

10/22/2018

STEVE STAVRAKAKIS
NEW CASE INFO

Case #: 18-00147718
Case Type: A - PUBLIC NUISANCE
Address: 505 W HARDING WY
Suite/Apt #:

APN: 137 050 10
Origination: ASK STOCKTON
Police District: 161 CN
City Limits: UN-INCORPORATED

Ask Stockton Case #: 4027357

Complaint Information:

Family Dollar Store Sign needsto be replaced. it has been falling apart for months.

Current Property Owner Information:

COLE FD PORTFOLIO V LLC
PO BOX 1017

CHARLOTTE, NC 28201

50K Stores 992-5825
MNGR-

DISTR. MNGR. Gloria @ 476-4292

Recorded

Date Recorded _____

E- 1(b) Cracked, broken, decayed, deteriorated, dis REPAIR

PROP. MAINT 8.36.040 J. "Brighted Condition"

PHIAA Goumet 472-3485 477-0100

Rebecca Hulsey

From: Steve Stavrakakis
Sent: Tuesday, October 23, 2018 9:55 AM
To: Support
Subject: 505 W. Harding Wy - 102318 VW
Attachments: 505 W. Harding Wy - 102318 VW.docx

Please start case file, mail reg/cert.

Thanks!
S.

To stop receiving messages from Support group, stop following it.

Marked 10-24-18
RHG.

Steve Stavrakakis

From: Evan Mitchell <EMitchell@sms-assist.com>
Sent: Wednesday, November 7, 2018 11:41 AM
To: Steve Stavrakakis
Subject: FW: Case# 18-147718 - Family Dollar 11298, Stockton CA - Damaged Pylon Sign
Attachments: FD11298 Approved Proposal.pdf

Good Afternoon Steve,

I think this email may have already forwarded to you. Here it is just in case you haven't received it yet:

This is in regards to Case # 18-147718 and the damaged Family Dollar pylon sign located at 505 W Harding Way, Stockton, CA.

I work for a company that Family Dollar uses to take care of Facility Maintenance issues. Family Dollar approved a proposal from Everbrite Investment Company to build and install a new sign. I have attached the approved proposal to this work order.

The vendor is estimating this work will be completed by 12/7/18. This includes a couple weeks for permitting and a 3 week lead time for manufacturing and installing. We will continue to follow up with the vendor to ensure this issues is resolved as quickly as possible.

Please feel free to reach out to me if you have any questions or concerns.

Evan Mitchell
OPERATIONS – COMMERCIAL

SMS ASSIST

875 N. Michigan Ave. | Suite 2800 | Chicago, IL 60611
T: 312.380.6792 | E: emitchell@smsassist.com | W: smsassist.com
24 hour hotline: 866.582.5657

CONFIDENTIALITY NOTICE:

This electronic mail message and any attached files contain information intended for the exclusive use of the individual or entity to whom it is addressed and may contain information that is proprietary, privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any viewing, copying, disclosure or distribution of this information may be subject to legal restriction or sanction. Please notify the sender, by electronic mail or telephone, of any unintended recipients and delete the original message without making any copies.

From: PD - Neighborhood Services Section <nss@stocktonca.gov>
Sent: Wednesday, November 7, 2018 1:35 PM
To: Evan Mitchell <EMitchell@sms-assist.com>
Subject: FW: Case# 18-147718 - Family Dollar 11298, Stockton CA - Damaged Pylon Sign

Thank you for your email. Your email will be forward to Steve Stavrakakis at 937-8420 or steve.stavrakakis@stocktonca.gov.

Thanks,

City of Stockton - Police Department
Neighborhood Services Section
22 E. Weber Avenue, #350

Stockton, Ca 95202
Phone: (209) 937-8813
Fax: (209) 937-7264

From: Evan Mitchell [<mailto:EMitchell@sms-assist.com>]
Sent: Wednesday, November 7, 2018 8:27 AM
To: PD - Neighborhood Services Section <nss@stocktonca.gov>
Cc: FDRegion3 <FDRegion3@sms-assist.com>
Subject: Case# 18-147718 - Family Dollar 11298, Stockton CA - Damaged Pylon Sign

Good Morning,

I am trying to reach out to Code Enforcement Officer Steve Stavrakais in regards to Case # 18-147718 and the damaged Family Dollar pylon sign located at 505 W Harding Way, Stockton, CA.

I work for a company that Family Dollar uses to take care of Facility Maintenance issues. Family Dollar approved a proposal from Everbrite Investment Company to build and install a new sign. I have attached the approved proposal to this work order.

The vendor is estimating this work will be completed by 12/7/18. This includes a couple weeks for permitting and a 3 week lead time for manufacturing and installing. We will continue to follow up with the vendor to ensure this issues is resolved as quickly as possible.

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POLICE DEPARTMENT
 NEIGHBORHOOD SERVICES SECTION
 22 EAST WEBER AVENUE, ROOM 350
 STOCKTON, CA 95202
 OFFICE HOURS M-F/ 8-12 & 1-5

PHONE: (209) 937-8813
 FAX: (209) 937-7264

NOTICE OF VIOLATION

Notice of Intent to Record this Notice of Violation

Violation Warning Notice Administrative Citation / Fine \$ NSS# SS1057

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

Violation Address: 505 W HARDING WY, STOCKTON, CA Parcel #: 13705010

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

Name: COLE FD PORTFOLIO V LLC

Mailing Address: FAMILY DOLLAR INCLEASE ADMIN DEPT PO BOX 1017 CHARLOTTE NC 282016489

SMC Section Violated	Violation/Correction Required
<input checked="" type="checkbox"/> 8.36.040 E.1(b), J	Front Sign - Sign has become dilapidated and in state of disrepair to the point of being in "blighted condition". Repair/replace sign as required.
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/> 1.32.050	Failure to fully comply with Notice of Violation issued
<input type="checkbox"/>	
<input type="checkbox"/>	

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

(X) Violations must be corrected no later than 11/2/18. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

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

Issuing Officer signature: Steve Stavrakakis Print Name Steve Stavrakakis

Phone: 209-937-8420 Date: 10/23/2018 Time: 9:46 AM Case #: 18 - 147718

Signature of Person Cited: N/A Phone #: N/A

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

CC: _____

NOTICE OF VIOLATION

City of Stockton Municipal Code, Chapter 1, provides for the reimbursement of costs associated with obtaining compliance with the ordinances. In an effort to recover these costs, the Initial Inspection Fees, Case Processing Fees, Reinspection Fees, Notice of Preparation Fees, Posting Fees, and Lien Processing Fees are charged. In addition, there is a provision for the issuance of Notice of Violation with a fine of **\$200 and/or \$500**. Each section violated is a separate offense and may carry an independent fine. Likewise, each day any violation exists is a separate offense.

Rights of Appeal

Cost reimbursement items (Inspection Fees, Case Processing Fees, Notice and Posting Fees etc.) **are not** subject to appeal. The Notice of Intent to Abate, \$200 or \$500 Administrative Fine & Notice of Intent to Record may be appealed by filing the proper appeal form **within ten (10) business days** from the date the Notice was issued. If the Notice was mailed, the appeal must be made **within ten (10) business days** from the date the Notice was mailed. An appeal must be made in writing, on the proper "Administrative Hearing Request Form", to the City of Stockton, Neighborhood Services Section, 22 East Weber Avenue, Room 350, Stockton, CA 95202. **There is a non-refundable Administrative Hearing Fee which must accompany the appeal form.**

Failure of any person to properly file a written appeal and remit the required amount within ten (10) business days shall constitute a waiver of his/her right to an Administrative Hearing; an adjudication of the Notice of Violation or any part of it, and the total amount of the fine. Filing an appeal does not prevent subsequent code enforcement actions; however, all subsequent actions will be addressed at the hearing and do not require filing additional appeal forms.

Payment

The amount of the fine/fee is indicated on the front of this Notice of Violation. **Cash payments must be made in person at the Administrative Services Department, City Hall, 425 North El Dorado Street or the Neighborhood Services Section, 22 East Weber Avenue, Room 350, Stockton, CA 95202. Check, credit card or money order payments may be mailed to the Neighborhood Services Section address above.** An invoice will be mailed out with a due date for payment.

Consequences of Failure to Pay

Violation fines not paid within **60 days** will be charged a **penalty of 10%, along with a 1% monthly interest fee**. All other fees not paid within **25 days** will be charged a **1% monthly interest fee**. Property owners failing to pay the amount due by the due date are subject to liens and/or assessments to the property tax along with additional costs for administrative processing. The City of Stockton has the authority to collect all costs associated with the filing of such actions. Alternatively, the City may collect the fine in a civil or small claims court action.

Consequences of Failure to Correct Violations

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to: civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder, and forfeiture of certain State tax benefits for substandard residential rental property. These options authorize the City to collect fines in excess of **\$100,000** per year, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the Notice of Violation(s) do not achieve compliance.

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

Stockton Police Department
Neighborhood Services RHG
22 E Weber, Rm 350
Stockton, CA 95202



9314 8699 0430 0052 0802 76

RETURN RECEIPT (ELECTRONIC)



Total Postage: \$5.42

18-147718 SS1057VWN
COLE FD PORTFOLIO V LLC
FAMILY DOLLAR INCLEASE ADMIN DEPT
PO BOX 1017
CHARLOTTE, NC 28201

Reference Number: 505 W HARDING WAY, STOCKTON CA



POLICE DEPARTMENT
NEIGHBORHOOD SERVICES SECTION
22 EAST WEBER AVENUE, ROOM 350
STOCKTON, CA 95202
OFFICE HOURS M-F/ 8-12 & 1-5

PHONE: (209) 937-8813
 FAX: (209) 937-7264

NOTICE OF VIOLATION

Notice of Intent to Record this Notice of Violation

Violation Warning Notice
 Administrative Citation / Fine \$500.00
 NSS#SB011520-505
 () Initial Inspection Fee \$
 () Case Processing Fee \$
 () Hotel/Motel Reinspection \$
 (X) Reinspection Fee \$ 141.00
 () Notice & Posting Fee \$

Violation Address: **505 W HARDING WY** Parcel #: **13705010**
 Person Cited: (X)Property Owner () Tenant () Other

Name: **COLE FD PORTFOLIO V LLC**

Mailing Address: **FAMILY DOLLAR INCLEASE ADMIN DEPT PO BOX 1017 CHARLOTTE NC 282016489**

SMC Section Violated	Violation/Correction Required
<input checked="" type="checkbox"/> 15.04.250 15.05.310	Due to the fire in the back of the building. You must contact the City of Stockton Building Department at 345 N El Dorado 209-937-8561 and obtain a Post Fire Inspection no later than 1/26/20. Have all work inspected and approved no later than 2/26/20. All work shall be accessible and exposed for inspection purposes and approved by the building Inspector.
<input checked="" type="checkbox"/> 15.04.310	Permit BP19-01386 was issued 2/28/19. The last inspection was 4/1/19 which was disapproved. Contact the City of Stockton Building Department at 345 N El Dorado St 209-937-8576 to schedule the required inspections no later than 1/26/20. Have all work inspected and approved by the City of Stockton Building Department. All work shall be accessible and exposed for inspection purposes until approved by the Building Official.
<input checked="" type="checkbox"/> 8.36.040	Remove accumulation of furniture, garbage, junk, and/or debris and maintain yards in a neat and sanitary manner. Includes sofa in the back of the building.
<input checked="" type="checkbox"/> 8.36.040 B	The landscape areas have exposed driplines, landscape fabric and bare dirt. Cover the exposed landscape areas with bark or appropriate material.
<input checked="" type="checkbox"/> 15.04.250 16.64.030 B 8	Obtain the required permit from the Permit Department located at 345 N El Dorado for the storage container located at the west side of the building
<input checked="" type="checkbox"/> 8.24.050	Remove any and/or all graffiti from the property/building
<input type="checkbox"/>	
<input checked="" type="checkbox"/> 1.32.050	Failure to fully comply with Notice of Violation KO121319505 issued 12/13/19

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

(X) Violations must be corrected no later than January 26th, 2020. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

(X) If the violation(s) are not corrected by January 26th, 2020, the City of Stockton intends to **abate** the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature: Spencer Butler Print Name Spencer Butler Email: spencer.butler@stocktonca.gov

Phone: 209-937-5492 Date: 1/15/2020 Time: 11:37 AM Case #: 19-149510

Signature of Person Cited: N/A Phone #: N/A

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

cc: FAMILY DOLLAR 505 HARDING WAY STOCKTON, CA 95204

NOTICE OF VIOLATION

City of Stockton Municipal Code, Chapter 1, provides for the reimbursement of costs associated with obtaining compliance with the ordinances. In an effort to recover these costs, the Initial Inspection Fees, Case Processing Fees, Reinspection Fees, Notice of Preparation Fees, Posting Fees, and Lien Processing Fees are charged. In addition, there is a provision for the issuance of Notice of Violation with a fine of **\$200** and/or **\$500**. Each section violated is a separate offense and may carry an independent fine. Likewise, each day any violation exists is a separate offense.

Rights of Appeal

Cost reimbursement items (Inspection Fees, Case Processing Fees, Notice and Posting Fees etc.) **are not** subject to appeal. The Notice of Intent to Abate, \$200 or \$500 Administrative Fine & Notice of Intent to Record may be appealed by filing the proper appeal form **within ten (10) business** days from the date the Notice was issued. If the Notice was mailed, the appeal must be made **within ten (10) business days** from the date the Notice was mailed. An appeal must be made in writing, on the proper "Administrative Hearing Request Form", to the City of Stockton, Neighborhood Services Section, 22 East Weber Avenue, Room 350, Stockton, CA 95202. **There is a non-refundable Administrative Hearing Fee which must accompany the appeal form.**

Failure of any person to properly file a written appeal and remit the required amount within ten (10) business days shall constitute a waiver of his/her right to an Administrative Hearing; an adjudication of the Notice of Violation or any part of it, and the total amount of the fine. Filing an appeal does not prevent subsequent code enforcement actions; however, all subsequent actions will be addressed at the hearing and do not require filing additional appeal forms.

Payment

The amount of the fine/fee is indicated on the front of this Notice of Violation. **Cash payments must be made in person at the Administrative Services Department, City Hall, 425 North El Dorado Street or the Neighborhood Services Section, 22 East Weber Avenue, Room 350, Stockton, CA 95202. Check, credit card or money order payments may be mailed to the Neighborhood Services Section address above.** An invoice will be mailed out with a due date for payment.

Consequences of Failure to Pay

Violation fines not paid within **60 days** will be charged a **penalty of 10%, along with a 1% monthly interest fee**. All other fees not paid within **25 days** will be charged a **1% monthly interest fee**. Property owners failing to pay the amount due by the due date are subject to liens and/or assessments to the property tax along with additional costs for administrative processing. The City of Stockton has the authority to collect all costs associated with the filing of such actions. Alternatively, the City may collect the fine in a civil or small claims court action.

Consequences of Failure to Correct Violations

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to: civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder, and forfeiture of certain State tax benefits for substandard residential rental property. These options authorize the City to collect fines in excess of **\$100,000** per year, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the Notice of Violation(s) do not achieve compliance.

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



POLICE DEPARTMENT
 NEIGHBORHOOD SERVICES SECTION
 22 EAST WEBER AVENUE, ROOM 350
 STOCKTON, CA 95202
 OFFICE HOURS M-F/ 8-12 & 1-5

PHONE: (209) 937-8813
 FAX: (209) 937-7264

NOTICE OF VIOLATION

Notice of Intent to Record this Notice of Violation

Violation Warning Notice Administrative Citation / Fine \$500.00 **NSS#SB021320-505**

() Initial Inspection Fee \$ () Case Processing Fee \$ () Hotel/Motel Reinspection \$
 (X) Reinspection Fee \$ 141.00 () Notice & Posting Fee \$

Violation Address: 505 W HARDING WY Parcel #: 13705010

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

Name: COLE FD PORTFOLIO V LLC

Mailing Address: FAMILY DOLLAR INCLEASE ADMIN DEPT PO BOX 1017 CHARLOTTE NC 282016489

SMC Section Violated	Violation/Correction Required
<input checked="" type="checkbox"/> 15.04.250 15.05.310	Due to the fire in the back of the building. You must contact the City of Stockton Building Department at 345 N El Dorado 209-937-8561 and obtain a Post Fire Inspection no later than 2/27/20. Have all work inspected and approved no later than 2/26/20. All work shall be accessible and exposed for inspection purposes and approved by the building Inspector.
<input checked="" type="checkbox"/> 15.04.310	Permit BP19-01386 was issued 2/28/19. The last inspection was 4/1/19 which was disapproved. Contact the City of Stockton Building Department at 345 N El Dorado St 209-937-8576 to schedule the required inspections no later than 2/27/2020 Have all work inspected and approved by the City of Stockton Building Department. All work shall be accessible and exposed for inspection purposes until approved by the Building Official.
<input checked="" type="checkbox"/> 8.36.040	Remove accumulation of furniture, garbage, junk, and/or debris and maintain yards in a neat and sanitary manner. Includes sofa in the back of the building.
<input checked="" type="checkbox"/> 8.36.040 B	The landscape areas have exposed driplines, landscape fabric and bare dirt. Cover the exposed landscape areas with bark or appropriate material.
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<input checked="" type="checkbox"/> 8.24.050	Remove any and/or all graffiti from the property/building
<input type="checkbox"/>	
<input checked="" type="checkbox"/> 1.32.050	Failure to fully comply with Notice of Violation KO121319505 issued 12/13/19 AND failure to comply with notice of Violation SB011520-505 issued 1/15/2020

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

(X) Violations must be corrected no later than February 27th, 2020. In order to avoid additional citations or other actions, **including recording of this Notice**, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

(X) If the violation(s) are not corrected by February 27th, 2020, the City of Stockton intends to **abate** the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature: Spencer Butler Print Name Spencer Butler Email: spencer.butler@stocktonca.gov

Phone: 209-937-5492 Date: 2/13/2020 Time: 10:59 AM Case #: 19-149510

Signature of Person Cited: N/A Phone #: N/A

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

cc: FAMILY DOLLAR 505 HARDING WAY STOCKTON, CA 95204

NOTICE OF VIOLATION

City of Stockton Municipal Code, Chapter 1, provides for the reimbursement of costs associated with obtaining compliance with the ordinances. In an effort to recover these costs, the Initial Inspection Fees, Case Processing Fees, Reinspection Fees, Notice of Preparation Fees, Posting Fees, and Lien Processing Fees are charged. In addition, there is a provision for the issuance of Notice of Violation with a fine of **\$200** and/or **\$500**. Each section violated is a separate offense and may carry an independent fine. Likewise, each day any violation exists is a separate offense.

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Consequences of Failure to Correct Violations

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POLICE DEPARTMENT
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STOCKTON, CA 95202
OFFICE HOURS M-F/ 8-12 & 1-5

PHONE: (209) 937-8813
FAX: (209) 937-7264

NOTICE OF VIOLATION

[X] Notice of Intent to Record this Notice of Violation

[] Violation Warning Notice [X] Administrative Citation / Fine \$500.00 NSS#SB031820-505

() Initial Inspection Fee \$ () Case Processing Fee \$ () Hotel/Motel Reinspection \$
(X) Reinspection Fee \$ 141.00 () Notice & Posting Fee \$

Violation Address: 505 W HARDING WY Parcel #: 13705010

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

Name: COLE FD PORTFOLIO V LLC

Mailing Address: FAMILY DOLLAR INCLEASE ADMIN DEPT PO BOX 1017 CHARLOTTE NC 282016489

SMC Section Violated Violation/Correction Required

Table with 2 columns: SMC Section Violated, Violation/Correction Required. Contains multiple rows of violations and their descriptions.

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

(X) Violations must be corrected no later than April 19th, 2020. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

(X) If the violation(s) are not corrected by April 19th, 2020, the City of Stockton intends to abate the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party.

Issuing Officer signature: Spencer Butler Print Name Spencer Butler Email: spencer.butler@stocktonca.gov

Phone: 209-937-5492 Date: 3/18/2020 Time: 11:20 AM Case #: 19-149510

Signature of Person Cited: N/A Phone #: N/A

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

cc: FAMILY DOLLAR 505 HARDING WAY STOCKTON, CA 95204
FAMILY DOLLAR 10401 MONROE RD, MATTHEWS, NC 28105

NOTICE OF VIOLATION

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Consequences of Failure to Pay

Violation fines not paid within **60 days** will be charged a **penalty of 10%, along with a 1% monthly interest fee**. All other fees not paid within **25 days** will be charged a **1% monthly interest fee**. Property owners failing to pay the amount due by the due date are subject to liens and/or assessments to the property tax along with additional costs for administrative processing. The City of Stockton has the authority to collect all costs associated with the filing of such actions. Alternatively, the City may collect the fine in a civil or small claims court action.

Consequences of Failure to Correct Violations

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to: civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder, and forfeiture of certain State tax benefits for substandard residential rental property. These options authorize the City to collect fines in excess of **\$100,000** per year, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the Notice of Violation(s) do not achieve compliance.

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



POLICE DEPARTMENT
 NEIGHBORHOOD SERVICES SECTION
 22 EAST WEBER AVENUE, ROOM 350
 STOCKTON, CA 95202
 OFFICE HOURS M-F/ 8-12 & 1-5

PHONE: (209) 937-8813
 FAX: (209) 937-7264

NOTICE OF VIOLATION

Notice of Intent to Record this Notice of Violation

Violation Warning Notice Administrative Citation / Fine \$500.00 **NSS#SB050120-505**

() Initial Inspection Fee \$ () Case Processing Fee \$ () Hotel/Motel Reinspection \$
 (X) Reinspection Fee \$ 141.00 () Notice & Posting Fee \$

Violation Address: 505 W HARDING WY Parcel #: 13705010

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

Name: COLE FD PORTFOLIO V LLC

Mailing Address: FAMILY DOLLAR INCLEASE ADMIN DEPT PO BOX 1017 CHARLOTTE NC 282016489

SMC Section Violated	Violation/Correction Required
<input checked="" type="checkbox"/> 15.04.250 15.05.310	Due to the two recent fires in the back of the building; the most recent one on 3/11/2020. You must contact the City of Stockton Building Department at 345 N El Dorado 209-937-8561 and obtain a Post Fire Inspection no later than 5/11/2020. Have all work inspected and approved no later than 5/31/2020. All work shall be accessible and exposed for inspection purposes and approved by the building Inspector.
<input checked="" type="checkbox"/> 15.04.310	Permit BP19-01386 was issued 2/28/19. The last inspection was 4/1/19 which was disapproved. Contact the City of Stockton Building Department at 345 N El Dorado St 209-937-8576 to schedule the required inspections. Have all work inspected and approved by the City of Stockton Building Department. All work shall be accessible and exposed for inspection purposes until approved by the Building Official.
<input checked="" type="checkbox"/> 8.36.040	Remove accumulation of furniture, garbage, junk, and/or debris and maintain yards in a neat and sanitary manner.
<input checked="" type="checkbox"/> 8.36.040 B	The landscape areas have exposed driplines, landscape fabric and bare dirt. Cover the exposed landscape areas with bark or appropriate material.
<input checked="" type="checkbox"/> 15.04.250 16.64.030 B 8	Obtain the required permit from the Permit Department located at 345 N El Dorado for the storage container located at the west side of the building
<input checked="" type="checkbox"/> 8.24.050	Remove any and/or all graffiti from the property/building
<input type="checkbox"/>	
<input checked="" type="checkbox"/> 1.32.050	Failure to fully comply with Notice of Violation KO121319505 issued 12/13/19 AND failure to comply with Notice of Violation SB011520-505 issued 1/15/2020 AND failure to fully comply with Notice of Violation SB021320-505 issued 2/13/2020 AND SB031820-505 issued 3/18/2020

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

(X) Violations must be corrected no later than May 31st, 2020. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

(X) If the violation(s) are not corrected by May 31st, 2020, the City of Stockton intends to **abate** the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature: Spencer Butler Print Name Spencer Butler Email: spencer.butler@stocktonca.gov

Phone: 209-937-5492 Date: 5/1/2020 Time: 8:39 AM Case #: 19-149510

Signature of Person Cited: N/A Phone #: N/A

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

cc: FAMILY DOLLAR 505 HARDING WAY STOCKTON, CA 95204
FAMILY DOLLAR 10401 MONROE RD, MATTHEWS, NC 28105

NOTICE OF VIOLATION

City of Stockton Municipal Code, Chapter 1, provides for the reimbursement of costs associated with obtaining compliance with the ordinances. In an effort to recover these costs, the Initial Inspection Fees, Case Processing Fees, Reinspection Fees, Notice of Preparation Fees, Posting Fees, and Lien Processing Fees are charged. In addition, there is a provision for the issuance of Notice of Violation with a fine of **\$200** and/or **\$500**. Each section violated is a separate offense and may carry an independent fine. Likewise, each day any violation exists is a separate offense.

Rights of Appeal

Cost reimbursement items (Inspection Fees, Case Processing Fees, Notice and Posting Fees etc.) **are not** subject to appeal. The Notice of Intent to Abate, \$200 or \$500 Administrative Fine & Notice of Intent to Record may be appealed by filing the proper appeal form **within ten (10) business** days from the date the Notice was issued. If the Notice was mailed, the appeal must be made **within ten (10) business days** from the date the Notice was mailed. An appeal must be made in writing, on the proper "Administrative Hearing Request Form", to the City of Stockton, Neighborhood Services Section, 22 East Weber Avenue, Room 350, Stockton, CA 95202. **There is a non-refundable Administrative Hearing Fee which must accompany the appeal form.**

Failure of any person to properly file a written appeal and remit the required amount within ten (10) business days shall constitute a waiver of his/her right to an Administrative Hearing; an adjudication of the Notice of Violation or any part of it, and the total amount of the fine. Filing an appeal does not prevent subsequent code enforcement actions; however, all subsequent actions will be addressed at the hearing and do not require filing additional appeal forms.

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