

HomePath[®]
by Fannie Mae

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Select Service
REALTY

DRE # 01864593

661-272-1113

37634 Duffel St. Palmdale 93552

For Agents/Buyers Interested in this property:

This is a property with a troubled past and a long eviction process involving very unsavory squatters who destroyed the property. This is a reverse mortgage Fannie Mae foreclosure property being sold entirely AS IS. The squatters were present when the foreclosure occurred in October 2023 and created a constant nuisance in the neighborhood and there were complaints and eventually code violations from the city and the county to clean up the property. The city declared it substandard to chase out the squatters a couple weeks before the formal eviction in October 2024 and the city now requires the new buyer to sign an agreement that the city will provide stipulating the buyer will rehab the property. In addition, the city has put a lis pendens on the title that the buyer will have to assume.

Therefore, this is a cash sale. Please adjust your offer/counter offer on the Homepath website accordingly. We are not involved in offer negotiation; Fannie negotiates directly on the Homepath website. Submit or counter your offers directly at homepath.fanniemae.com. If you have a specific term or counter offer for Fannie Mae, make sure you state it CLEARLY in the written offer terms for the property.

Please see the attached violation documentation that we have. **We advise all buyers to do their due diligence regarding the violations.** Thanks for your offers and interest in the property.



COURTESY NOTICE TO ABATE

COUNTY OF LOS ANGELES ♦ DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH CUSTOMER CALL CENTER
5050 COMMERCE DR, BALDWIN PARK, CA 91706
Phone: (888)700-9995 ehmail@ph.lacounty.gov



MARC

MAY 06 2024

DALLAS

LN# 6000 274143

FEDERAL NATIONAL MORTGAGE ASSN 5600 GRANITE PKWY VII PLANO, TX 75024	Notice Date: 4/26/2024
	Compliance Date: 5/17/2024
	Complaint Number: CO0416196

Property Address: 37634 DUFFEL ST	City/Zip: PALMDALE CA 93552
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The Los Angeles County Department of Public Health Environmental Health Division has received a complaint which alleges that health and safety code violation(s) exist at the address listed above. The alleged condition(s) is indicated below:

Cast - Offs / Debris / Waste	Alleged Violations: TRASH/ DEBRIS IN YARDS AND ON SIDEWALK OF PROPERTY Los Angeles County Code : Premises shall be maintained in a clean, sanitary condition, free from accumulations of garbage, rubbish, refuse and other wastes at all times. Garbage and putrescible matter, whether mixed with rubbish or other matter or not, shall be kept in watertight receptacles with close-fitting lids and with handles or bails. Such receptacles shall be thoroughly cleaned each time their contents are removed. 11 Los Angeles County Code §§ 11.16.020, 11.16.030, 11.16.050, 11.20.140, 11.20.170, 11.30.010; California Health & Safety Code § 17920.3
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If the alleged condition(s) is not corrected, and it is necessary for our Division to conduct a field visit to obtain compliance, you will be charged for our cost for enforcement at the rate of \$148.00 per hour, in accordance with Los Angeles County Code Section 8 04 705. All violations, including violations not listed in this letter, shall be corrected in a workmanlike manner to conform with all state and local regulations.

If you are not the owner or responsible party of this property, or if you have questions regarding this matter, please contact our Division at (888)700-9995 and refer to the Complaint Number.



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ADVISORIES / WARNINGS

CALIFORNIA STATE FRANCHISE TAX BOARD WARNING

Section 17274 and 24436.5 of the State Revenue and Taxation code provide, in part, that a taxpayer, who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of State or local codes dealing with health, safety, or building, cannot deduct from State personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. THE DATE OF THIS NOTICE MARKS THE BEGINNING OF THAT SIX-MONTH PERIOD. The Department is required by law to notify the Franchise Tax Board of failure to comply with these code sections.

Please be advised that the above WARNING is for purpose of compliance with the State Revenue and Taxation Code only. Compliance with Health Laws as noted on the attached Inspection Report or Notice of Violation must be made within the time specified on the report or notice.

LEAD CORRECTION ADVISORY

WARNING: You are hereby advised that corrections ordered by this report/official notice may disturb surfaces that may contain lead-based paint. Lead-based paint can be commonly found in housing built prior to 1978.

Prior to making any corrections ordered and in conjunction with repairs or rehabilitation, you must determine if lead is present in the dwelling unit/apartment/room. All corrective actions must be conducted in a manner that will protect occupants, workers, and other from exposure to contamination

For further information on lead hazards call 1(800) LA-4-LEAD.

OTHER INDOOR ENVIRONMENTAL HAZARDS

Exposure to internal environmental elements, such as asbestos, molds, and mildew, dust mites, droppings from cockroaches and rodents, carbon monoxide, formaldehyde, pesticides, and radon also contribute to unhealthy housing environments. All corrective actions must be conducted in a manner that will protect occupants, workers, and others from exposure to these elements.



CITY OF PALMDALE

MARC
DEC 11 2024
DALLAS

NOTICE AND ORDER TO REPAIR OR ABATE

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

Date: December 4, 2024

Subject Property:

37634 Duffel Street
Palmdale, California 93552
APN 3023-029-057

LN# 6000274143

Compliance Initiation Deadline:

December 19, 2024 (15 days)

Compliance Completion Deadline:

January 3, 2025 (30 days)

Interested Parties:

Herbert Hampton Jr.
37634 Duffel Street
Palmdale, California 93552

All Occupants
37634 Duffel Street
Palmdale, California 93552

Federal National Mortgage Association
37634 Duffel Street
Palmdale, California 93552

Federal National Mortgage Association
5600 Granite Park VII
Plano, Texas 75024

Federal National Mortgage Association
1100 15th Street NW
Washington, D.C. 20005

Sukhdev K. Birring
c/o Bradley T. Weeks, Esq.
Charlton Weeks LLP
1031 West Avenue M-14, Suite A
Palmdale, California 93551

The Secretary of Housing and Urban
Development
451 7th Street, SW
Washington, D.C. 20410

Celink
3900 Capital City Blvd
Lansing, Michigan 48906

The Secretary of Housing and Urban
Development
c/o Broadview Mortgage Corporation
2200 W Orangewood Ave Ste 215
Orange California, 92868

Celink
c/o Corporation Service Company Which Will
Do Business In California As CSC – Lawyers
Incorporating Service
Becky DeGeorge, *Agent for Service of Process*
2710 Gateway Oaks Drive
Sacramento, California 95833

To All Interested Parties:

This Notice and Order to Repair or Abate (“N&O”) is issued pursuant to Health and Safety Code sections 17980(a), and 17980.6. It has been determined by the City of Palmdale (“City”) that the parcel of real property located at the address and APN identified above (“Subject Property”) contains unlawful conditions that constitute public nuisances and pose a substantial danger to the health, safety, and general welfare of the occupants, the surrounding community, and the public. These unlawful conditions are in violation of multiple provisions of law, including but not limited to, the California Health and Safety Code (“HSC”), California Building Code (“CBC”), California Electrical Code (“CEC”), California Plumbing Code (“CPC”), California Mechanical Code (“CMC”), California Fire Code (“CFC”), California Residential Code (“CRC”), Uniform Housing Code (“UHC”), Uniform Code for the Abatement of Dangerous Buildings (“UCADB”), and the Palmdale Municipal Code (“PMC”).

The following unlawful conditions were identified during a recent 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):

1. **Substandard Building. Unfit for Human Habitation. Red-Tag Issuance.** The entire Subject Property is extremely deteriorated, dilapidated, and manifestly unsafe due to a lack of regular maintenance, inadequate sanitation, and electrical, structural, and fire hazards. The Subject Property is unfit for human habitation and has been red-tagged to prevent further entry or occupation. The Subject Property has been ordered to be vacated pending correction of the unlawful conditions, and this order still stands. Clear all junk, trash, and debris and abate all structural, electrical, sanitation, and fire hazards. Take all necessary actions to repair and ensure that the Subject Property is properly maintained according to code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3 (a)(14), (b), (c), (g), (j), (k); CBC, § 116.1; CEBC, § 115.1; CFC, § 114.1.1; UHC, § 1001.1, 1001.2.13, 1001.3, 1001.4, 1001.8, 1001.9, 1001.11; UCADB, § 302(9), (13), (15), (16), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), (C)(6), (D)(11), 8.36.060, 8.36.070, 8.04.201, 8.04.265, 8.04.400, 8.04.800, 8.04.900.)
2. **Substandard Building. General Dilapidation and Improper Maintenance.** The Subject Property and Unpermitted Converted Structure are extremely deteriorated, dilapidated, and manifestly unsafe due to structural, electrical and fire hazards, lack of regular maintenance and upkeep, and lack of adequate sanitation. The interior of the

Subject Property is filled with accumulation of junk, trash, and debris, and dilapidated and deteriorated walls, doors, floors, and ceilings. Take all necessary actions to repair and ensure that the Subject Property is brought into full compliance and thereafter properly maintained according to code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (j), (g); CBC, § 116.1; CFC, § 114.1.1; UHC, § 1001.1, 1001.3, 1001.4, 1001.8, 1001.9, 1001.11; UCADB, § 302(9), (13), (15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), (B)(14), (C)(6), (C)(11), (C)(14), (D)(11), 8.36.060, 8.36.070, 8.04.201, 8.04.400, 8.04.800, 8.04.900.)

3. **Substandard Building. Extremely Unsanitary Conditions.** The Subject Property is extremely unsanitary due to a lack of maintenance. The Subject Property is replete with an accumulation of junk, trash and debris including dust, dirt, building materials and debris, and other miscellaneous items and trash. Additionally, the bathroom and kitchen floors and countertops are covered in filth. The floors, walls, and ceiling are deteriorated and damaged. The presence of dust, filth, junk, trash, and debris in the interior creates health and safety hazards and can cause the spread of diseases. The unsanitary and substandard conditions must be abated. Obtain any and all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (j); CBC, § 116.1; UHC, § 1001.1, 1001.2.8, 1001.10, 1001.2.13, 1001.3.6, 1001.4, 1001.11; UCADB, § 302(9), (13), (15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (D)(11), (E)(6), 8.04.201, 8.04.800, 8.04.900.)
4. **Substandard Building. Prohibited Occupancy. Violation of Red Tag Notice.** The Subject Property has been subjected to multiple break ins and continued occupation despite being red-tagged due to lack of regular maintenance, inadequate sanitation, and electrical, structural, and fire hazards. The Subject Property is uninhabitable due to the existing sanitation, structural, electrical, and fire hazards. The deteriorated and dilapidated state creates a dangerous and substandard building unfit for human habitation. Uninhabitable places shall not be used for sleeping purposes. Take all necessary actions to repair and ensure that the Subject Property is properly maintained according to code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c); CBC, § 116.1; CEBC, § 115.1; CFC, § 114.1.1; CRC, §§ R113.1, R801.2; UHC, § 1001.2.10, 1001.2.13, 1001.9, 1001.11; UCADB, § 302(9), (15), (16), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), (C)(6), 8.36.060, 8.36.070, 8.04.201, 8.04.265, 8.04.400, 8.04.750, 8.04.800, 8.04.900.)
5. **Substandard Building. Building Manifestly Unsafe.** The Subject Property is deteriorated, dilapidated, and manifestly unsafe due to a lack of maintenance and lack of adequate sanitation. The Subject Property is manifestly unsafe due to structural issues, fire hazards, unsanitary conditions, lack of utilities, health and safety code violations, and building code violations. The Subject Property's bathroom and kitchen are replete with dust, dirt, and filth and the interior is filled with the accumulation of junk, trash, and debris that blocks egress routes. The interior ceilings are extremely dilapidated and deteriorated exposing the underlying elements. The interior walls contain holes, writing, and chipped paint, and the floors are dilapidated

and covered in filth. Restore all utility services. All unsanitary and substandard conditions must be abated and maintained. Bring the Subject Property into compliance with all codes. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(10), (a)(14), (b), (c), (k); CBC, § 116.1; CEBC, § 115.1; CFC, § 114.1.1; UHC, § 1001.2.10, 1001.2.13, 1001.4, 1001.9, 1001.11; UCADB, § 302(9), (13), (15), (16), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), C(6), 8.36.060, 8.36.070, 8.04.201, 8.04.265, 8.04.400, 8.04.800, 8.04.900.)

6. **Substandard Building. Unpermitted Construction (Alterations).** Unpermitted alterations have been made to the Subject Property without the necessary permits. Alterations include, but are not limited to, the installation of a room and interior walls on the first floor adjacent to the garage area. Unpermitted construction and alterations done without the proper and necessary permits and inspections often contain serious latent defects that can undermine structural integrity and create severe life and safety risks. Remove all unpermitted construction and/or submit all necessary applications and plans and obtain all necessary permits and approvals. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(c); CBC, §§ 1.8.4.1, 105.1, 116.1; CEBC, §§ 1.8.4.1, 105.1, 115.1; CRC, § R105.1; UHC, § 1001.4; UCADB, §§ 302(8), (13), (17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), (A)(5), 8.36.060, 8.04.201, 8.04.265, 8.04.750, 8.04.800, 8.04.900.)
7. **Substandard Building. Unpermitted Structure.** The structure in the back yard of the Subject Property has been constructed without the necessary permits and is deteriorated, dilapidated, and manifestly unsafe due to a lack of maintenance and structural issues. Unpermitted construction done without the proper and necessary permits and inspections often contain defects that can create severe life and safety risks. Remove all unpermitted construction and/or submit all necessary applications and plans and obtain all necessary and proper permits and approvals. (HSC, § 17920.3(b), (c), (k); CBC, §§ 1.8.4.1, 105.1, 116.1; CEBC, §§ 1.8.4.1, 105.1, 115.1; CRC, § R105.1; UHC, §§ 1001.1, 1001.4; UCADB, § 302(9), (13), (17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), (A)(5), 8.36.060, 8.04.201, 8.04.265, 8.04.750, 8.04.800, 8.04.900.)
8. **Substandard Building. Dilapidated and Deteriorated Exterior Walls. Unpermitted Structure.** The exterior walls of the Unpermitted Structure in the back yard on the Subject Property are dilapidated, lacks proper weather protection due the exposed building materials on one side, and has chipped paint and wood rot. The dilapidated walls presents structural and fire dangers and risk collapse. The exterior walls of the Unpermitted Structure need to be repaired or replaced to meet code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (b), (c), (g)(3), (g)(4); CBC, § 116.1; CEBC, § 115.1; CRC, §§ R701.2, R703.1; UHC, §§ 1001.3.4, 1001.4, 1001.8.2; UCADB, §§ 302(10), (16), (17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), (A)(5), (D)(10), 8.36.060, 8.04.201, 8.04.265, 8.04.750, 8.04.800, 8.04.900.)
9. **Substandard Building. Dry Rot and General Decay. Unpermitted Structure.** There are signs of dry rot and general decay on the exterior walls of the Unpermitted

Structure in the back yard on the Subject Property and on the fence. Dry rot damage indicates that portions of the Subject Property are decayed due to exposure, to excessive moisture and development of certain fungi. Untreated dry rot can subject structural components of the building to heat, moisture, and other damaging elements causing further deterioration and risk of danger. Repair all areas damaged by dry rot. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (g); CBC, § 116.1; CRC, §§ R701.2, R703.1; UHC, §§ 1001.3.4, 1001.4, 1001.8.2; UCADB, § 302(8), (16), (17); PMC, §§ 8.36.050 (A)(1), (A)(3), (A)(5), (D)(10), 8.36.060, 8.36.070, 8.04.201, 8.04.750, 8.04.800, 8.04.900.)

10. **Substandard Building. Dilapidated Wooden Trim and Fascia. Unpermitted Structure.** The exterior wooden trim around doors, door frames, window frames, and fascia overhangs of the Unpermitted Structure in the backyard on the Subject Property are dilapidated and exhibits signs of general decay. Decaying exterior elements allow the elements to intrude further into the structure of the Subject Property causing further damage and risks mold growth. In addition, damaged doors, wooden trim, windows, and fascia can cause structural issues and lead to the spread of rot and decay. Repair or replace damaged wooden trim and fascia boards according to code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (g); CBC, § 116.1; UHC, § 1001.4, 1001.8.2, 1001.8.3, 1001.8.4; UCADB, § 302(15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (D)(10), 8.36.060, 8.36.070, 8.04.201, 8.04.800, 8.04.900.)

11. **Substandard Building. Accumulation of Junk, Trash, and Debris. Interior.** The interior of the Subject Property has extensive accumulation of junk, trash, and debris, including but not limited to plaster and other building materials, broken discarded furniture, cardboard boxes, wooden pieces, clothing, plastic bottles, and other miscellaneous items, trash, and debris. The accumulation of junk, trash, and debris creates public health and safety issues, constitutes a severe fire hazard and obstructs egress and ingress routes for entrants and first responders. Clear all accumulated junk, trash, and debris in the interior of the Subject Property. (HSC, § 17920.3(a)(14), (c), (j); CFC, §§ 304.1, 114.1.1; CRC, § R311.1; UHC, § 1001.2.13, 1001.4, 1001.9, 1001.11; UCADB, § 302(13), (15), (17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), 8.36.060, 8.36.070, 8.04.400, 8.04.750, 8.04.800, 8.04.900.)

12. **Substandard Building. Extremely Dilapidated Ceiling.** The living room and bedroom ceiling in the Subject Property are extremely dilapidated, damaged, filthy and in some parts, are completely missing and expose the underlying elements. Additionally, one room of the Subject Property is missing the ceiling entirely and contains exposed building materials. Dilapidated and missing ceiling elements create a collapse hazard and allow for water and insect intrusion that can create health and safety dangers. The ceilings must be properly repaired and maintained according to code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (b)(6), (c); CBC, § 116.1; UHC, § 1001.2.13, 1001.3.6, 1001.4; UCADB, § 302(13), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.36.060, 8.36.070, 8.04.201, 8.04.800, 8.04.900.)

13. **Substandard Building. Exposed Building Materials.** The Subject Property has exposed interior ceiling and walls materials due to missing drywall, large holes, and lack of maintenance. Exposed raw materials are at risk of suffering damage and dilapidation. Repair or replace the wall elements on the Subject Property. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (g); CBC, § 116.1; CEBC, § 115.1; UHC, § 1001.3.6, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.36.060, 8.04.201, 8.04.265, 8.04.800, 8.04.900.)
14. **Substandard Building. Dirty, Dilapidated and Deteriorated Interior Walls.** The interior walls of Subject Property contain missing portions, dirty, holes, and chipped paint. The dilapidated walls present a fire danger due to insufficient fire control and retardation. All walls need to be repaired or replaced sufficient to building code standards. Obtain all permits, if necessary, before commencing work. (HSC, § 17920.3(a)(14), (b)(5), (c); CBC, § 116.1; CEBC, § 115.1; CFC, § 114.1; CRC, §§ R601.2, R702.1; UHC, § 1001.3.4, 1001.2.13, 1001.4; UCADB, § 302(13), (15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.04.201, 8.04.265, 8.04.400, 8.04.750, 8.04.900, 8.36.060.)
15. **Substandard Building. Deteriorated and Damaged Drywall.** There are portions of damaged and deteriorated drywall throughout Subject Property with several sections missing completely in the dining room of Subject Property. Drywall damage can subject structural components of the building to heat, moisture, and other damaging elements causing further deterioration and risk of structural danger. Repair or replace all damaged drywall and maintain all interior surfaces in good, clean, and sanitary condition. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c); CBC, § 116.1; CEBC, § 115.1; CRC, § R702.1; UHC, § 1001.3.4, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), (C)(6), 8.36.060, 8.04.201, 8.04.265, 8.04.750, 8.04.800, 8.04.900.)
16. **Substandard Building. Dilapidated Interior Doors and Door Frames.** The Subject Property has dilapidated, dirty, and deteriorated interior doors and doorframes full of cracks and chipped paint. These conditions pose security and safety issues for any occupant or entrant of the Subject Property. All damaged and deteriorated doors and door frames must be repaired or replaced to meet code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c); CBC, § 116.1, 1132A.2; UCADB, §302(15), (17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), 8.36.060, 8.36.070, 8.04.201, 8.04.900.)
17. **Substandard Building. Boarded-Up Windows.** The Subject Property contains windows that have been completely boarded up with what appears to be pieces of wood or paper shutting out any light or ventilation and obstructing egress and ingress in the event of a fire. All residential structures must have access to ventilation and light in order to be habitable. A lack of natural light creates a health and safety hazard to any occupants. Remove or repair all boarded-up windows to allow for ventilation and light. (HSC, § 17920.3(a)(8), (c); CBC, § 116.1; CEBC, § 115.1; UHC, § 1001.4,

1001.12; UCADB, § 302(15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.04.201, 8.04.265, 8.04.800, 8.04.900, 8.36.060.)

18. **Substandard Building. Uneven Interior Surfaces.** The Subject Property contains damaged walls and ceiling surfaces, including walls with holes and a missing ceiling. All interior surfaces shall be maintained in good, clean, and sanitary condition. Cracked or loose plaster, drywall, exposed ceiling, sheetrock, and other defective surface conditions must be corrected. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (g); CBC, § 116.1; UHC, § 1001.3.6, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.04.201, 8.04.800, 8.04.900, 8.36.060.)
19. **Substandard Building. Dirty and Dilapidated Flooring.** The flooring throughout the Subject Property is damaged, filthy, the carpet appears stained and in one of the bathrooms the floor is unfinished. Dilapidated and deteriorated flooring is a tripping and safety hazard. Proper abatement action must be taken to repair the dilapidated and deteriorated flooring or clean and sanitize the flooring to prevent further deterioration. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (b)(2), (c); CBC, § 116.1; CEBC, § 115.1; UHC, § 1001.2.13, 1001.3.2, 1001.4; UCADB, § 302(13), (17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.36.060, 8.04.201, 8.04.265, 8.04.800, 8.04.900.)
20. **Substandard Building. Unsafe Walking Surface.** The walking surfaces in the Subject Property's rooms, hallways, living room, and kitchen are uneven due to dilapidated flooring and accumulation of junk, trash and debris creating. This condition poses a danger to any occupants and first responders in the event of an emergency. The uneven walking surfaces need to be repaired to meet code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (b)(2), (g)(2); CBC, § 116.1; UHC, § 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.36.060, 8.04.201, 8.04.800, 8.04.900.)
21. **Substandard Building. Lack of Natural Light.** The Subject Property lacks minimum amounts of natural light due to boarded up windows. All residential structures must have access to natural light in order to be habitable. A lack of natural light creates a health and safety hazard to any occupants. Provide all required natural light. (HSC, § 17920.3(a)(8), (c); CRC, § R303.1; UHC, §§ 1001.2.8, 1001.4; UCADB, § 302(13), (15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.04.750, 8.04.800, 8.04.900, 8.36.060.)
22. **Substandard Building. Lack of Proper Ventilation.** The Subject Property and Unpermitted Converted Structure lack the required proper ventilation due to boarded-up windows and doors. The windows of the Subject Property are covered by sheets or what appears to be pieces of wood or paper. The Unpermitted Converted Structure windows and door are covered with sheets of plywood. Lack of ventilation in the Subject Property leads to mold growth. This condition creates a dangerous and immediate health and safety hazard to any occupants. Proper ventilation is necessary for a habitable residence. Take all necessary actions to ensure that the Subject

Property has the proper ventilation. (HSC, § 17920.3(a)(8), (c); CBC, §§ 1202.5, 1204.1; CRC, § R303.1; UHC, § 1001.2.8, 1001.4; UCADB, § 302(15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.36.060, 8.36.070, 8.04.201, 8.04.750, 8.04.800, 8.04.900.)

23. **Substandard Building. Dilapidated Kitchen Cabinetry & Countertops.** The kitchen cabinetry and countertops in the Subject Property are dilapidated, have chipped tiles, missing cabinet drawers, a broken cabinet doors. Damaged and deteriorated kitchen cabinetry and countertops do not allow for proper and safe preparation and storage of food and kitchen equipment in the event of a natural disaster and risk food items and dishware falling onto any occupants. Repair all damaged kitchen cabinetry and countertops. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(c); UHC, § 1001.2.13, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.04.800, 8.04.900, 8.36.060.)
24. **Substandard Building. Inadequate Sanitation. Kitchen.** The kitchen floor, countertops, and other surfaces in the Subject Property are covered with filth, dust, and dirt. The kitchen is extremely unsanitary due to a lack of routine cleaning and maintenance. An unsanitary kitchen does not allow for safe and sanitary food storage, preparation, service, and disposal and can cause vermin infestation and mold growth which is a health hazard. Clean, sanitize, and maintain the kitchen facility to comply with State and local laws. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(3), (c); CRC, § R306.2; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.04.750, 8.04.900, 8.36.060.)
25. **Substandard Building. Inadequate Sanitation. Bathroom.** The bathrooms in the Subject Property are unsanitary due to lack of maintenance. The bathroom floor, countertops, and toilet are dirty and covered with dust and filth. Unsanitary conditions in bathrooms can lead to vermin and rodent infestation and harborages and can potentially cause disease and illness. Sanitize, clean, and maintain the bathrooms. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(1), (a)(14), (c); CBC, § 116.1; CRC, § R306.1; UHC, § 1001.2.1, 1001.2.13, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.36.060, 8.04.201, 8.04.750, 8.04.800, 8.04.900.)
26. **Substandard Building. Electrical Hazard. Missing Outlet Covers.** Protective faceplates and covers are missing from electrical outlets in the Subject Property's interior and garage. Missing, damaged, and exposed electrical outlet covers increase the risk of electrical shock to occupants. Replace or repair all such electrical covers to meet code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(c), (d); CEC, §§ 110.12, 404.9, 406.6(C); CFC, §§ 114.1.1, 603.2; UHC, §§ 701.2, 1001.4, 1001.5; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(2), 8.04.300, 8.04.400, 8.04.800, 8.04.900, 8.36.060.)
27. **Substandard Building. Missing Smoke & Carbon Monoxide Detectors and Alarms.** The Subject Property lacks smoke and carbon monoxide detectors and alarms throughout. Smoke detectors and alarms are necessary to detect smoke and

provide early warning in the event of a fire. Carbon monoxide detectors and alarms are necessary to detect carbon monoxide and provide early warning to prevent carbon monoxide poisoning. Missing smoke and carbon monoxide detectors creates a health and safety risk for all occupants. Install smoke and carbon monoxide alarms and detectors throughout the Subject Property. (HSC, § 17920.3(c); CBC, § 915.1; CFC, §§ 1103.8, 907.2.11, 915.1, 114.1.1; CRC, §§ R314.3, R315.3; UHC, §§ 1001.1, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), 8.36.060, 8.36.070, 8.04.201, 8.04.400, 8.04.750, 8.04.800, 8.04.900.)

28. **Substandard Building. Conditions Dangerous to First Responders.** The Subject Property is replete with multiple hazards including, but not limited to, interior accumulations of junk, trash, and debris, unsafe walking surfaces, and obstructed egress and ingress routes, which can result in the impairment of the ability of the fire department to respond to and suppress fires. Obstructed means of egress increase the risk of injury to occupants and first responders during an emergency and prevent first responders from efficiently responding to an emergency. Remove and clear all conditions dangerous to first responders. (HSC, § 17920.3(c); CFC, §§ 114.1.1, 315.3.2; CRC, § R311.1; UHC, §§ 1001.4, 1001.9; UCADB § 302(17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), 8.36.060, 8.36.070, 8.04.400, 8.04.750, 8.04.800, 8.04.900.)
29. **Substandard Building. Premises Likely to Cause Damage to Proximal Property.** The conditions on the Subject Property are unsightly and in such condition of deterioration and disrepair that they could cause damage to proximal properties. The Subject Property lacks proper landscaping and has numerous structural electrical, fire, and health hazards that risk endangering neighboring properties, including the interior accumulation of junk, trash, and debris. Take all necessary actions to abate all violations of law that are likely to cause damage to proximal properties. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2.13, 1001.4, 1001.8, 1001.9, 1001.11; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), (A)(5), 8.36.060, 8.36.070, 8.04.800, 8.04.900.)
30. **Substandard Building. Building Code Violations.** The Subject Property has numerous conditions that violate State and local building laws, including dilapidated interior walls, ceiling and floors, obstructed ingress and egress routes, and the accumulation of junk, trash, and debris. Rehabilitate the Subject Property so that it is in conformance with all applicable building code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(c), (k); CBC, § 116.1; UHC, § 1001.1, 1001.4; UCADB, § 302(13), (17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.36.060, 8.36.070, 8.04.201, 8.04.800, 8.04.900.)
31. **Substandard Building. Obstructed Means of Egress.** Egress routes throughout the Subject Property are blocked by boarded up windows and doors and extensive accumulation of junk, trash, and debris in the interior of the Subject Property. Obstructed means of egress prevent efficient and safe evacuation and increases the risk of injury to any occupants and first responders during an emergency. Remove all obstructions. (HSC, § 17920.3(a)(14), (c), (l); CBC, §§ 116.1, 1003.6; CFC, §§

112.1, 114.1.1, 304.1, 315.3.2, 1032.1, 1032.2, 1032.3; UHC, § 1001.4, 1001.12; UCADB, § 302(16), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.36.060, 8.36.070, 8.04.201, 8.04.400, 8.04.800, 8.04.900.)

32. **Dangerous Building. Lack of Building Permits.** There is an Unpermitted Converted Structure and numerous modifications made to the main structure on the Subject Property without first obtaining the required permits from the proper agencies. Unpermitted construction done without the proper and necessary permits often contains defects that can create severe life, health, and safety risks. Cease all construction and/or modifications and submit all necessary applications. Obtain any and all necessary permits before commencing work. (HSC, § 17920.3(c); CEBC, §§ 1.8.4.1, 105.1, 115.1; CBC, §§ 1.8.4.1, 105.1, 116.1; CRC, § R105.1; UHC, § 1001.4; PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.36.060, 8.36.070, 8.04.265, 8.04.201, 8.04.750, 8.04.800.)
33. **Dilapidated Fencing.** The exterior fencing surrounding the backyard of the Subject Property is visibly dilapidated and not structurally intact. The fencing is chipped and contains broken portions throughout. Dilapidated fencing poses a collapse hazard and creates an unsightly appearance to the public. Repair or replace the dilapidated fencing to meet code standards. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.4, 1001.2.13; UCADB, § 302(17); PMC, §§ 8.36.060, 8.04.800, 8.04.900.)
34. **Public Nuisance.** The lack of maintenance of the Subject Property is detrimental to the public health, safety, or general welfare or in such manner as to constitute a public nuisance. The nuisance conditions are hazardous to any occupants and neighbors of the Subject Property due to the dilapidated and deteriorated conditions. These conditions are offensive to the senses or interferes with another person's reasonable use and enjoyment of life or property. Rehabilitate the Subject Property according to State and local laws. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(c); UHC, § 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), (D)(10), (D)(11), 8.36.060, 8.36.070, 8.04.800, 8.04.900.)
35. **Unmaintained Landscape.** The front and back yards of the Subject Property have not been maintained, have dead vegetation and are full of dirt patches. Proper landscaping is necessary to contribute the health, well-being, and quality of life and can increase the property's aesthetic value. The unmaintained landscape has created a landscape dissimilar to the surrounding properties. Proper landscaping must be installed and properly maintained. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (h); CBC, § 116.1; CFC, §§ 114.1.1, 304.1; UHC, § 1001.4, 1001.9; UCADB, § 302(17); PMC, §§ 8.36.050 (A)(1), (A)(3), (A)(5), (B)(14), 8.36.060, 8.36.070, 8.04.201, 8.04.400, 8.04.800, 8.04.900.)
36. **Fire Hazards.** Due to blocked ingress and egress routes, and the excessive accumulation of trash, junk, and debris throughout the Subject Property, the Subject Property has been determined to be a fire hazard. These conditions pose a serious fire hazard that may threaten the safety of first responders. Abate all fire hazards.

Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(c), (h); CBC, § 116.1; CFC, § 114.1.1; UHC, § 1001.4, 1001.9; UCADB, § 302(16), (17); PMC, §§ 8.36.050(A)(1), (A)(5), 8.36.060, 8.60.070, 8.04.201, 8.04.400, 8.04.800, 8.04.900.)

37. **Visual Blight.** The Subject Property in its current condition is an eyesore and a source of blight within the community due to neglected yards, unmaintained landscape, and boarded up windows and doors. Blight attracts crime and reduces the property values of innocent neighboring properties. Bring the Subject Property into compliance with all relevant local and state laws, as well as into conformity with the maintenance standards of the rest of the community. (HSC, § 17920.3(a)(14), (c), (h); UHC, § 1001.4, 1001.9; UCADB, § 302(12), (17), PMC, §§ 8.36.050(A)(1), (A)(5), (B)(2), (D)(10), (D)(11), 8.36.060, 8.36.070, 8.04.800, 8.04.900.)
38. **Conditions Detrimental to Public Health, Safety, & General Welfare.** The totality of the conditions on the Subject Property are detrimental to public health, safety, and general welfare of any occupants and the community. The Subject Property has multiple health, fire, electrical, sanitation, and other hazards that impact any entrant and surrounding properties. Take all necessary actions to bring the Subject Property into conformity with all laws. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c); CBC, § 116.1; CEBC, § 115.1; UHC, § 1001.2.13, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.60.060, 8.36.070, 8.04.201, 8.04.265, 8.04.800, 8.04.900.)

Pursuant to the HSC, UHC, UCADB, CBC, CMC, CFC, CEC, CPC, CRC, and the PMC, the building on the Subject Property is substandard, substantially dangerous, and poses an immediate threat to residents, occupants, neighbors, and the public, and constitutes a public nuisance.

Therefore, pursuant to HSC sections 17980 and 17980.6 the City of Palmdale hereby orders you to 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 begin within 15 days (“Compliance Initiation Deadline”)** and **must be completed within 30 days (“Compliance Completion Deadline”)** or the City may pursue legal action.

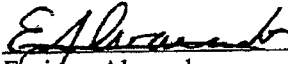
The consequences for failure to initiate rehabilitation and correct the unlawful conditions identified above by the Compliance Deadlines may include administrative fines, abatement by the City, and civil remedies such as injunctions, penalties, and an application for the appointment of a receiver over the Subject Property.

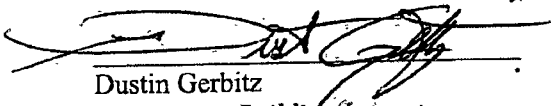
Furthermore, you will be held liable for all costs, fees, and expenses, including all inspections costs, investigation costs, enforcement costs, abatement costs, repair costs, rehabilitation expenses, court costs, litigation expenses, attorneys’ fees, and administrative expenses, incurred by the City in inspecting, identifying, investigating, enforcing, and abating all unlawful conditions on the Subject Property. The City may cause such costs to become liens or special assessments against the Subject Property and will recover from you the costs for recording and collecting the same.

Repair or abatement of some of the unlawful conditions identified above may require you to obtain air quality, building, and/or demolition permits. You are obligated to submit complete applications to the necessary authorities for all permits required to bring the Subject Property into compliance with the N&O and the law by the deadlines herein.

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 in this taxable year for the Subject Property.

If you have any questions regarding this N&O, please contact the undersigned at the number indicated below.


Enrique Alvarado
Senior Code Enforcement Officer
CITY OF PALMDALE
(661) 267-5319


Dustin Gerbitz
Supervising Building Inspector
CITY OF PALMDALE
(661) 267-5387

A 926 CERTIFIED MAIL

MAIL

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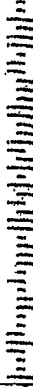
\$9.920
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FROM 92604
12/04/2024

Stamps



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FEDERAL NATIONAL MORTGAGE ASSOCIATION
5600 GRANITE PKWY
PLANO TX 75024-4126



MARC
DEC 11 2024
DALLAS

CERTIFIED MAIL

stamps.com

* 1-UP Laser Form *
* USA CMF - 134 08/23 *



Recording requested by:
CITY OF PALMDALE

When recorded return to:
Matthew R. Silver, Esq.
Attorney for City of Palmdale
CIVICA LAW GROUP, APC
4000 Barranca Parkway
Suite 250, PMB #782
Irvine, California 92604

SFLL
DEC 16 2024
DALLAS

SPACE ABOVE THIS LINE RESERVED FOR RECORDER USE

NOTICE OF PENDENCY OF NUISANCE ABATEMENT ACTION

MARC
DEC 16 2024
DALLAS

Recording requested by:
CITY OF PALMDALE

When recorded return to:
Matthew R. Silver, Esq.
Attorney for City of Pittsburg
CIVICA LAW GROUP, APC
4000 Barranca Parkway
Suite 250, PMB #782
Irvine, California 92604

This instrument is recorded at the request of the CITY OF PALMDALE, a California municipal corporation, pursuant to Code of Civil Procedure section 405.20, Government Code sections 27297 and 38773.5(e), and Health and Safety Code section 17985(a).

This instrument is exempt from recording fees pursuant to Government Code section 27383.

NOTICE OF PENDENCY OF NUISANCE ABATEMENT ACTION

Assessor's Parcel Number:
3023-029-057

Commonly Known As:
37634 Duffel Street
Palmdale, California 93552

1 MATTHEW R. SILVER, SBN 245528
MSilver@civicalaw.com
2 MATTHEW G. TRUJILLO, SBN 345580
MTrujillo@civicalaw.com
3 CIVICA LAW GROUP, APC
4000 Barranca Parkway
4 Suite 250, PMB #782
Irvine, California 92604
5 Phone: 949-592-0165
Fax: 949-335-1701

Exempt from filing fees pursuant to
Government Code section 6103.

6 Attorneys for City of Palmdale
7
8
9

10 SUPERIOR COURT OF THE STATE OF CALIFORNIA
11 COUNTY OF LOS ANGELES

12
13 IN THE MATTER OF THE PARCEL OF REAL
PROPERTY LOCATED AT:
14
15 ASSESSOR'S PARCEL NUMBER
3023-029-057
16 (KNOWN AS 37634 DUFFEL STREET,
17 PALMDALE, CALIFORNIA 93552)

**NOTICE OF PENDENCY OF NUISANCE
ABATEMENT ACTION**

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)

On December 5, 2024, before me, Lauren Nicole McElroy, Notary Public, personally appeared Matthew G. Trujillo, Attorney for the City of Palmdale, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted executed the instrument.

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

WITNESS my hand and official seal.



Signature

Lauren McElroy

(Seal)

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EXHIBIT A

**NOTICE AND ORDER TO REPAIR OR ABATE
DATED DECEMBER 4, 2024**



CITY OF PALMDALE

NOTICE AND ORDER TO REPAIR OR ABATE

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

Date: December 4, 2024

Subject Property:

37634 Duffel Street
Palmdale, California 93552
APN 3023-029-057

Compliance Initiation Deadline:

December 19, 2024 (15 days)

Compliance Completion Deadline:

January 3, 2025 (30 days)

Interested Parties:

Herbert Hampton Jr.
37634 Duffel Street
Palmdale, California 93552

All Occupants
37634 Duffel Street
Palmdale, California 93552

Federal National Mortgage Association
37634 Duffel Street
Palmdale, California 93552

Federal National Mortgage Association
5600 Granite Park VII
Plano, Texas 75024

Federal National Mortgage Association
1100 15th Street NW
Washington, D.C. 20005

Sukhdev K. Birring
c/o Bradley T. Weeks, Esq.
Charlton Weeks LLP
1031 West Avenue M-14, Suite A
Palmdale, California 93551

The Secretary of Housing and Urban
Development
451 7th Street, SW
Washington, D.C. 20410

Celink
3900 Capital City Blvd
Lansing, Michigan 48906

The Secretary of Housing and Urban
Development
c/o Broadview Mortgage Corporation
2200 W Orangewood Ave Ste 215
Orange California, 92868

Celink
c/o Corporation Service Company Which Will
Do Business In California As CSC – Lawyers
Incorporating Service
Becky Degeorge, *Agent for Service of Process*
2710 Gateway Oaks Drive
Sacramento, California 95833

To All Interested Parties:

This Notice and Order to Repair or Abate (“N&O”) is issued pursuant to Health and Safety Code sections 17980(a), and 17980.6. It has been determined by the City of Palmdale (“City”) that the parcel of real property located at the address and APN identified above (“Subject Property”) contains unlawful conditions that constitute public nuisances and pose a substantial danger to the health, safety, and general welfare of the occupants, the surrounding community, and the public. These unlawful conditions are in violation of multiple provisions of law, including but not limited to, the California Health and Safety Code (“HSC”), California Building Code (“CBC”), California Electrical Code (“CEC”), California Plumbing Code (“CPC”), California Mechanical Code (“CMC”), California Fire Code (“CFC”), California Residential Code (“CRC”), Uniform Housing Code (“UHC”), Uniform Code for the Abatement of Dangerous Buildings (“UCADB”), and the Palmdale Municipal Code (“PMC”).

The following unlawful conditions were identified during a recent 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):

1. **Substandard Building. Unfit for Human Habitation. Red-Tag Issuance.** The entire Subject Property is extremely deteriorated, dilapidated, and manifestly unsafe due to a lack of regular maintenance, inadequate sanitation, and electrical, structural, and fire hazards. The Subject Property is unfit for human habitation and has been red-tagged to prevent further entry or occupation. The Subject Property has been ordered to be vacated pending correction of the unlawful conditions, and this order still stands. Clear all junk, trash, and debris and abate all structural, electrical, sanitation, and fire hazards. Take all necessary actions to repair and ensure that the Subject Property is properly maintained according to code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3 (a)(14), (b), (c), (g), (j), (k); CBC, § 116.1; CEBC, § 115.1; CFC, § 114.1.1; UHC, § 1001.1, 1001.2.13, 1001.3, 1001.4, 1001.8, 1001.9, 1001.11; UCADB, § 302(9), (13), (15), (16), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), (C)(6), (D)(11), 8.36.060, 8.36.070, 8.04.201, 8.04.265, 8.04.400, 8.04.800, 8.04.900.)
2. **Substandard Building. General Dilapidation and Improper Maintenance.** The Subject Property and Unpermitted Converted Structure are extremely deteriorated, dilapidated, and manifestly unsafe due to structural, electrical and fire hazards, lack of regular maintenance and upkeep, and lack of adequate sanitation. The interior of the

Subject Property is filled with accumulation of junk, trash, and debris, and dilapidated and deteriorated walls, doors, floors, and ceilings. Take all necessary actions to repair and ensure that the Subject Property is brought into full compliance and thereafter properly maintained according to code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (j), (g); CBC, § 116.1; CFC, § 114.1.1; UHC, § 1001.1, 1001.3, 1001.4, 1001.8, 1001.9, 1001.11; UCADB, § 302(9), (13), (15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), (B)(14), (C)(6), (C)(11), (C)(14), (D)(11), 8.36.060, 8.36.070, 8.04.201, 8.04.400, 8.04.800, 8.04.900.)

3. **Substandard Building. Extremely Unsanitary Conditions.** The Subject Property is extremely unsanitary due to a lack of maintenance. The Subject Property is replete with an accumulation of junk, trash and debris including dust, dirt, building materials and debris, and other miscellaneous items and trash. Additionally, the bathroom and kitchen floors and countertops are covered in filth. The floors, walls, and ceiling are deteriorated and damaged. The presence of dust, filth, junk, trash, and debris in the interior creates health and safety hazards and can cause the spread of diseases. The unsanitary and substandard conditions must be abated. Obtain any and all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (j); CBC, § 116.1; UHC, § 1001.1, 1001.2.8, 1001.10, 1001.2.13, 1001.3.6, 1001.4, 1001.11; UCADB, § 302(9), (13), (15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (D)(11), (E)(6), 8.04.201, 8.04.800, 8.04.900.)
4. **Substandard Building. Prohibited Occupancy. Violation of Red Tag Notice.** The Subject Property has been subjected to multiple break ins and continued occupation despite being red-tagged due to lack of regular maintenance, inadequate sanitation, and electrical, structural, and fire hazards. The Subject Property is uninhabitable due to the existing sanitation, structural, electrical, and fire hazards. The deteriorated and dilapidated state creates a dangerous and substandard building unfit for human habitation. Uninhabitable places shall not be used for sleeping purposes. Take all necessary actions to repair and ensure that the Subject Property is properly maintained according to code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c); CBC, § 116.1; CEBC, § 115.1; CFC, § 114.1.1; CRC, §§ R113.1, R801.2; UHC, § 1001.2.10, 1001.2.13, 1001.9, 1001.11; UCADB, § 302(9), (15), (16), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), (C)(6), 8.36.060, 8.36.070, 8.04.201, 8.04.265, 8.04.400, 8.04.750, 8.04.800, 8.04.900.)
5. **Substandard Building. Building Manifestly Unsafe.** The Subject Property is deteriorated, dilapidated, and manifestly unsafe due to a lack of maintenance and lack of adequate sanitation. The Subject Property is manifestly unsafe due to structural issues, fire hazards, unsanitary conditions, lack of utilities, health and safety code violations, and building code violations. The Subject Property's bathroom and kitchen are replete with dust, dirt, and filth and the interior is filled with the accumulation of junk, trash, and debris that blocks egress routes. The interior ceilings are extremely dilapidated and deteriorated exposing the underlying elements. The interior walls contain holes, writing, and chipped paint, and the floors are dilapidated

and covered in filth. Restore all utility services. All unsanitary and substandard conditions must be abated and maintained. Bring the Subject Property into compliance with all codes. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(10), (a)(14), (b), (c), (k); CBC, § 116.1; CEBC, § 115.1; CFC, § 114.1.1; UHC, § 1001.2.10, 1001.2.13, 1001.4, 1001.9, 1001.11; UCADB, § 302(9), (13), (15), (16), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), C(6), 8.36.060, 8.36.070, 8.04.201, 8.04.265, 8.04.400, 8.04.800, 8.04.900.)

6. **Substandard Building. Unpermitted Construction (Alterations).** Unpermitted alterations have been made to the Subject Property without the necessary permits. Alterations include, but are not limited to, the installation of a room and interior walls on the first floor adjacent to the garage area. Unpermitted construction and alterations done without the proper and necessary permits and inspections often contain serious latent defects that can undermine structural integrity and create severe life and safety risks. Remove all unpermitted construction and/or submit all necessary applications and plans and obtain all necessary permits and approvals. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(c); CBC, §§ 1.8.4.1, 105.1, 116.1; CEBC, §§ 1.8.4.1, 105.1, 115.1; CRC, § R105.1; UHC, § 1001.4; UCADB, §§ 302(8), (13), (17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), (A)(5), 8.36.060, 8.04.201, 8.04.265, 8.04.750, 8.04.800, 8.04.900.)
7. **Substandard Building. Unpermitted Structure.** The structure in the back yard of the Subject Property has been constructed without the necessary permits and is deteriorated, dilapidated, and manifestly unsafe due to a lack of maintenance and structural issues. Unpermitted construction done without the proper and necessary permits and inspections often contain defects that can create severe life and safety risks. Remove all unpermitted construction and/or submit all necessary applications and plans and obtain all necessary and proper permits and approvals. (HSC, § 17920.3(b), (c), (k); CBC, §§ 1.8.4.1, 105.1, 116.1; CEBC, §§ 1.8.4.1, 105.1, 115.1; CRC, § R105.1; UHC, §§ 1001.1, 1001.4; UCADB, § 302(9), (13), (17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), (A)(5), 8.36.060, 8.04.201, 8.04.265, 8.04.750, 8.04.800, 8.04.900.)
8. **Substandard Building. Dilapidated and Deteriorated Exterior Walls. Unpermitted Structure.** The exterior walls of the Unpermitted Structure in the back yard on the Subject Property are dilapidated, lacks proper weather protection due the exposed building materials on one side, and has chipped paint and wood rot. The dilapidated walls presents structural and fire dangers and risk collapse. The exterior walls of the Unpermitted Structure need to be repaired or replaced to meet code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (b), (c), (g)(3), (g)(4); CBC, § 116.1; CEBC, § 115.1; CRC, §§ R701.2, R703.1; UHC, §§ 1001.3.4, 1001.4, 1001.8.2; UCADB, §§ 302(10), (16), (17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), (A)(5), (D)(10), 8.36.060, 8.04.201, 8.04.265, 8.04.750, 8.04.800, 8.04.900.)
9. **Substandard Building. Dry Rot and General Decay. Unpermitted Structure.** There are signs of dry rot and general decay on the exterior walls of the Unpermitted

Structure in the back yard on the Subject Property and on the fence. Dry rot damage indicates that portions of the Subject Property are decayed due to exposure, to excessive moisture and development of certain fungi. Untreated dry rot can subject structural components of the building to heat, moisture, and other damaging elements causing further deterioration and risk of danger. Repair all areas damaged by dry rot. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (g); CBC, § 116.1; CRC, §§ R701.2, R703.1; UHC, §§ 1001.3.4, 1001.4, 1001.8.2; UCADB, § 302(8), (16), (17); PMC, §§ 8.36.050 (A)(1), (A)(3), (A)(5), (D)(10), 8.36.060, 8.36.070, 8.04.201, 8.04.750, 8.04.800, 8.04.900.)

10. **Substandard Building. Dilapidated Wooden Trim and Fascia. Unpermitted Structure.** The exterior wooden trim around doors, door frames, window frames, and fascia overhangs of the Unpermitted Structure in the backyard on the Subject Property are dilapidated and exhibits signs of general decay. Decaying exterior elements allow the elements to intrude further into the structure of the Subject Property causing further damage and risks mold growth. In addition, damaged doors, wooden trim, windows, and fascia can cause structural issues and lead to the spread of rot and decay. Repair or replace damaged wooden trim and fascia boards according to code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (g); CBC, § 116.1; UHC, § 1001.4, 1001.8.2, 1001.8.3, 1001.8.4; UCADB, § 302(15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (D)(10), 8.36.060, 8.36.070, 8.04.201, 8.04.800, 8.04.900.)
11. **Substandard Building. Accumulation of Junk, Trash, and Debris. Interior.** The interior of the Subject Property has extensive accumulation of junk, trash, and debris, including but not limited to plaster and other building materials, broken discarded furniture, cardboard boxes, wooden pieces, clothing, plastic bottles, and other miscellaneous items, trash, and debris. The accumulation of junk, trash, and debris creates public health and safety issues, constitutes a severe fire hazard and obstructs egress and ingress routes for entrants and first responders. Clear all accumulated junk, trash, and debris in the interior of the Subject Property. (HSC, § 17920.3(a)(14), (c), (j); CFC, §§ 304.1, 114.1.1; CRC, § R311.1; UHC, § 1001.2.13, 1001.4, 1001.9, 1001.11; UCADB, § 302(13), (15), (17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), 8.36.060, 8.36.070, 8.04.400, 8.04.750, 8.04.800, 8.04.900.)
12. **Substandard Building. Extremely Dilapidated Ceiling.** The living room and bedroom ceiling in the Subject Property are extremely dilapidated, damaged, filthy and in some parts, are completely missing and expose the underlying elements. Additionally, one room of the Subject Property is missing the ceiling entirely and contains exposed building materials. Dilapidated and missing ceiling elements create a collapse hazard and allow for water and insect intrusion that can create health and safety dangers. The ceilings must be properly repaired and maintained according to code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (b)(6), (c); CBC, § 116.1; UHC, § 1001.2.13, 1001.3.6, 1001.4; UCADB, § 302(13), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.36.060, 8.36.070, 8.04.201, 8.04.800, 8.04.900.)

13. **Substandard Building. Exposed Building Materials.** The Subject Property has exposed interior ceiling and walls materials due to missing drywall, large holes, and lack of maintenance. Exposed raw materials are at risk of suffering damage and dilapidation. Repair or replace the wall elements on the Subject Property. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (g); CBC, § 116.1; CEBC, § 115.1; UHC, § 1001.3.6, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.36.060, 8.04.201, 8.04.265, 8.04.800, 8.04.900.)
14. **Substandard Building. Dirty, Dilapidated and Deteriorated Interior Walls.** The interior walls of Subject Property contain missing portions, dirty, holes, and chipped paint. The dilapidated walls present a fire danger due to insufficient fire control and retardation. All walls need to be repaired or replaced sufficient to building code standards. Obtain all permits, if necessary, before commencing work. (HSC, § 17920.3(a)(14), (b)(5), (c); CBC, § 116.1; CEBC, § 115.1; CFC, § 114.1; CRC, §§ R601.2, R702.1; UHC, § 1001.3.4, 1001.2.13, 1001.4; UCADB, § 302(13), (15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.04.201, 8.04.265, 8.04.400, 8.04.750, 8.04.900, 8.36.060.)
15. **Substandard Building. Deteriorated and Damaged Drywall.** There are portions of damaged and deteriorated drywall throughout Subject Property with several sections missing completely in the dining room of Subject Property. Drywall damage can subject structural components of the building to heat, moisture, and other damaging elements causing further deterioration and risk of structural danger. Repair or replace all damaged drywall and maintain all interior surfaces in good, clean, and sanitary condition. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c); CBC, § 116.1; CEBC, § 115.1; CRC, § R702.1; UHC, § 1001.3.4, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), (C)(6), 8.36.060, 8.04.201, 8.04.265, 8.04.750, 8.04.800, 8.04.900.)
16. **Substandard Building. Dilapidated Interior Doors and Door Frames.** The Subject Property has dilapidated, dirty, and deteriorated interior doors and doorframes full of cracks and chipped paint. These conditions pose security and safety issues for any occupant or entrant of the Subject Property. All damaged and deteriorated doors and door frames must be repaired or replaced to meet code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c); CBC, § 116.1, 1132A.2; UCADB, § 302(15), (17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), 8.36.060, 8.36.070, 8.04.201, 8.04.900.)
17. **Substandard Building. Boarded-Up Windows.** The Subject Property contains windows that have been completely boarded up with what appears to be pieces of wood or paper shutting out any light or ventilation and obstructing egress and ingress in the event of a fire. All residential structures must have access to ventilation and light in order to be habitable. A lack of natural light creates a health and safety hazard to any occupants. Remove or repair all boarded-up windows to allow for ventilation and light. (HSC, § 17920.3(a)(8), (c); CBC, § 116.1; CEBC, § 115.1; UHC, § 1001.4,

1001.12; UCADB, § 302(15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.04.201, 8.04.265, 8.04.800, 8.04.900, 8.36.060.)

18. **Substandard Building. Uneven Interior Surfaces.** The Subject Property contains damaged walls and ceiling surfaces, including walls with holes and a missing ceiling. All interior surfaces shall be maintained in good, clean, and sanitary condition. Cracked or loose plaster, drywall, exposed ceiling, sheetrock, and other defective surface conditions must be corrected. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (g); CBC, § 116.1; UHC, § 1001.3.6, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.04.201, 8.04.800, 8.04.900, 8.36.060.)
19. **Substandard Building. Dirty and Dilapidated Flooring.** The flooring throughout the Subject Property is damaged, filthy, the carpet appears stained and in one of the bathrooms the floor is unfinished. Dilapidated and deteriorated flooring is a tripping and safety hazard. Proper abatement action must be taken to repair the dilapidated and deteriorated flooring or clean and sanitize the flooring to prevent further deterioration. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (b)(2), (c); CBC, § 116.1; CEBC, § 115.1; UHC, § 1001.2.13, 1001.3.2, 1001.4; UCADB, § 302(13), (17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.36.060, 8.04.201, 8.04.265, 8.04.800, 8.04.900.)
20. **Substandard Building. Unsafe Walking Surface.** The walking surfaces in the Subject Property's rooms, hallways, living room, and kitchen are uneven due to dilapidated flooring and accumulation of junk, trash and debris creating. This condition poses a danger to any occupants and first responders in the event of an emergency. The uneven walking surfaces need to be repaired to meet code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (b)(2), (g)(2); CBC, § 116.1; UHC, § 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.36.060, 8.04.201, 8.04.800, 8.04.900.)
21. **Substandard Building. Lack of Natural Light.** The Subject Property lacks minimum amounts of natural light due to boarded up windows. All residential structures must have access to natural light in order to be habitable. A lack of natural light creates a health and safety hazard to any occupants. Provide all required natural light. (HSC, § 17920.3(a)(8), (c); CRC, § R303.1; UHC, §§ 1001.2.8, 1001.4; UCADB, § 302(13), (15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.04.750, 8.04.800, 8.04.900, 8.36.060.)
22. **Substandard Building. Lack of Proper Ventilation.** The Subject Property and Unpermitted Converted Structure lack the required proper ventilation due to boarded-up windows and doors. The windows of the Subject Property are covered by sheets or what appears to be pieces of wood or paper. The Unpermitted Converted Structure windows and door are covered with sheets of plywood. Lack of ventilation in the Subject Property leads to mold growth. This condition creates a dangerous and immediate health and safety hazard to any occupants. Proper ventilation is necessary for a habitable residence. Take all necessary actions to ensure that the Subject

Property has the proper ventilation. (HSC, § 17920.3(a)(8), (c); CBC, §§ 1202.5, 1204.1; CRC, § R303.1; UHC, § 1001.2.8, 1001.4; UCADB, § 302(15), (17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.36.060, 8.36.070, 8.04.201, 8.04.750, 8.04.800, 8.04.900.)

23. **Substandard Building. Dilapidated Kitchen Cabinetry & Countertops.** The kitchen cabinetry and countertops in the Subject Property are dilapidated, have chipped tiles, missing cabinet drawers, a broken cabinet doors. Damaged and deteriorated kitchen cabinetry and countertops do not allow for proper and safe preparation and storage of food and kitchen equipment in the event of a natural disaster and risk food items and dishware falling onto any occupants. Repair all damaged kitchen cabinetry and countertops. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(c); UHC, § 1001.2.13, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.04.800, 8.04.900, 8.36.060.)
24. **Substandard Building. Inadequate Sanitation. Kitchen.** The kitchen floor, countertops, and other surfaces in the Subject Property are covered with filth, dust, and dirt. The kitchen is extremely unsanitary due to a lack of routine cleaning and maintenance. An unsanitary kitchen does not allow for safe and sanitary food storage, preparation, service, and disposal and can cause vermin infestation and mold growth which is a health hazard. Clean, sanitize, and maintain the kitchen facility to comply with State and local laws. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(3), (c); CRC, § R306.2; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.04.750, 8.04.900, 8.36.060.)
25. **Substandard Building. Inadequate Sanitation. Bathroom.** The bathrooms in the Subject Property are unsanitary due to lack of maintenance. The bathroom floor, countertops, and toilet are dirty and covered with dust and filth. Unsanitary conditions in bathrooms can lead to vermin and rodent infestation and harborages and can potentially cause disease and illness. Sanitize, clean, and maintain the bathrooms. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(1), (a)(14), (c); CBC, § 116.1; CRC, § R306.1; UHC, § 1001.2.1, 1001.2.13, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.36.060, 8.04.201, 8.04.750, 8.04.800, 8.04.900.)
26. **Substandard Building. Electrical Hazard. Missing Outlet Covers.** Protective faceplates and covers are missing from electrical outlets in the Subject Property's interior and garage. Missing, damaged, and exposed electrical outlet covers increase the risk of electrical shock to occupants. Replace or repair all such electrical covers to meet code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(c), (d); CEC, §§ 110.12, 404.9, 406.6(C); CFC, §§ 114.1.1, 603.2; UHC, §§ 701.2, 1001.4, 1001.5; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(2), 8.04.300, 8.04.400, 8.04.800, 8.04.900, 8.36.060.)
27. **Substandard Building. Missing Smoke & Carbon Monoxide Detectors and Alarms.** The Subject Property lacks smoke and carbon monoxide detectors and alarms throughout. Smoke detectors and alarms are necessary to detect smoke and

provide early warning in the event of a fire. Carbon monoxide detectors and alarms are necessary to detect carbon monoxide and provide early warning to prevent carbon monoxide poisoning. Missing smoke and carbon monoxide detectors creates a health and safety risk for all occupants. Install smoke and carbon monoxide alarms and detectors throughout the Subject Property. (HSC, § 17920.3(c); CBC, § 915.1; CFC, §§ 1103.8, 907.2.11, 915.1, 114.1.1; CRC, §§ R314.3, R315.3; UHC, §§ 1001.1, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), 8.36.060, 8.36.070, 8.04.201, 8.04.400, 8.04.750, 8.04.800, 8.04.900.)

28. **Substandard Building. Conditions Dangerous to First Responders.** The Subject Property is replete with multiple hazards including, but not limited to, interior accumulations of junk, trash, and debris, unsafe walking surfaces, and obstructed egress and ingress routes, which can result in the impairment of the ability of the fire department to respond to and suppress fires. Obstructed means of egress increase the risk of injury to occupants and first responders during an emergency and prevent first responders from efficiently responding to an emergency. Remove and clear all conditions dangerous to first responders. (HSC, § 17920.3(c); CFC, §§ 114.1.1, 315.3.2; CRC, § R311.1; UHC, §§ 1001.4, 1001.9; UCADB § 302(17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), 8.36.060, 8.36.070, 8.04.400, 8.04.750, 8.04.800, 8.04.900.)
29. **Substandard Building. Premises Likely to Cause Damage to Proximal Property.** The conditions on the Subject Property are unsightly and in such condition of deterioration and disrepair that they could cause damage to proximal properties. The Subject Property lacks proper landscaping and has numerous structural electrical, fire, and health hazards that risk endangering neighboring properties, including the interior accumulation of junk, trash, and debris. Take all necessary actions to abate all violations of law that are likely to cause damage to proximal properties. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.2.13, 1001.4, 1001.8, 1001.9, 1001.11; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(2), (A)(3), (A)(5), 8.36.060, 8.36.070, 8.04.800, 8.04.900.)
30. **Substandard Building. Building Code Violations.** The Subject Property has numerous conditions that violate State and local building laws, including dilapidated interior walls, ceiling and floors, obstructed ingress and egress routes, and the accumulation of junk, trash, and debris. Rehabilitate the Subject Property so that it is in conformance with all applicable building code standards. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(c), (k); CBC, § 116.1; UHC, § 1001.1, 1001.4; UCADB, § 302(13), (17); PMC, §§ 8.36.050(A)(1), (A)(3), 8.36.060, 8.36.070, 8.04.201, 8.04.800, 8.04.900.)
31. **Substandard Building. Obstructed Means of Egress.** Egress routes throughout the Subject Property are blocked by boarded up windows and doors and extensive accumulation of junk, trash, and debris in the interior of the Subject Property. Obstructed means of egress prevent efficient and safe evacuation and increases the risk of injury to any occupants and first responders during an emergency. Remove all obstructions. (HSC, § 17920.3(a)(14), (c), (l); CBC, §§ 116.1, 1003.6; CFC, §§

112.1, 114.1.1, 304.1, 315.3.2, 1032.1, 1032.2, 1032.3; UHC, § 1001.4, 1001.12; UCADB, § 302(16), (17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.36.060, 8.36.070, 8.04.201, 8.04.400, 8.04.800, 8.04.900.)

32. **Dangerous Building. Lack of Building Permits.** There is an Unpermitted Converted Structure and numerous modifications made to the main structure on the Subject Property without first obtaining the required permits from the proper agencies. Unpermitted construction done without the proper and necessary permits often contains defects that can create severe life, health, and safety risks. Cease all construction and/or modifications and submit all necessary applications. Obtain any and all necessary permits before commencing work. (HSC, § 17920.3(c); CEBC, §§ 1.8.4.1, 105.1, 115.1; CBC, §§ 1.8.4.1, 105.1, 116.1; CRC, § R105.1; UHC, § 1001.4; PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.36.060, 8.36.070, 8.04.265, 8.04.201, 8.04.750, 8.04.800.)
33. **Dilapidated Fencing.** The exterior fencing surrounding the backyard of the Subject Property is visibly dilapidated and not structurally intact. The fencing is chipped and contains broken portions throughout. Dilapidated fencing poses a collapse hazard and creates an unsightly appearance to the public. Repair or replace the dilapidated fencing to meet code standards. (HSC, § 17920.3(a)(14), (c); UHC, § 1001.4, 1001.2.13; UCADB, § 302(17); PMC, §§ 8.36.060, 8.04.800, 8.04.900.)
34. **Public Nuisance.** The lack of maintenance of the Subject Property is detrimental to the public health, safety, or general welfare or in such manner as to constitute a public nuisance. The nuisance conditions are hazardous to any occupants and neighbors of the Subject Property due to the dilapidated and deteriorated conditions. These conditions are offensive to the senses or interferes with another person's reasonable use and enjoyment of life or property. Rehabilitate the Subject Property according to State and local laws. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(c); UHC, § 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), (D)(10), (D)(11), 8.36.060, 8.36.070, 8.04.800, 8.04.900.)
35. **Unmaintained Landscape.** The front and back yards of the Subject Property have not been maintained, have dead vegetation and are full of dirt patches. Proper landscaping is necessary to contribute the health, well-being, and quality of life and can increase the property's aesthetic value. The unmaintained landscape has created a landscape dissimilar to the surrounding properties. Proper landscaping must be installed and properly maintained. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c), (h); CBC, § 116.1; CFC, §§ 114.1.1, 304.1; UHC, § 1001.4, 1001.9; UCADB, § 302(17); PMC, §§ 8.36.050 (A)(1), (A)(3), (A)(5), (B)(14), 8.36.060, 8.36.070, 8.04.201, 8.04.400, 8.04.800, 8.04.900.)
36. **Fire Hazards.** Due to blocked ingress and egress routes, and the excessive accumulation of trash, junk, and debris throughout the Subject Property, the Subject Property has been determined to be a fire hazard. These conditions pose a serious fire hazard that may threaten the safety of first responders. Abate all fire hazards.

Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(c), (h); CBC, § 116.1; CFC, § 114.1.1; UHC, § 1001.4, 1001.9; UCADB, § 302(16), (17); PMC, §§ 8.36.050(A)(1), (A)(5), 8.36.060, 8.60.070, 8.04.201, 8.04.400, 8.04.800, 8.04.900.)

37. **Visual Blight.** The Subject Property in its current condition is an eyesore and a source of blight within the community due to neglected yards, unmaintained landscape, and boarded up windows and doors. Blight attracts crime and reduces the property values of innocent neighboring properties. Bring the Subject Property into compliance with all relevant local and state laws, as well as into conformity with the maintenance standards of the rest of the community. (HSC, § 17920.3(a)(14), (c), (h); UHC, § 1001.4, 1001.9; UCADB, § 302(12), (17), PMC, §§ 8.36.050(A)(1), (A)(5), (B)(2), (D)(10), (D)(11), 8.36.060, 8.36.070, 8.04.800, 8.04.900.)

38. **Conditions Detrimental to Public Health, Safety, & General Welfare.** The totality of the conditions on the Subject Property are detrimental to public health, safety, and general welfare of any occupants and the community. The Subject Property has multiple health, fire, electrical, sanitation, and other hazards that impact any entrant and surrounding properties. Take all necessary actions to bring the Subject Property into conformity with all laws. Obtain all necessary and proper permits before commencing work. (HSC, § 17920.3(a)(14), (c); CBC, § 116.1; CEBC, § 115.1; UHC, § 1001.2.13, 1001.4; UCADB, § 302(17); PMC, §§ 8.36.050(A)(1), (A)(3), (A)(5), 8.60.060, 8.36.070, 8.04.201, 8.04.265, 8.04.800, 8.04.900.)

Pursuant to the HSC, UHC, UCADB, CBC, CMC, CFC, CEC, CPC, CRC, and the PMC, the building on the Subject Property is substandard, substantially dangerous, and poses an immediate threat to residents, occupants, neighbors, and the public, and constitutes a public nuisance.

Therefore, pursuant to HSC sections 17980 and 17980.6 the City of Palmdale hereby orders you to 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 begin within 15 days (“Compliance Initiation Deadline”)** and **must be completed within 30 days (“Compliance Completion Deadline”)** or the City may pursue legal action.

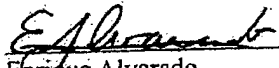
The consequences for failure to initiate rehabilitation and correct the unlawful conditions identified above by the Compliance Deadlines may include administrative fines, abatement by the City, and civil remedies such as injunctions, penalties, and an application for the appointment of a receiver over the Subject Property.

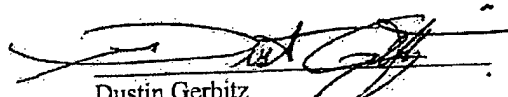
Furthermore, you will be held liable for all costs, fees, and expenses, including all inspections costs, investigation costs, enforcement costs, abatement costs, repair costs, rehabilitation expenses, court costs, litigation expenses, attorneys’ fees, and administrative expenses, incurred by the City in inspecting, identifying, investigating, enforcing, and abating all unlawful conditions on the Subject Property. The City may cause such costs to become liens or special assessments against the Subject Property and will recover from you the costs for recording and collecting the same.

Repair or abatement of some of the unlawful conditions identified above may require you to obtain air quality, building, and/or demolition permits. You are obligated to submit complete applications to the necessary authorities for all permits required to bring the Subject Property into compliance with the N&O and the law by the deadlines herein.

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 in this taxable year for the Subject Property.

If you have any questions regarding this N&O, please contact the undersigned at the number indicated below.


Enrique Alvarado
Senior Code Enforcement Officer
CITY OF PALMDALE
(661) 267-5319


Dustin Gerbitz
Supervising Building Inspector
CITY OF PALMDALE
(661) 267-5387

1 **PROOF OF SERVICE**

2 At the time of this service I was over 18 years of age and I was not a party to this action. My
3 business address is **4000 Barranca Parkway, Suite 250, PMB 782, Irvine, California 92604**. On the
4 date indicated below, I served the following document:

5 1. **NOTICE OF PENDENCY OF NUISANCE ABATEMENT ACTION** ("Document").

6 The Document was served on the following persons ("Persons"):

7
8 Herbert Hampton Jr.
37634 Duffel Street
9 Palmdale, California 93552

All Occupants
37634 Duffel Street
Palmdale, California 93552

10 Federal National Mortgage Association
37634 Duffel Street
11 Palmdale, California 93552

Federal National Mortgage Association
5600 Granite Park VII
Plano, Texas 75024

12 Federal National Mortgage Association
13 1100 15th Street NW
14 Washington, D.C. 20005

Sukhdev K. Birring
c/o Bradley T. Weeks, Esq.
Charlton Weeks LLP
1031 West Avenue M-14, Suite A
Palmdale, California 93551

15
16 The Secretary of Housing and Urban
Development
17 451 7th Street, SW
18 Washington, D.C. 20410

Celink
3900 Capital City Blvd
Lansing, Michigan 48906

19 The Secretary of Housing and Urban
20 Development
c/o Broadview Mortgage Corporation
21 2200 W Oranewood Ave Ste 215
Orange California, 92868

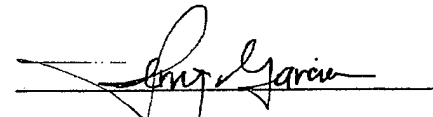
Celink
c/o Corporation Service Company Which Will
Do Business In California As CSC – Lawyers
Incorporating Service
Becky Degeorge, *Agent for Service of Process*
2710 Gateway Oaks Drive
Sacramento, California 95833

22
23 The Document was delivered by:

24 **Certified Mail with Return Receipt Requested.** I served the Document by enclosing a true
25 copy in a sealed envelope addressed to the Persons at the addresses identified above and depositing the
26 envelope with the United States Post Office with the postage fully prepaid as certified mail with return
27 receipt requested in the county where I reside or am employed.
28

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

3
4 Dated: December 6, 2024


JERRY GARCIA

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CERTIFIED MAIL

Stamps
COM

* 1st class postage
* meter or 1st class

8.

SFLL
DEC 16 2024
DALLAS

MARC
DEC 16 2024
DALLAS

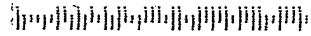
CERTIFIED MAIL

\$9.640
US POSTAGE
FIRST CLASS
FROM 92804
12/06/2024
Stamps



9414 7112 0620 5539 9092.30

FEDERAL NATIONAL MORTGAGE ASSOCIATION
5800 GRANITE PKWY
PLANO TX 75024-4126



MARC
MAY 15 2024
DALLAS



Delivered Via:
 Posting & Registered or Certified Mail
 Posting & Personal Delivery
 Posting Only (no other address)

CITY OF PALMDALE

FORMAL NOTICE OF SUBSTANDARD PROPERTY PMC SEC. 8.36.100

Date: 05/07/2024

LN#: 6668274143

Property Address: 37634 DUFFEL STREET PALMDALE, CA 93552

Issued To:

Property Owner: FEDERAL NATIONAL MORTGAGE CORPORATION Other:

Tenant(s): _____

Enforcement Officer(s) of the City's Code Enforcement Division have determined that the property referenced above contains violations of the Palmdale Municipal Code ("PMC") and is substandard pursuant to PMC sec. 8.36.070. The violations include:

PMC Section	Violative Condition	Corrective Action Needed
<input type="checkbox"/> 8.36.050(B)(4)	ACCUMULATION OF JUNK, TRASH, AND DEBRIS	PLEASE REMOVE ALL TRASH FROM PROPERTY
<input type="checkbox"/> 8.36.050(B)(6)	DANGEROUS LAND CONDITIONS/INSTABILITY	PLEASE CLEAN UP AND MAINTAIN PROPERTY
<input type="checkbox"/> 8.36.050(B)(8)	LACK OF LANDSCAPING	PLEASE INSTALL DROUGHT TOLERANT LANDSCAPE
<input type="checkbox"/> 8.36.050(C)(4)	BROKEN WINDOWS	PLEASE REPAIR/REPLACE ALL BROKEN WINDOWS

Other(s): UNPERMITTED STRUCTURE IN BACKYARD THAT MUST BE REMOVED IMMEDIATELY.

This property needs immediate attention to rectify the listed violations, and all violations must be remediated no later than **7 days** from this Notice. We have scheduled a follow up inspection for 05/14/2024 to confirm compliance.

Please be advised: Failure to correct violations of the PMC may result in further enforcement action, including further notices, administrative fines, or other remedies afforded the City. This notice is being provided as a courtesy, and the City urges you to take action.

Page 1 of 2



- Delivered Via:
- Posting & Registered or Certified Mail
 - Posting & Personal Delivery
 - Posting Only (no other address)

CITY OF PALMDALE

If you have any questions regarding this notice, you can contact Officer TORRES, M at telephone number (661) 267-5116. Refer to case number CE24-00786.

City of Palmdale ~ Code Enforcement Division
38256 North Sierra Highway ~ Palmdale, California 93550 (661) 267-5234



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CITY OF PALMDALE

FORMAL NOTICE OF SUBSTANDARD PROPERTY **PMC SEC. 8.36.100**

Date: 05/07/2024

Property Address: 37634 DUFFEL STREET PALMDALE, CA 93552

Issued To:

Property Owner: FEDERAL NATIONAL MORTGAGE CORPORATION Other:

Tenant(s): _____

Enforcement Officer(s) of the City's Code Enforcement Division have determined that the property referenced above contains violations of the Palmdale Municipal Code ("PMC") and is substandard pursuant to PMC sec. 8.36.070. The violations include:

PMC Section	Violative Condition	Corrective Action Needed
<input type="checkbox"/> 8.36.050(C)(5)	BROKEN/DILAPITATED GARAGE DOOR	PLEASE REPAIR/REPLACE GARAGE DOOR
<input type="checkbox"/> 8.36.050(D)(1)(a)	CONTINUAL VISABLE OUTDOOR STORAGE OF DISCARDED OR BROKEN HOUSEHOLD ITEMS	PLEASE CLEAN UP AND MAINTAIN PROPERTY
<input type="checkbox"/> 8.36.050(D)(1)(b)	CONTINUAL VISABLE OUTDOOR STORAGE OF ABANDONED, INOP, WRECKED, DISMANTLED VEHICLE(S)	PLEASE REMOVE ITEMS FROM PUBLIC VIEW
<input type="checkbox"/>		PLEASE REMOVE FROM PUBLIC VIEW.

Other(s): _____

This property needs immediate attention to rectify the listed violations, and all violations must be remediated no later than **7 days** from this Notice. We have scheduled a follow up inspection for 05/14/2024 to confirm compliance.

Please be advised: Failure to correct violations of the PMC may result in further enforcement action, including further notices, administrative fines, or other remedies afforded the City. This notice is being provided as a courtesy, and the City urges you to take action.

Page 2 of 2



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