person to be served at the place where the copies were left (Code Civ. Proc., § 415.20). I mailed the documents on (date): _____ from (city): _____ or a declaration of mailing is attached.
 - (5) I attach a **declaration of diligence** stating actions taken first to attempt personal service.

PLAINTIFF/PETITIONER: City of Palmdale, et al.	CASE NUMBER:
DEFENDANT/RESPONDENT: Palmdale Lodging, LLC, et al.	

5. c. **by mail and acknowledgment of receipt of service.** I mailed the documents listed in item 2 to the party, to the address shown in item 4, by first-class mail, postage prepaid,
- (1) on *(date)*: (2) from *(city)*:
- (3) with two copies of the *Notice and Acknowledgment of Receipt* and a postage-paid return envelope addressed to me. (*Attach completed Notice and Acknowledgment of Receipt.*) (Code Civ. Proc., § 415.30.)
- (4) to an address outside California with return receipt requested. (Code Civ. Proc., § 415.40.)
- d. **by other means** (*specify means of service and authorizing code section*):

Additional page describing service is attached.

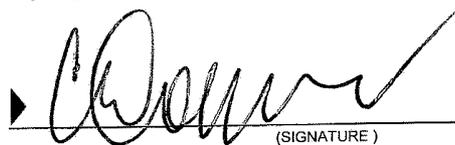
6. The "Notice to the Person Served" (on the summons) was completed as follows:
- a. as an individual defendant.
- b. as the person sued under the fictitious name of (*specify*):
- c. as occupant.
- d. On behalf of (*specify*):
- under the following Code of Civil Procedure section:
- | | |
|---|---|
| <input type="checkbox"/> 416.10 (corporation) | <input type="checkbox"/> 415.95 (business organization, form unknown) |
| <input type="checkbox"/> 416.20 (defunct corporation) | <input type="checkbox"/> 416.60 (minor) |
| <input type="checkbox"/> 416.30 (joint stock company/association) | <input type="checkbox"/> 416.70 (ward or conservatee) |
| <input type="checkbox"/> 416.40 (association or partnership) | <input type="checkbox"/> 416.90 (authorized person) |
| <input type="checkbox"/> 416.50 (public entity) | <input type="checkbox"/> 415.46 (occupant) |
| | <input type="checkbox"/> other: |

7. **Person who served papers**
- a. Name: Matthew Downs
- b. Address: 3 Corporate Park, Suite 100, Irvine, California, 92606.
- c. Telephone number: 949-385-6431
- d. The fee for service was: \$ 117.05
- e. I am:
- (1) not a registered California process server.
- (2) exempt from registration under Business and Professions Code section 22350(b).
- (3) a registered California process server:
- (i) owner employee independent contractor.
- (ii) Registration No.: PSC # 3032
- (iii) County: Orange

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.
- or
9. I am a California sheriff or marshal and I certify that the foregoing is true and correct.

Date: January 27, 2017

Matthew Downs
(NAME OF PERSON WHO SERVED PAPERS/SHERIFF OR MARSHAL)


(SIGNATURE)

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): MATTHEW R. SILVER, SBN 245528; John M. Fujii (SBN 17271) SILVER & WRIGHT LLP 3 Corporate Park, Suite 100 Irvine, California 92606 TELEPHONE NO.: 949-385-6431 FAX NO. (Optional): 949-385-6428 E-MAIL ADDRESS (Optional): MSilver@SilverWrightLaw.com ATTORNEY FOR (Name): City of Palmdale	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles STREET ADDRESS: 42011 4th Street West MAILING ADDRESS: 42011 4th Street West CITY AND ZIP CODE: Lancaster 93534 BRANCH NAME: Michael Antonovich Antelope Valley Courthouse	
PLAINTIFF/PETITIONER: City of Palmdale DEFENDANT/RESPONDENT: Palmdale Lodging, LLC et al.	CASE NUMBER:
PROOF OF SERVICE OF SUMMONS	Ref. No. or File No.:

(Separate proof of service is required for each party served.)

1. At the time of service I was at least 18 years of age and not a party to this action.
2. I served copies of:
 - a. summons
 - b. complaint
 - c. Alternative Dispute Resolution (ADR) package
 - d. Civil Case Cover Sheet (served in complex cases only)
 - e. cross-complaint
 - f. other (specify documents): 3 Day Notice of Receivership Petition/Complaint
3. a. Party served (specify name of party as shown on documents served):
 Hospitality Franchise Services, Inc.
 - b. Person (other than the party in item 3a) served on behalf of an entity or as an authorized agent (and not a person under item 5b on whom substituted service was made) (specify name and relationship to the party named in item 3a):
 Heral Patel (Secretary)
4. Address where the party was served:
 155 N. Eucalyptus Dr., Anaheim, CA 92808
5. I served the party (check proper box)
 - a. **by personal service.** I personally delivered the documents listed in item 2 to the party or person authorized to receive service of process for the party (1) on (date): 01/23/2017 (2) at (time): 10:00 a.m.
 - b. **by substituted service.** On (date): at (time): I left the documents listed in item 2 with or in the presence of (name and title or relationship to person indicated in item 3):
 hispanic male
 - (1) **(business)** a person at least 18 years of age apparently in charge at the office or usual place of business of the person to be served. I informed him or her of the general nature of the papers.
 - (2) **(home)** a competent member of the household (at least 18 years of age) at the dwelling house or usual place of abode of the party. I informed him or her of the general nature of the papers.
 - (3) **(physical address unknown)** a person at least 18 years of age apparently in charge at the usual mailing address of the person to be served, other than a United States Postal Service post office box. I informed him or her of the general nature of the papers.
 - (4) I thereafter mailed (by first-class, postage prepaid) copies of the documents to the person to be served at the place where the copies were left (Code Civ. Proc., § 415.20). I mailed the documents on (date): from (city): or a declaration of mailing is attached.
 - (5) I attach a **declaration of diligence** stating actions taken first to attempt personal service.

PLAINTIFF/PETITIONER: City of Palmdale	CASE NUMBER:
DEFENDANT/RESPONDENT: Palmdale Lodging, LLC et al.	

5. c. **by mail and acknowledgment of receipt of service.** I mailed the documents listed in item 2 to the party, to the address shown in item 4, by first-class mail, postage prepaid,
- (1) on *(date)*: _____ (2) from *(city)*: _____
- (3) with two copies of the *Notice and Acknowledgment of Receipt* and a postage-paid return envelope addressed to me. (*Attach completed Notice and Acknowledgement of Receipt.*) (Code Civ. Proc., § 415.30.)
- (4) to an address outside California with return receipt requested. (Code Civ. Proc., § 415.40.)
- d. **by other means** (*specify means of service and authorizing code section*):

Additional page describing service is attached.

6. The "Notice to the Person Served" (on the summons) was completed as follows:
- a. as an individual defendant.
- b. as the person sued under the fictitious name of (*specify*):
- c. as occupant.
- d. On behalf of (*specify*):
- under the following Code of Civil Procedure section:
- | | |
|---|---|
| <input type="checkbox"/> 416.10 (corporation) | <input type="checkbox"/> 415.95 (business organization, form unknown) |
| <input type="checkbox"/> 416.20 (defunct corporation) | <input type="checkbox"/> 416.60 (minor) |
| <input type="checkbox"/> 416.30 (joint stock company/association) | <input type="checkbox"/> 416.70 (ward or conservatee) |
| <input type="checkbox"/> 416.40 (association or partnership) | <input type="checkbox"/> 416.90 (authorized person) |
| <input type="checkbox"/> 416.50 (public entity) | <input type="checkbox"/> 415.46 (occupant) |
| | <input type="checkbox"/> other: |

7. **Person who served papers**
- a. Name: Matthew Downs
- b. Address: 3 Corporate Park, Suite 100, Irvine, California, 92606.
- c. Telephone number: 949-200-6725
- d. **The fee** for service was: \$ 70.70
- e. I am:
- (1) not a registered California process server.
- (2) exempt from registration under Business and Professions Code section 22350(b).
- (3) a registered California process server:
- (i) owner employee independent contractor.
- (ii) Registration No.: PSC # 3032
- (iii) County: Orange

8. **I declare** under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

or

9. **I am a California sheriff or marshal** and I certify that the foregoing is true and correct.

Date: January 26, 2017

Matthew Downs
(NAME OF PERSON WHO SERVED PAPERS/SHERIFF OR MARSHAL)


(SIGNATURE)

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): MATTHEW R. SILVER, SBN 245528; John M. Fujii (SBN 17271) SILVER & WRIGHT LLP 3 Corporate Park, Suite 100 Irvine, California 92606 TELEPHONE NO.: 949-385-6431 FAX NO. (Optional): 949-385-6428 E-MAIL ADDRESS (Optional): MSilver@SilverWrightLaw.com ATTORNEY FOR (Name): City of Palmdale	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles STREET ADDRESS: 42011 4th Street West MAILING ADDRESS: 42011 4th Street West CITY AND ZIP CODE: Lancaster 93534 BRANCH NAME: Michael Antonovich Antelope Valley Courthouse	
PLAINTIFF/PETITIONER: City of Palmdale, et al. DEFENDANT/RESPONDENT: Palmdale Lodging, LLC et al.	CASE NUMBER:
PROOF OF SERVICE OF SUMMONS	Ref. No. or File No.:

(Separate proof of service is required for each party served.)

1. At the time of service I was at least 18 years of age and not a party to this action.
2. I served copies of:
 - a. summons
 - b. complaint
 - c. Alternative Dispute Resolution (ADR) package
 - d. Civil Case Cover Sheet *(served in complex cases only)*
 - e. cross-complaint
 - f. other *(specify documents):* 3 Day Notice of Receivership Petition/Complaint
3. a. Party served *(specify name of party as shown on documents served):*
 William Herrera Jr., an individual

 b. Person (other than the party in item 3a) served on behalf of an entity or as an authorized agent (and not a person under item 5b on whom substituted service was made) *(specify name and relationship to the party named in item 3a):*
4. Address where the party was served:
 217 East Palmdale Blvd, Palmdale, California 93550
5. I served the party *(check proper box)*
 - a. **by personal service.** I personally delivered the documents listed in item 2 to the party or person authorized to receive service of process for the party (1) on *(date):* 01/26/2017 (2) at *(time):* 3:15 p.m.
 - b. **by substituted service.** On *(date):* at *(time):* I left the documents listed in item 2 with or in the presence of *(name and title or relationship to person indicated in item 3):*
 hispanic male
 - (1) **(business)** a person at least 18 years of age apparently in charge at the office or usual place of business of the person to be served. I informed him or her of the general nature of the papers.
 - (2) **(home)** a competent member of the household (at least 18 years of age) at the dwelling house or usual place of abode of the party. I informed him or her of the general nature of the papers.
 - (3) **(physical address unknown)** a person at least 18 years of age apparently in charge at the usual mailing address of the person to be served, other than a United States Postal Service post office box. I informed him or her of the general nature of the papers.
 - (4) I thereafter mailed (by first-class, postage prepaid) copies of the documents to the person to be served at the place where the copies were left (Code Civ. Proc., § 415.20). I mailed the documents on *(date):* from *(city):* or a declaration of mailing is attached.
 - (5) I attach a **declaration of diligence** stating actions taken first to attempt personal service.

PLAINTIFF/PETITIONER: City of Palmdale, et al.	CASE NUMBER:
DEFENDANT/RESPONDENT: Palmdale Lodging, LLC et al.	

5. c. **by mail and acknowledgment of receipt of service.** I mailed the documents listed in item 2 to the party, to the address shown in item 4, by first-class mail, postage prepaid,
- (1) on (date): _____ (2) from (city): _____
- (3) with two copies of the *Notice and Acknowledgment of Receipt* and a postage-paid return envelope addressed to me. (*Attach completed Notice and Acknowledgement of Receipt.*) (Code Civ. Proc., § 415.30.)
- (4) to an address outside California with return receipt requested. (Code Civ. Proc., § 415.40.)
- d. **by other means** (*specify means of service and authorizing code section*):

Additional page describing service is attached.

6. The "Notice to the Person Served" (on the summons) was completed as follows:

- a. as an individual defendant.
- b. as the person sued under the fictitious name of (*specify*):
- c. as occupant.
- d. On behalf of (*specify*):

under the following Code of Civil Procedure section:

- | | |
|---|---|
| <input type="checkbox"/> 416.10 (corporation) | <input type="checkbox"/> 415.95 (business organization, form unknown) |
| <input type="checkbox"/> 416.20 (defunct corporation) | <input type="checkbox"/> 416.60 (minor) |
| <input type="checkbox"/> 416.30 (joint stock company/association) | <input type="checkbox"/> 416.70 (ward or conservatee) |
| <input type="checkbox"/> 416.40 (association or partnership) | <input type="checkbox"/> 416.90 (authorized person) |
| <input type="checkbox"/> 416.50 (public entity) | <input type="checkbox"/> 415.46 (occupant) |
| | <input type="checkbox"/> other: |

7. **Person who served papers**

- a. Name: Matthew Downs
- b. Address: 3 Corporate Park, Suite 100, Irvine, California, 92606.
- c. Telephone number: 949-385-6431
- d. **The fee** for service was: \$ 117.05
- e. I am:

- (1) not a registered California process server.
- (2) exempt from registration under Business and Professions Code section 22350(b).
- (3) a registered California process server:
- (i) owner employee independent contractor.
- (ii) Registration No.: PSC # 3032
- (iii) County: Orange

8. **I declare** under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

or

9. **I am a California sheriff or marshal and I** certify that the foregoing is true and correct.

Date: January 27, 2017

Matthew Downs

(NAME OF PERSON WHO SERVED PAPERS/SHERIFF OR MARSHAL)



(SIGNATURE)