

December 3, 2018

**DELIVERED VIA CERTIFIED MAIL,
RETURN RECEIPT REQUESTED, U.S. MAIL,
& POSTED ON PREMISES**

Tings Property Inc.
C/O John An Ting
7912 Garden Grove Blvd.
Garden Grove, CA 92841

Tenants and/or all interested parties
7912 Garden Grove Blvd.
Garden Grove, CA 92841

RE: Notice and Order of Building Official to Repair Substandard Building
Location: 7912 Garden Grove Blvd.

Name of Owner(s) of Record: Tings Property Inc.
Address of Record Owner(s): 7912 Garden Grove Blvd.
Garden Grove, CA 92841
Accessors Parcel Number: 096-281-11

The Community and Economic Development Department, Building Services Division makes routine inspections of buildings and structures within the City of Garden Grove that seek to ensure they are maintained in accordance with the minimum standards of safety established by State and local codes which are designed to protect the public's health, safety and welfare.

An inspection of the property at 7912 Garden Grove Blvd. which our records indicate is owned, controlled, and/or occupied by you, was made on or about November 13, 2018 by the City of Garden Grove, Building Services Division. This inspection was conducted based upon both an Inspection Warrant issued by the Orange County Superior Court as well as with the consent of most occupants. This inspection disclosed that violations of the 2016 Editions of the California Building Code ("CBC"), California Plumbing Code, California Mechanical Code, California Electrical Code, California Fire Code ("CFC"), 2015 Edition of the International Property Maintenance Code ("IPMC"), and the Garden Grove Municipal Code ("GGMC"), exist to such an extent that the building or structure endangers the public health, safety and welfare.

THE FOLLOWING SUBSTANDARD CONDITIONS WERE FOUND TO EXIST ON OR ABOUT NOVEMBER 13, 2018, AT THE SUBJECT PROPERTY AND MUST BE REPAIRED, REPLACED OR REMOVED AS APPROPRIATE TO BRING THE STRUCTURE INTO COMPLIANCE WITH THE ABOVE REFERENCED CODES. PERMITS MUST BE ISSUED FOR THOSE ITEMS NOTED WITH AN ASTERISK (*).

REPAIRS

EXTERIOR COMMON AREAS

- Entire building:
 - The land use violates the GGMC's zoning regulations in that occupants exceed or have exceeded the maximum 30-day occupancy limit.
 - Several units have unapproved locking mechanisms installed on both primary door and sliding glass door in violation of CFC section 1010.1.9.
 - Multiple units throughout the Property used extension cords extensively and in an unsafe manner in lieu of permanent wiring in violation of CFC section 605.5.
 - Several electrical panels have a clearance of less than 30 inches in front of panel in violation of CFC section 605.3.
 - Several outlets throughout the Property have had the outlet boxes modified in an unsafe manner in violation of CFC section 605.1.
 - Multiple non-approved multi-plug adapters were found in use through the Property in violation of CFC 605.4.
 - Throughout the Property and parking lot multiple junction boxes were located with exposed and unsafe wiring. (See, CFC § 605.5)
 - Staff was unable to provide annual maintenance records for fire alarm system, documentation related to smoke detector and training and evacuation drills that may have been performed in violation of CFC section 901.6.
 - Each of the unpermitted storage rooms on the Property had storage within 18 inches of sprinkler heads or within 2 feet of ceiling in non-sprinklered rooms in violation of CFC 315.3.1.
 - Staff was unable to provide evidence of hazardous materials disclosure as required by CFC section 5001.5.2.
 - Multiple units were found to have missing or improper smoke detectors in violation of CFC section 907.2.11.1.
 - Units adjacent to fuel-burning appliances were missing carbon monoxide detectors pursuant to CFC section 915.2.2.
 - Unsafe cooking appliance were found inside multiple sleeping units in violation of CFC section 603.7.
 - Multiple candles/open flame devices were found inside units in violation of CFC section 308.1.

- Repair all fire resistive rated construction/drywall/penetrations in guest rooms, electrical rooms, storage rooms, and in attic as required by CFC section 703.1.
- Combustible material creating a fire hazard was found to have accumulated inside and/or outside of guest units and on facility grounds in violation of CFC section 304.1.
- Several utility rooms, miscellaneous rooms, equipment rooms were unlabeled and unidentified in violation of CFC sections 509.1.1 and 509.2.
- Multiple guestrooms were found to be missing clearly visible emergency procedures information printed on a floor plan representative of the floor level and posted on the interior of each entrance door or immediately adjacent to such door in violation of CFC 404.6.2.
- Staff at the registration desk was unable to produce a list noting the guestrooms assigned to guests with disabilities when such guests have indicated that they have special emergency evacuation requirements as required by CFC section 404.6.2.2.
- Roof:
 - Valley section of the roof at the mid-section east side wing of the building has sustained structural failure and is in imminent danger of collapse due to deterioration and requires immediate structural reframing and replacement.
 - Remaining roof covering is in poor condition and requires repair.
- Exterior:
 - Facia boards were deteriorated and require replacement/painting.
 - The exterior wall covering (stucco) was faded with cracking and chipping of stucco in multiple locations. Patch and painting required.
 - Wooden trim around the lobby windows was in poor condition and requires replacement.
 - Window screens throughout the motel had bent frames or were torn.
 - Gutters and downspouts were in poor condition and need replacement
- Pool area:
 - ADA requirements were not installed in pool area accessible to guests and children
 - Pool gate needs proper exiting hardware and must swing outward. (See CFC § 1010.1.10)
- Laundry Room:
 - The staff laundry has washers and dryers which were not installed in an approved manner.

- In the common laundry, the dryer is blocking access to the water heater electrical shut-off switch.
- In the common laundry, there are inaccessible disconnects, missing traps and proper venting.
- In the common laundry, the dryer environmental air discharge was lacking proper back-draft dampers and had faulty electrical installations.
- Hallway:
 - Ice machine located at the east wing center was installed in an insanitary manner containing faulty electrical connection and lacking an approved indirect drain.
 - Domestic use appliances located at the center of the building.
 - Obstructions and obstacles were found in exits, aisles, corridors, and stairways in violation of CFC section 1003.6.
- Parking Lot. Parking and access aisles to be re-stripped.
- ADA Accessibility:
 - Replacement of ADA signage for parking, path of travel, and rooms.
 - Walkway elevation differential repaired to 1/4" or less in height at cracks and lifted areas.
 - Threshold at rooms and common areas height to be less than 1/2" beveled.
 - Reinstall grab bars in the bathrooms.
 - Provide accessible routes and reach range accommodations throughout accessible rooms.
- Awning: Graffiti – Remove all graffiti.
- Trash Enclosure: Remove all outside storage, trash, and debris from public view.
- Signage: Remove all un-permitted banners from exterior building until proper permits are obtained.
- Boiler room: repair.

Rooms

- Room 101:
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was a hot plate, coffee pot, skillet and toaster oven inside the unit. The volume of cutlery and pots in the location are not consistent with short term occupation. There were indicators that the property is being maintained by the tenant. There were bathroom cleaning supplies adjacent to the bathtub.
- Room 102:
 - There appear to be signs of regular smoking activity.
 - A bed is missing from the unit.
 - There is water damage on the ceiling inside the Main sleeping area. There are cracks on the ceiling of the main sleeping area.

- The light fixture has been altered.
- Tenant is doing laundry inside the bathtub.
- There are light bulbs missing.
- There are signs that the unit has been occupied for longer than 30 days. Specifically, there were pots and pans, and personal power strips. Storage of vehicle repair equipment.
- Room 103
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there were decorations, paintings, wall art, drones, weapons, personal appliances including a full-size refrigerator, toaster oven, skillet, and oscillating personal fan, tool chest, bicycles, tires, vehicle parts, surfboards, shelving, cooking utensils, pots, pans, spices, and a nightstand in the toilet area.
 - There is insufficient egress in case of fire due to the amount of storage and clutter.
 - There are alterations to the wall for added electrical illumination.
 - There are missing light bulbs.
- Room 104
 - There are signs of ceiling damage including patching and sink spots.
 - There were signs of termite infestation in this unit.
- Room 105
 - There were signs of smoking in this unit including a strong odor of marijuana.
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was cooking equipment and condiments.
 - The tenant appeared to be commercially assembling jewelry.
 - There is only one light bulb that is still functioning.
- Room 106
 - There are signs of roach infestation around receptacle including roach feces.
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was a full-size desktop PC, family photos, bathroom cleaning supplies, personal storage fixtures in the restroom, cat litter, personal refrigerator, coffee pot, blender and toaster oven.
 - There is evidence of ceiling damage in this unit.

- Room 107
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was a dresser, wall art, personal furniture, skillets, cooking plates, utensils, a blender, and personal lamps.
 - The toilet was clogged.
 - There was a sealed door within the interior of the unit.
- Room 108
 - There were personal cleaning supplies within the unit.
- Room 110
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was wall art, PC computers, bicycles, personalized shelving, a toaster oven, skillets, pots, pans, cleaning supplies, and restroom storage fixtures.
 - Excessive electrical connections.
 - There was evidence of ceiling damage including water spots.
- Room 111
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was personal wall art and decorations.
- Room 112
 - This room is being used for storage of hotel-motel items.
 - There are multiple holes that have been patched in the walls.
 - There is water damage and around the molding there is peeling paint.
 - There are signs of mold around the toilet area.
 - There are multiple cracks in the walls.
- Room 115
 - This room is being used as a storage room.
- Room 116
 - The tile in shower is cracked.
 - There are signs of mold around water spout and faucets.
 - A door connecting to the adjacent room has been sealed.
- Room 117
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was a hot plate, personal DVD player, power strip, crockpot, kitchen utensils, and bathroom cleaning supplies.
 - Lightbulbs are missing.
- Room 118
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was personal furniture, pet housing, bathroom cleaning supplies, storage area,

pots and pans, and personal shelving.

- Room 119
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was personal holiday lighting and personal shelving.
- Room 120
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was personal furniture, personal bedding, shoe storage, oscillating fans, pots, pans, animal housing, and toilet maintenance supplies.
 - There is mold within this unit.
 - There was animal feces and urine within this unit.
 - There was damage to walls, peeling paint, blocked vents, and burnt out light bulbs.
- Room 121
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was bicycle wall storage, bathroom cleaning supplies, a skillet, pet supplies, and personal shelving.
 - There were several burnt out lightbulbs.
 - There was evidence that the occupants were smoking within the unit.
- Room 123
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was personal bedding, holiday decorations, personal portraits, personal furniture, including a couch, appliances, oscillating fan, dishes, pots, pans, personal bathroom carpeting, bathroom storage, personal towels, toilet maintenance supplies, cleaning supplies, and living space carpeting.
 - There were signs of roach infestation.
 - There was evidence of ceiling damage in this unit.
 - There was a missing light fixture in this unit.
- Room 124
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was personal bedding, refrigerator, personal furniture, and pet housing.
- Room 125
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was a pantry, personal art, wall decorations, toaster oven, hotplate, pots, pans,

dishes, kitchen utensils, personal bedding, holiday decorations, and animal housing.

- There was limited and insufficient egress from the unit.
 - There was significant dog feces and a strong odor of urine.
 - There was mold in the restroom.
- Room 126
 - There are signs that this room has been inhabited for more than 30 days.
 - Room 127
 - There are signs that the unit has been occupied for longer than 30 days. Specifically, there was a vacuum, children's play area, storage, wall decor, oscillating fan, dining set, portrait, DVD collection, toaster oven, canned goods, crock pot, shelving, dishes, cooking utensils, coffee cup collection, shower station, and a personal shower curtain.
 - There was evidence of ceiling damage within this unit.
 - Room 128
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was children wall décor, video game console, and tools.
 - Holes in ceiling.
 - Room 129
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was a toaster oven and personal power strip.
 - Signs of pest infestation.
 - Peeling paint.
 - Room 130
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was personal bedding, pots, hot plates, personal trash receptacles, and personal clocks.
 - Room 132
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was children's toys, personal bedding, Blu-ray player, personal furniture, excessive personal storage, crock pot, skillet, hotplate, pots, pans, cutlery, kitchen utensils, and canned goods.

- Room 133
 - There was evidence of damaged walls within this unit.
 - Peeling paint.
 - There was evidence of ceiling damage in this unit.
 - Water damage on walls.

- Room 142
 - This room is being used as an unpermitted storage room for materials related to the motel-hotel business.

- Room 144
 - There was evidence of ceiling damage in this unit.
 - There was evidence of wall damage in this unit.

- Room 145
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was personal indoor grill, pots, pans, excessive storage, wall decor, personal oscillating fan, dining set, personal portrait, DVD collection, toaster oven, canned goods, refrigerator, dishes, cooking utensils, coffee cup collection, shower station, and personal shower curtains.

- Room 147
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was excessive storage, canned goods, crock pot, personal furniture, animal bedding, personal bedding, laundry hamper, personal media player, vacuum, pots, pans, the kitchen cleaning supplies, skillet, personal mini fridge, and personal shower curtain.

- Room 149
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was personal bedding, personal bed decor such as pillows and stuffed bears, personal microwave, music equipment, bicycles, room decorations, wall decor, personal storage, children's toys, restroom storage, and personal hygiene wipes.

- Room 151
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was a personal gaming system/computer, personal lighting, excessive storage, canned foods, spices, book collection, personal alarm clock, cooking utensils, microwave bowl, kitchen

- timer, kitchen utensils, pots, pans, dishes, personal storage, and personal furniture.
- There were excessive and unsafe plugs and wires in this unit which appeared to be utilized for permanent type installations.
- Room 201
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was a crockpot and inflatable mattress.
- Room 202
 - There was evidence of ceiling damage within this unit.
 - Leaky faucets.
- Room 203
 - There appears to be signs of regular smoking activity.
- Room 206
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was a dart board, electronic equipment, toaster, hotplate, pots, pans, and refrigerator.
 - There appears to be signs of regular smoking activity.
- Room 207
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was holiday lighting, bicycles, personal storage, room decor, dishes, personal gaming system, crockpot, cleaning supplies, toaster oven, personal pictures in frames, and animal housing.
 - Room is extremely unsanitary. Staff could not enter without personal protective equipment including face masks.
 - There was evidence of ceiling damage within this unit.
- Room 209
 - There was evidence of wall damage within this unit.
- Room 210
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there were children toys, personal bedding, throw pillows, toaster oven, storage, room decor, cleaning supplies, and animal housing.
- Room 211

- There are signs that this room has been inhabited for more than 30 days. Specifically, there was a personal min-fridge, Blu-ray player, Blu-ray collection, dish soap, kitchen utensils, plates and dishes.
 - This unit appeared to have a missing floor rail at entrance.
- Room 212
 - There appears to be signs of regular smoking activity.
- Room 214
 - There was evidence of ceiling damage within this unit.
- Room 215
 - There was evidence of ceiling damage within this unit.
- Room 218
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was a personal mini fridge, animal housing, excessive storage, kitchen utensils, cleaning supplies, toaster oven, hotplate, and excessive storage.
 - There are signs of mold within this unit.
- Room 220
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was a personal fridge and DVD player.
- Room 221
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was excessive storage, animal housing, children's toys, and cleaning supplies.
 - There are missing light bulbs.
 - The carpet is damaged within this unit.
- Room 222
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was personal bedding, cleaning supplies, decor, bicycles, and curtains.
- Room 224
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was personal wall decor, holiday lighting, cleaning supplies, personal

storage, pots, pans, hot plate, toaster, laundry hamper, and dishes.

- Room 229
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was excessive storage, laundry hampers, kitchen utensils, glassware, and a mini-fridge.
 - There was evidence of ceiling damage within this unit.
- Room 230
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was personal bedding and personal towels.
- Room 231
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was a toaster, children's play carpet, dishes, pots, pans, and a gaming console.
- Room 232
 - There was evidence of ceiling damage in this unit.
- Room 233
 - There was evidence of ceiling damage in this unit.
- Room 234
 - There are missing light bulbs in this unit.
 - There was evidence of ceiling damage in this unit.
 - There was evidence of wall damage in this unit.
- Room 236
 - There was evidence of ceiling damage in this unit.
- Room 240
 - There was evidence of ceiling damage in this unit.
- Room 241
 - There was evidence of ceiling damage in this unit.
 - There was evidence of wall damage in this unit.
- Room 242
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was personal bedding, a blow-up mattresses, trash cans, excessive storage, hotplate, pots and pans, wall decor, a game

console, a second television set, food storage, glassware, dishes, toaster oven, and a crockpot.

- Room 243
 - There is evidence of ceiling damage in this unit.
- Room 244
 - There is evidence of ceiling damage within this unit.
 - There is evidence of water damage to the wall in this unit.
 - There are signs of mold within this unit.
- Room 247
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was a second television set, personal bedding, and throw pillows.
- Room 248
 - There is evidence of ceiling damage in this unit.
- Room 249
 - There is evidence of ceiling damage in this unit.
- Room 250
 - There are signs that this room has been inhabited for more than 30 days. Specifically, there was personal bedding and a blow-up mattress.
- Room 251
 - There is evidence of ceiling damage in this unit.
- Room 268
 - This room is being used as an unpermitted storage room for materials related to the motel-hotel business.

The conditions listed above have been found to create a hazard to life, limb, health, property, safety or welfare of the public and occupants thereof and are hereby declared to be dangerous and a public nuisance in accordance with HSC § 17920.3 AND IPMC § 108 respectively.

VACATE

Several of the units on the Property have been determined to be dangerous and a life/safety hazard to the occupants and surrounding properties. Therefore, you and any and all tenants and/or occupants of the Property are required to vacate the following units immediately: 103, 112, 115, 123, 125, 126, 128, 130, 131, 132, 142, 145, 147, 206, 207, 221,

224, 242, and 268. The premises may be entered for the sole purpose of investigation, inspection, repairs and removal of belongings. The building or structure shall be secured so as to prevent any occupancy and/or trespassing by any persons until all demolition activity is complete and final inspection is approved. The structure has been posted "Vacate - Do Not Enter." Should the building or structure, or portion thereof not be vacated and secured by the above listed date and time, the structure may be closed and secured and any costs may be recovered via lien recorded against said property pursuant to IPMC section 108.2. PLEASE NOTE: The failure to vacate the Property is a misdemeanor criminal offense, punishable by up to six months imprisonment in county jail and/or a fine of up to \$1,000.00, per person/per day.

Following all corrections to this Notice and a final inspection approval the placards may be removed and the dwelling occupied as a single-family residence per its use and occupancy approval. 2015 IPMC § § 108.1.5, 108.5, 109.1, H&S § 17920.3

YOU ARE ORDERED TO VACATE AND ELECT ONE OF THE FOLLOWING:

REPAIR/RESTORE: If you should choose to abate by repair, construction plans for the above listed violations shall be prepared, stamped and submitted by a licensed architect or engineer and permits obtained by **December 31, 2018.**

Permits shall be obtained for those corrections noted with an asterisk (*) above and repair work of all corrections shall commence not later than **30** days from the date of this notice. Repair work shall continue to progress in a timely manner, be completed and all inspections approved by this office not later than **3:00** PM, **January 15, 2019.** Permits may be obtained at the Permit Center, located on the first floor of the City Hall. Our counter personnel are available to assist you.

Repair work not commenced within the time specified may result in the Building Official causing the work to be done and charge the costs thereof against the property or the owner.

DEMOLISH: The building may be demolished at the owner's option. As such, a demolition permit shall be issued not later than **3:00** PM, **December 31, 2018,** and all demolition work shall be completed and inspection approved not later than **60** days after the issuance of the demolition permit. Such demolition shall include removal of the building or structure, debris, etc., and the proper termination of all utility, water and sanitation lines serving the building or

structure. The demolition permit may be obtained at the Permit Center, located on the first floor of City Hall. Our counter personnel are available to assist you.

PROCEDURE AND CONSEQUENCES FOR NONCOMPLIANCE: Should the deadlines above expire, we will conduct a reinspection of the property on or about the date of expiration established above. If it is determined that the above substandard conditions, or any portion thereof, continue to exist, we may proceed with any combination of the following:

1. The City Attorney's office may file a criminal misdemeanor complaint for criminal prosecution. Each day of violation constitutes a separate and distinct misdemeanor criminal violation, the penalty for which is \$1,000.00 and/or a maximum of six (6) months in jail for each violation. Reference GGMC § 1.04.010.
2. The Building Official may file a "Notice of Substandard Building" with the Office of the County Recorder pursuant to California Government Code section 38773.5(e), which will not be removed until all of the violations at the Property have been abated.
3. Civil Action: In addition to the aforementioned consequences, the building official may commence civil abatement proceedings against you. The purpose of this action is to cause the repair of the building. Through a civil abatement action, among other remedies the City may seek to permanently enjoin you from maintaining the property in a substandard condition; the City may seek to obtain an order compelling you to provide or pay relocation benefits to each tenant displaced during the repair of the building; and, the City may seek to obtain an order requiring you to pay all reasonable and actual costs incurred by the City in conjunction with the action, including but not limited to attorney's fees and costs, and the issuance of Administrative Citations with a fine of up to \$1,000 for each day in which a violation occurs. (H&S § 17980.7; GGMC § 1.22)
4. Nuisance Abatement: Additionally, the City may seek a warrant from the Orange County Superior Court authorizing City personnel and/or private contractors to enter onto the Property and at abate all violations outlined in this notice via rehabilitation or, if necessary, demolition of the building and structures on the Property. In the event that the City abates the violations on the Property, we will seek to recover any and all abatement costs expended, including the costs for staff time and attorney's fees necessary to complete the abatement. Such costs may be assessed against you personally, or against the Property.

5. Finally, failure to take the corrective actions outlined in this Notice may result in the City seeking appointment of a receiver to take control of and manage the Property to abate the nuisances pursuant to Health and Safety Code section 17980.7(c). Pursuant to Health and Safety Code section 17980.7, a court may order (1) imposition of penalties against you as provided by Health & Safety Code section 17995 et seq., (2) that you may not claim any deduction with respect to state tax for interest, taxes, expenses, depreciation or amortization paid or incurred in the taxable year with respect to the cited structure in the taxable year of this Notice in accordance with Revenue & Taxation Code sections 17274 and 24436.5, and (3) that you may not claim the above referenced tax benefits for the following tax year. Additionally, the City will seek to recovery any and all abatement costs expended, including the costs for staff time and attorney's fees necessary to investigate and obtain appointment of said receiver.

This letter constitutes your notice and order to repair the building at 7912 Garden Grove Blvd. All necessary permits shall be obtained and repairs completed as specified above.

Appeal of Notice and Order: You may appeal this Notice and Order pursuant to the provisions of IPMC section 111 et seq. and GGMC Chapter 2.54. Such appeal shall be made, in writing, within 20 days, and shall be filed with the City Clerk, together with a filing fee in an amount as may be prescribed by the City Council by resolution. Forms for appeal may be obtained from the City Clerk's Office in the City Hall. Failure to appeal this notice shall constitute a waiver of any right to an administrative hearing and determination of the matter.

Please note that California Civil Code section 1942.5 provides serious penalties if you retaliate against any of your tenants in response to this Notice and Order.

Additionally, as required by California Health and Safety Code section 17975.8, you are hereby placed on notice that pursuant to California Health and Safety Code section 17975 et seq. any tenants displaced by this Notice to Vacate may be entitled to relocation assistance at the expense of the Property Owner.

This notice is being issued by the City of Garden Grove, which is located at 11222 Acacia Parkway, Garden Grove, CA 92840.

We sincerely solicit your cooperation in correcting these substandard conditions. If we can provide further information or assistance, please contact Code Enforcement Supervisor Pete Roque at 714-741-5351 or our Permit Center at (714) 741-5307. Thank you for your immediate attention to this matter.

Respectfully,

Community and Economic Development Department
Lisa Kim, Department Director



David Dent
Chief Building Official

c: (Tenants/Occupants)
(Lienholder)