

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development

BOARD AGENDA # *D-1

Urgent Routine

AGENDA DATE February 8, 2011

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Adopt the Recommendations from the Nuisance Abatement Board's Public Hearing Regarding the Dangerous Building Case DAD2010-00002 Located at 1529 Spokane, Modesto, California

STAFF RECOMMENDATIONS:

Adopt the decision of the Nuisance Abatement Board to abate the dangerous buildings located at 1529 Spokane, Modesto, California.

FISCAL IMPACT:

The initial expense generated by this case will be covered by the use of the Dangerous Building Fund. Demolition cost recovery will be achieved through an Abatement lien placed on the property, pursuant to California Government Code Section 25845 and the 2006 Edition of the International Property Maintenance Code. Upon cost recovery the Dangerous Building Fund will be refunded for all expenses occurred with this case.

BOARD ACTION AS FOLLOWS:

No. 2011-095

On motion of Supervisor DeMartini, Seconded by Supervisor Withrow
and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

4) _____ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

DISCUSSION:

This agenda item is for the demolition of two unsafe dangerous structures and the removal of refuse and debris. The decision to be made by the Board of Supervisors is to adopt, modify, or reject the January 27, 2011 recommendation of the Nuisance Abatement Board, as attached herein.

The property is located at 1529 Spokane, Modesto, California, which is zoned R-1 (Low Density, Single-Family Residential) and contains two vacant fire damaged structures, rubbish and debris.

On September 21, 2009, Building Permits Division received a complaint regarding a fire damaged structure located at 1529 Spokane Street, Modesto. The investigation revealed minimal fire damage to a dwelling. The complaint was then turned over to County Code Enforcement to board up the building and dispose of debris.

On May 5, 2010, Code Enforcement contacted the Building Permits Division to report that the garage had been further damaged by another fire. On May 18, 2010, Building Permits Division conducted a site inspection. The inspection revealed a detached garage had been severely fire damaged beyond repair and was posted "Unsafe Structure." On May 18, 2010, the process for Nuisance Abatement of a Dangerous Building began.

On June 4, 2010, The Stanislaus County Building Department sent a certified letter to the property owners, Filberto Diaz Robledo and Dawn Rochele Robledo, of 1529 Spokane stating that an unsafe condition exists on said property. The certified letter was returned to the department as "Not Deliverable".

On September 13, 2010, during the course of a follow-up inspection, it was found that the dwelling had been severely damaged by yet another fire since the last site inspection. At that time the dwelling was posted and deemed an "Unsafe Structure". The dwelling was then included in the Nuisance Abatement Case, DAD2010-00002 and scheduled with the Nuisance Abatement Hearing Board on January 27, 2011. The Board's decision and recommendation was to demolish both structures.

On October 28, 2010, a certified letter containing the "Notice and Order" was sent to the property owners listed herein. The certified letter was returned to the department as "Not Deliverable". On October 29, 2010, an additional letter was sent stating that the Stanislaus County Building Department is going to record a lien on the property with a "Certificate of Existence of Substandard and Dangerous Building". This letter was also returned. A letter requesting "Notice to Appear" before the Nuisance Abatement Board was sent to the property owners on January 4, 2011, and a "Notice of Public Hearing" was sent on January 7, 2011. Both of these letters were also returned.

Along with the property owners, all parcel owners within 300 feet of this parcel received the January 7, 2011 "Notice of Public Hearing" letter. During the Nuisance Abatement Board Meeting held on January 27, 2011, approximately ten (10) parcel owners were present, and in favor of the actions that Stanislaus County Building Department is pursuing.

Should the Board decide to adopt the Nuisance Abatement Hearing Board's recommendations, as attached herein, the Planning and Community Development Department, Building Permits Division, will contract through the approved methods and take the following actions to abate the nuisance in a timely manner:

1. Collect and dispose of all debris, refuse, and rubbish to an approved off-site location; and,
2. Demolish the unsafe structures.

Recovering the cost for this project is not a certainty even though a lien will be placed on the parcel in question. A title report has disclosed that additional liens, valued at over \$100,000, have been placed on the property prior to the County's abatement process. The Stanislaus County Assessor's office has the assessed value of the land at \$20,000.

POLICY ISSUES:

Acceptance of the staff's recommendations would be consistent with the Board's priorities to promote A Safe Community, A Healthy Community, and Efficient Delivery of Public Services which protects the public's interest and fosters pride in our local communities.

STAFFING IMPACT:

In the absence of a Dangerous Building Inspector position, current staff within the Stanislaus County Building Permits Division performs the administration of nuisance abatement cases.

CONTACT PERSON:

Steve Treat or Denny Ferreira, Department of Planning and Community Development
Telephone: (209) 525-6557

ATTACHMENTS:

1. Nuisance Abatement Hearing Board Decision
2. Nuisance Abatement Hearing Board Staff Report



NUISANCE ABATEMENT HEARING BOARD

DECISION

IN RE: 1529 Spokane Abatement Hearing No. DAD2010-00002

The Nuisance Abatement Hearing Board heard the above-referenced matter on **January 27, 2011**. Upon consideration of oral and documentary evidence presented at the hearing, the Nuisance Abatement Board finds and determines as follows:

1. The property located at 1529 Spokane, Modesto, CA, in the unincorporated area of Stanislaus County, California, also identified as Assessor's Parcel Number 056-012-010, is zoned R-1, residential.
2. County Staff confirmed the existence of and presented evidence of violations of Stanislaus County Codes occurring on the property, as noted in "Attachment A."
3. All owners of record, tenants and others holding interest of record in the Property as identified in the title report. The title report lists **Filberto Diaz Robelo and Dawn Rochelle Robelo** as the owner(s) of record.
4. All interested parties were served a Notice and Order pursuant to Stanislaus County Code Section 2.92.030, describing the conditions or use of the property that constitutes the violations and ordering abatement of those conditions.
5. County staff has attempted to obtain voluntary compliance by the interested parties, and the interested parties have had significant and reasonable time to correct all violations but have refused and/or failed to meet the deadlines prescribed by Notice.
6. The owners have the legal responsibility for maintenance of the property in conformance with the applicable law, ordinance and rules, including abatement of all violations and compliance with all orders of the County.
7. The interested parties were served proper Notice of Hearing to Abate Nuisance pursuant to Stanislaus County Code Section 2.92.070.
8. Based on the evidence and testimony presented at the hearing, which is incorporated herein by reference, there is substantial evidence that violations of the Stanislaus County Code, as set forth in the staff report for the matter, still exists on the property.
9. Pursuant to Stanislaus County Code Section 2.92.010, the continuing violations that exist on the property constitute a public nuisance.

NOW THEREFORE, the Nuisance Abatement Hearing Board recommends that the Stanislaus County Board of Supervisors:

1. Order the owner and interested parties to abate the nuisance on the property within two weeks from the date of the Board decision by correcting the condition or use of the property as set forth in the staff report on this matter.
2. Authorize the County to abate the nuisance and to charge the costs of the abatement to the County if the Owners or other interested parties do not abate the nuisance within the specified time period.
3. Authorize County staff, pursuant to Stanislaus County Code Section 2.92.070, to dispose of any material, equipment, vehicles or other personal property removed from the property to abate a nuisance in any manner authorized by law, and to charge the costs of disposal to the owners and/or interested parties as part of the cost of abatement.
4. Authorize County staff to charge the owners and/or interested parties for County staff time incurred to investigate through the Abatement Hearing.
5. Order a Notice of Abatement Lien be recorded against the property if the owners and/or interested parties fail to pay the costs demanded by the County.

Dated: January 27, 2011



Greg Pires, Chair
Stanislaus County Nuisance Abatement Hearing Board

It should be noted that on **February 8, 2011** the Board of Supervisors will hear this matter as a consent item.

ATTACHMENT "A"

**COUNTY OF STANISLAUS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMITS DEVISION
INSPECTION REPORT
CASE # DAD2010-00002**

BUILDING INSPECTOR:

Denny Ferreira

PROPERTY ADDRESS, APN AND LEGAL DESCRIPTION:

1529 Spokane,
Modesto, CA. 95351
APN 056-012-010

Lot 9, in Block 9008 of SOUTH MODESTO ACRES, TRACT NO. 3, in the County of Stanislaus, State of California, according to the official map thereof, filed in the office of the Recorder of Stanislaus County, California, on October 23, 1940 in volume 14 of Maps, page 7.

There are two structures on the parcel; one single-family dwelling and a detached accessory structure used as a garage. According to the assessors records the structures were built in 1944. The parcel listed herein is located in a residential neighborhood currently zoned R-1 and has an estimated lot size of 0.18 acres. The physical location of the parcel is on the northeast corner of Spokane Street and Amador Street.

PROPERTY OWNER INFORMATION:

Filberto Diaz Robelo and Dawn Rochelle Robelo are the owners of record according to the Stanislaus County Tax Assessor's web site. This was also verified with a title report obtained from Stewart Title Company.

GENERAL HISTORY AND BACKGROUND INFORMATION:

September 21, 2009

- Stanislaus County Building Inspector completed a site inspection for a fire damaged dwelling.

September 29, 2009,

- The Stanislaus County Building Department referred the project to Code Enforcement to be boarded up.

May 05, 2010,

- Code enforcement contacted the Building Department in regards to posting this structure as a Dangerous Building.

May 18, 2010,

- The Stanislaus County Building Department conducted a site Inspection of the premises.

June 03, 2010,

- The Stanislaus County Building Department conducted a site inspection to verify if any work to improve the site and the structures had been completed.

June 04,2010,

- The Stanislaus County Building Department drafted and sent a letter to the owners of the property.

August 18, 2010,

- The Stanislaus County Building Department conducted a site visit.

September 13,2010,

- The Stanislaus County Building Department conducted an additional site visit.

October 27, 2010,

- The Stanislaus County Building Department Requested Title Search from Stewart Title.

October 29,2010

- The Stanislaus County Building Department Posted "Notice and Order" at premises.
- The Stanislaus County Building Department Recorded "Certificate of Existence of Substandard and Dangerous Building"

**CONDITIONS OBSERVED
AND FURTHER FACTUAL INFORMATION:**

September 21, 2009

- The Stanislaus County Building Department completed a site inspection and noted that there is internal fire and smoke damage to the house. The rear portion of the roof has structural damage. See Exhibit A.

May 05, 2009,

- Code Enforcement officer, Todd Woodward, contacted the Stanislaus County Building Department's Chief Building Official, Steve Treat, and requested that there exists a substandard, uninhabited structure at the said parcel that have been vacant and fire damaged for quite some time and are beyond simple boarding.

May 18, 2010,

- The Stanislaus County Building Department conducted a site inspection of the premises and found that the property is a public safety hazard. The detached garage structure was found to have severe fire damage and has deteriorated to such an extent that it could not be economically repaired. See Exhibit B

June 03, 2010,

- A site inspection to verify if any demolition had occurred to improve the site since the last visit. After the inspection was completed, records were pulled from the Tax Assessor's office in order to contact the owner.

June 04, 2010,

- The Stanislaus County Building Department drafted and sent a letter stating an Unsafe Condition exists on said property. The letter was sent to the owners of the property instructing them to obtain a building permit and demolish said structures within 30 days. See Exhibit C.

August 18, 2010,

- The Stanislaus County Building Department conducted a site visit and observed that the premises had collected additional trash and the structures were in the same condition.

September 13, 2010,

- The Stanislaus County Building Department conducted a field visit and recognized the fact that another fire had taken place within the dwelling and was completely destroyed by the fire. See Exhibit D.

October 27, 2010,

- The Stanislaus County Building Department requested Title Search from Stewart Title to obtain the records of all the owners on the Title.

October 29, 2010

- The Stanislaus County Building Department posted "Notice and Order" at premises. At the time of posting more trash and debris had been dumped on to property. See Exhibit E.
- The Stanislaus County Building Department recorded "Certificate of Existence of Substandard and Dangerous Building" See Exhibit F

ENFORCEMENT ACTION TAKEN:

June 4, 2010

- Initial letter stating an Unsafe Condition exists by way of certified letter From the Building Official to parcel owners.

June 8, 2010

- "Notice of Unsafe Condition" Certified letter returned as "Undeliverable".

October 29, 2010

- Posted "Notice and Order" on structure; per Title 2 (2.92.030) and Title 16 (16.25.30);
- Certified letter sent with "Notice and Order"; per Title 2 (2.92.030) and Title 16 (16.25.30);

- Recorded "Certificate of Existence of Substandard and Dangerous Building" per Title 16 (16.25.30).

VIOLATIONS:

Based upon the conditions I observed at the property and reviewing county files, I found the property owner violated the following provisions of the Stanislaus County Code and Business & Professions Code:

1. Unsafe structures found to be dangerous to the life, health, property or safety of the public. Sec. 16.25 Stanislaus County Code, Sec. 108.1.1 Unsafe Structures 2006 International Property Maintenance Code.
2. The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure. Section 16.25 Stanislaus County Code, Sec. 110 International Property Maintenance Code.
3. Any use or condition of Property that is dangerous to human life, Unsafe or detrimental to the public health or safety Sec. 2.92.010 of the Stanislaus County Code.


DECLARATION:

I declare under penalty of perjury that the forgoing is true and correct.

DATE: 01/04/2011

DENNY FERREIRA
OFFICER

Approved:


Building Inspector



NUISANCE ABATEMENT HEARING BOARD

STAFF REPORT

CASE# DAD2010-00002

1529 SPOKANE,

Modesto, CA 95358

APN: 056-012-010

DATE OF HEARING: January 27, 2011

TITLE: Nuisance and Dangerous Building Abatement Hearing

SUPERVISORIAL DISTRICT: District 5

ZONING DESIGNATION: R-1

RECOMMENDATION: It is the Stanislaus County Building Department's recommendation that after considering the information contained in the attached Inspection Report and any testimony presented, that the Nuisance Abatement Hearing Board find that a nuisance exists at 1529 Spokane pursuant to Section 2.92 of the Stanislaus County Code. If the Nuisance Abatement Hearing Board finds this property to be a nuisance, within thirty days of that finding, the Stanislaus County Board of Supervisors will be asked to adopt, modify or reject that finding. If adopted the Board of Supervisors would:

- Authorize the abatement of the nuisance and dangerous building and charge the cost to the owner(s).
- Authorize the disposal of material removed from the property and charge the cost of removal to the owner.
- Order a lien to be recorded against the property if the owner fails to pay the County for the cost of the abatement.

PREPARED BY:

Denny Ferreira

Stanislaus County Building Department

**COUNTY OF STANISLAUS
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING PERMITS DEVISION
INSPECTION REPORT
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There are two structures on the parcel; one single-family dwelling and a detached accessory structure used as a garage. According to the assessors records the structures were built in 1944. The parcel listed herein is located in a residential neighborhood currently zoned R-1 and has an estimated lot size of 0.18 acres. The physical location of the parcel is on the northeast corner of Spokane Street and Amador Street.

PROPERTY OWNER INFORMATION:

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AND FURTHER FACTUAL INFORMATION:**

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2. The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment is so old, dilapidated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure. Section 16.25 Stanislaus County Code, Sec. 110 International Property Maintenance Code.
3. Any use or condition of Property that is dangerous to human life, Unsafe or detrimental to the public health or safety Sec. 2.92.010 of the Stanislaus County Code.

DECLARATION:

I declare under penalty of perjury that the forgoing is true and correct.

DATE: 01/04/2011 DENNY FERLEIRA
OFFICER

Approved:


 Building Inspector

EXHIBIT "A"

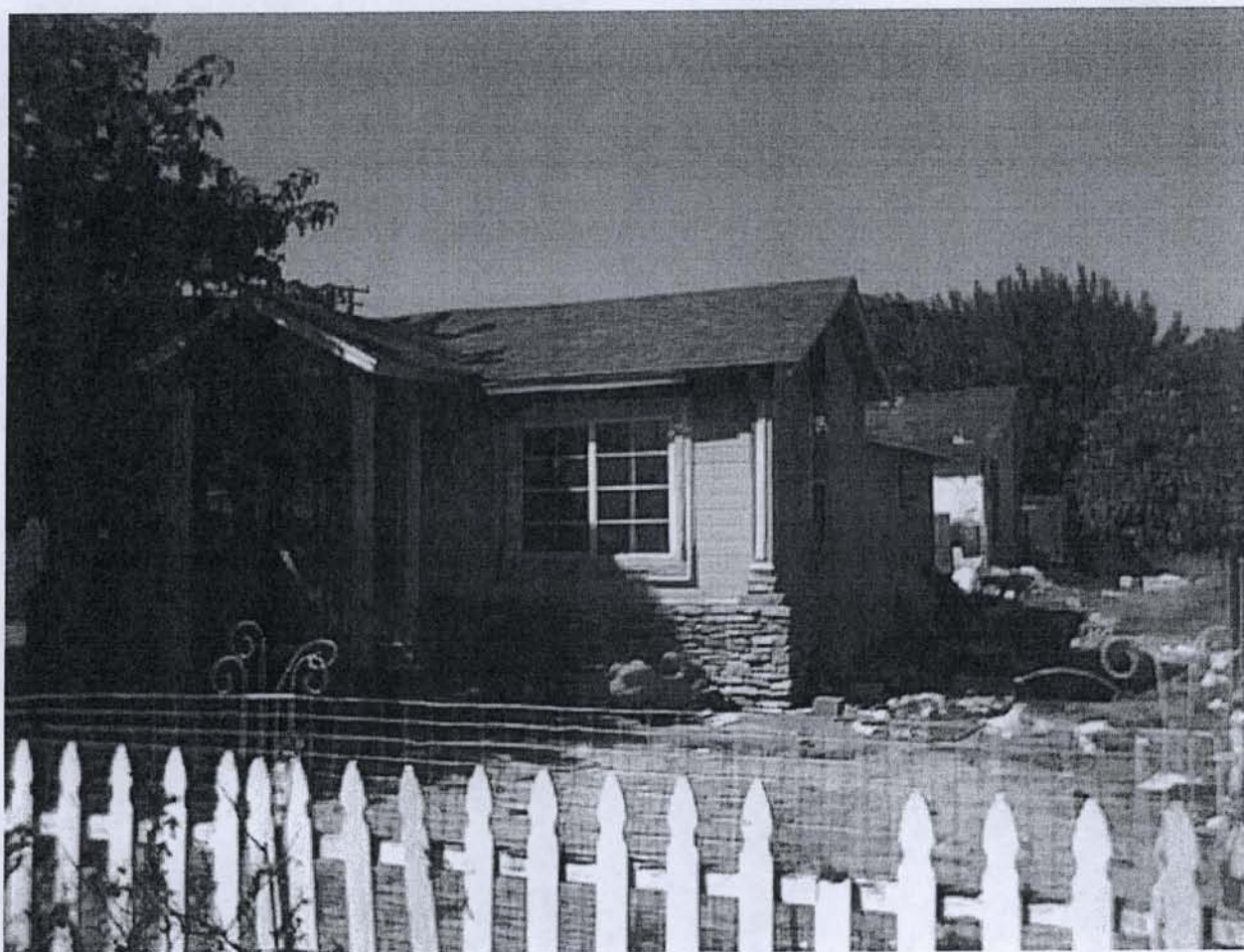


EXHIBIT "A"



EXHIBIT "A"

roof cave in

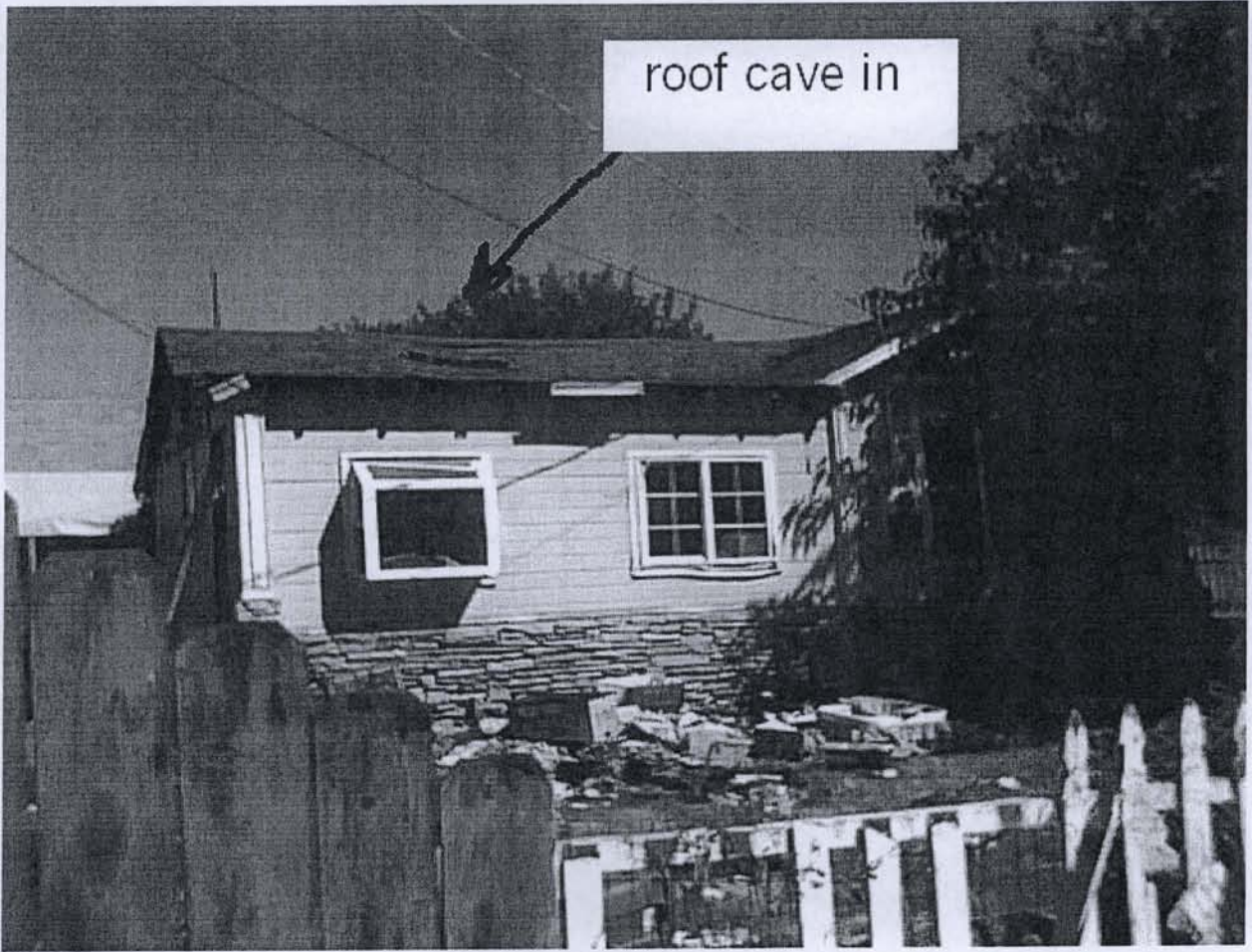


EXHIBIT "B"





EXHIBIT "C"

June 4, 2010

To: Filiberto Diaz Robledo
Dawn Rochelle Robledo
1529 Spokane St.
Modesto, CA 95358

Subject: 1529 Spokane St. Modesto, CA 95358
APN#: 056-012-010

Dear Property Owner:

Due to a structure fire at the above location, an inspection was made of your property located at 1010 Alamo Ave. Modesto, CA 95351. A representative of the Stanislaus County Code Enforcement Office and again by Stanislaus County Building Inspection Division on May 28, 2010. During this time period there has not been any action to secure the site.

The conditions found do not meet the minimum health and safety code requirements as set forth in the California Building, Plumbing, Mechanical Codes and the National Electrical Code, as well as the International Property Maintenance Code, which are portions of Title 16 of the Stanislaus County Code.

The structure is heavily fire damaged and has deteriorated to such an extent that we do not believe it can be economically repaired. The structure is located adjacent to the street and is a public safety hazard as to the structures location. We therefore recommend demolition of the structure immediately.

The building is vacant due to the fire. As the listed property owner you are responsible for the conditions of your property and any structures located on the property. From the date of this letter you are given fifteen (15) days to obtain a demolition permit from this office to demolish the structure and an additional fifteen (15) days to demolish the structure once the building permit is obtained. Failure to obtain the building permit and demolish the structure will result in further legal action. For more specific details or further information, please contact this office at (209) 525-6557.

Sincerely,

Steve Treat
Chief Building Official

EXHIBIT D

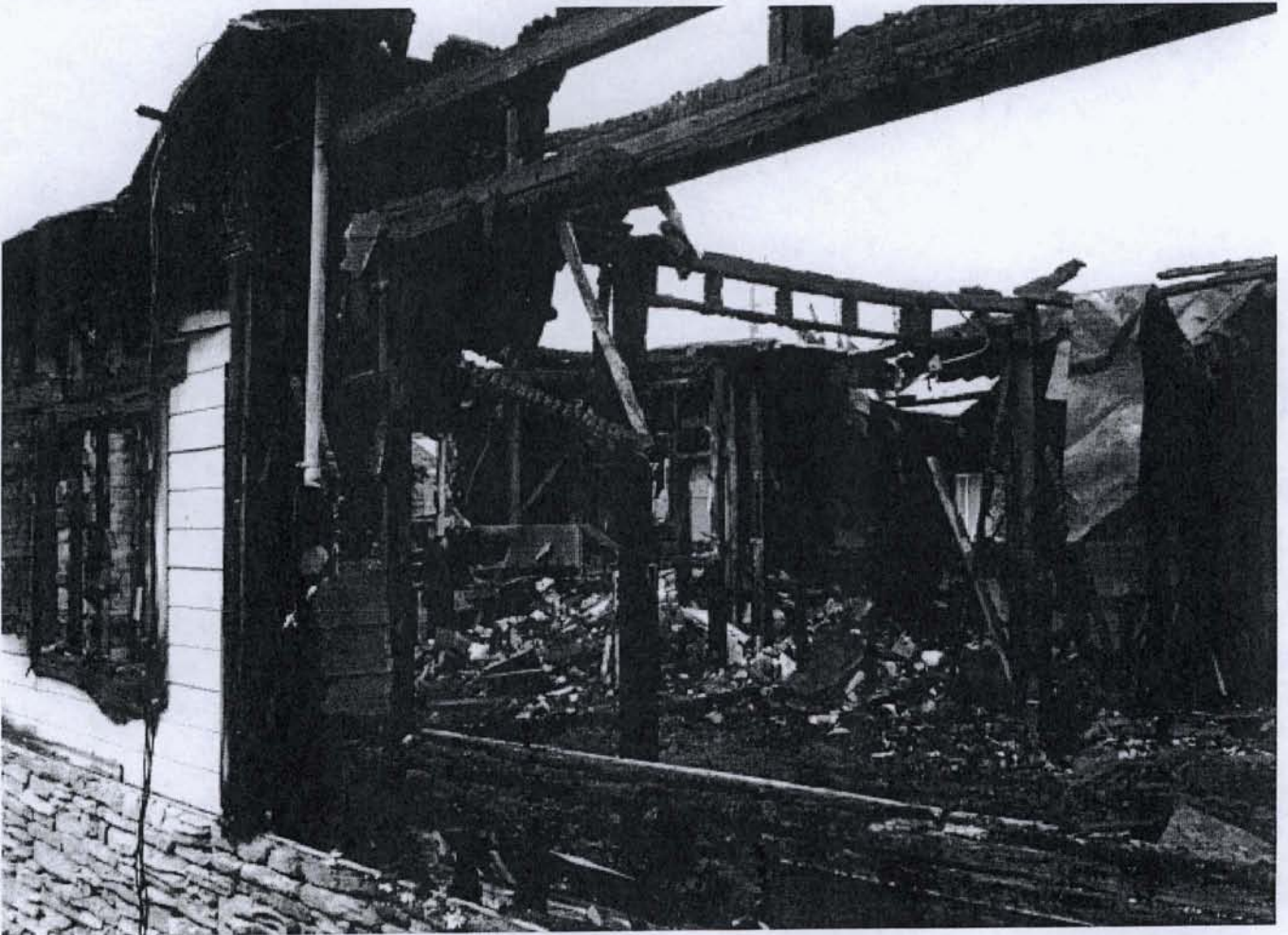


EXHIBIT D

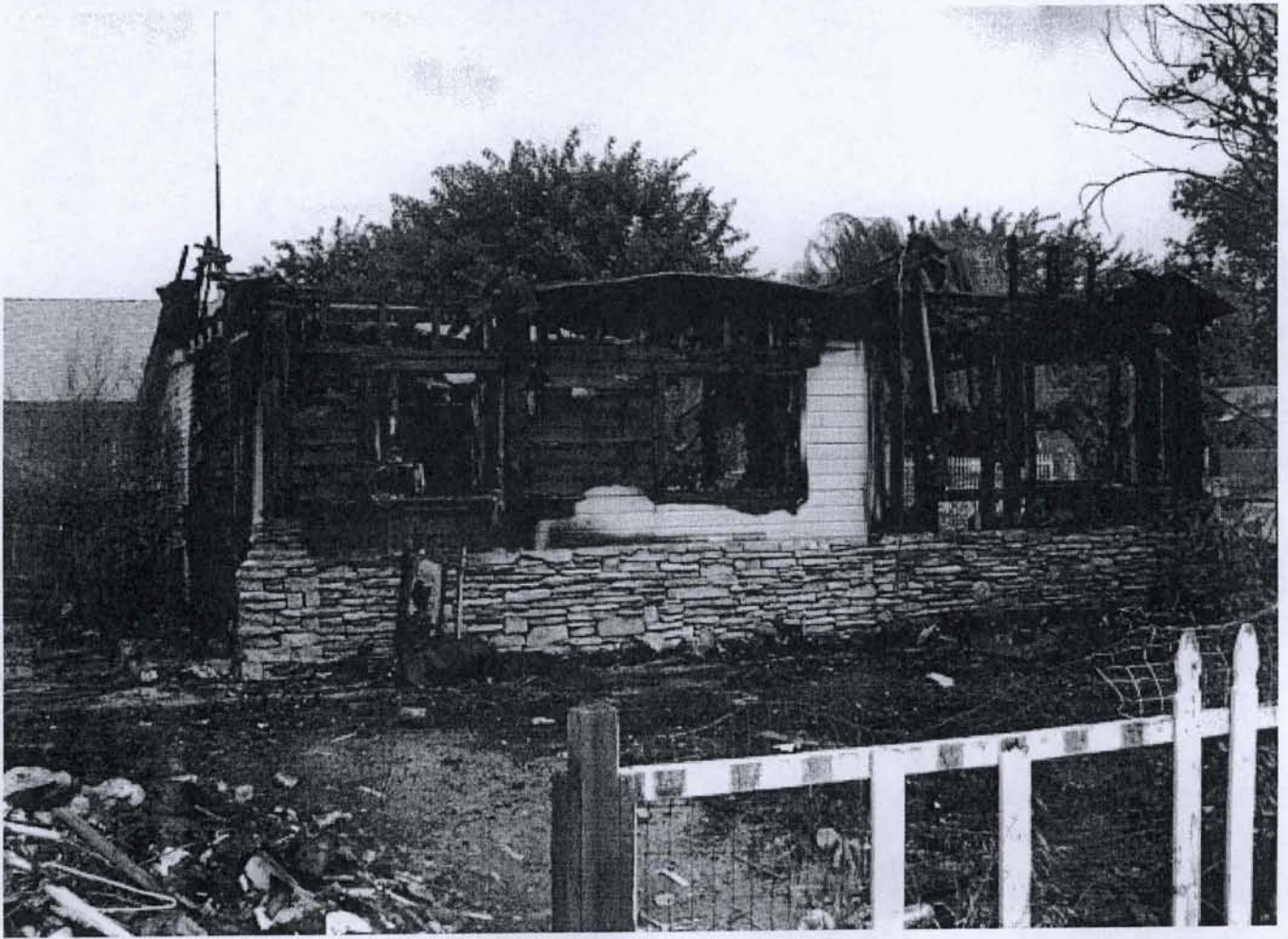
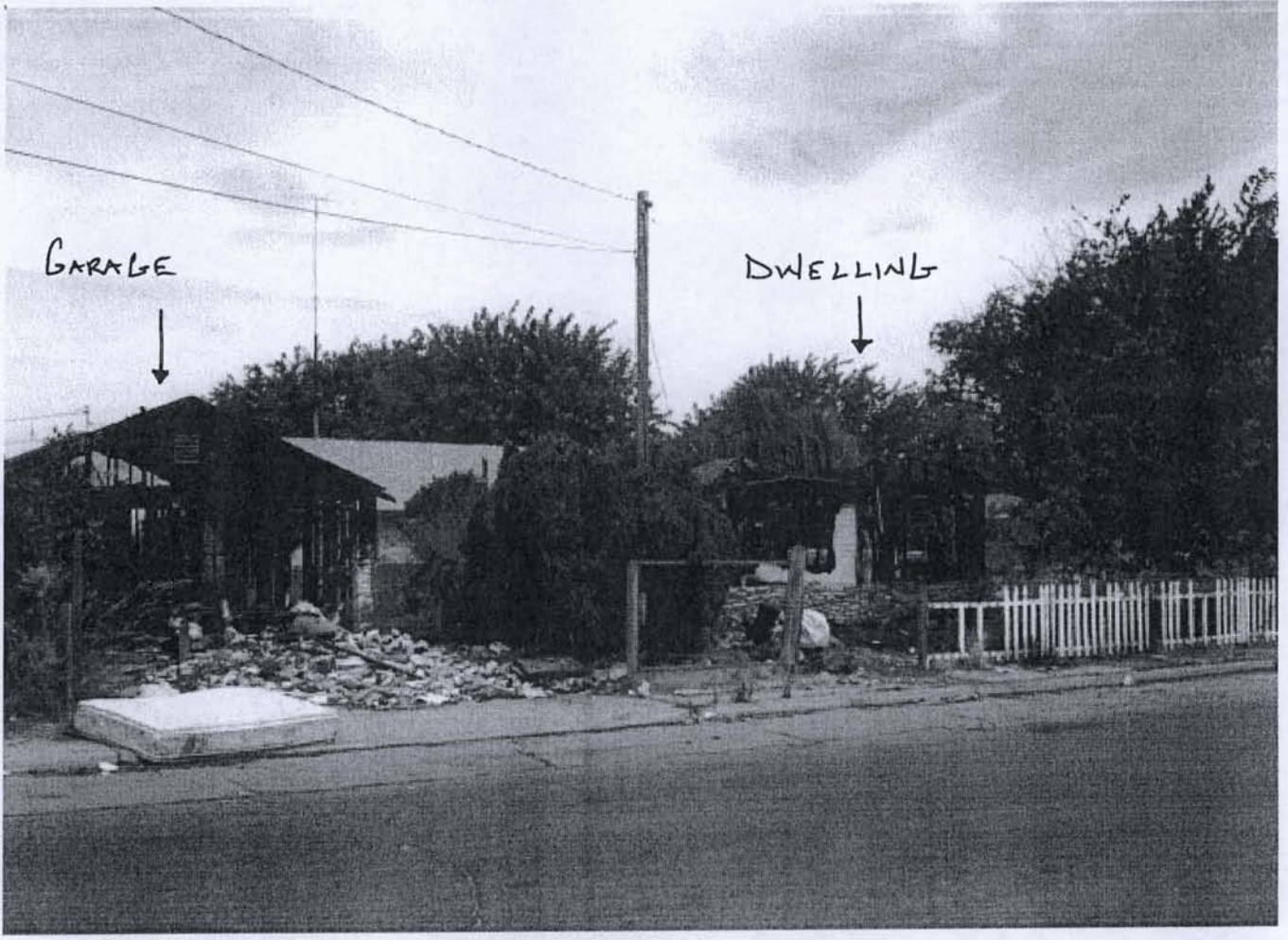


EXHIBIT " E "

October 28, 2010

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

**NOTICE AND ORDER
TO
ABATE**

Filiberto Diaz Robelo and Dawn Rochelle Robelo
1529 Spokane
Modesto, CA 95351

Re: 1529 Spokane, Modesto, Ca 95351

SUBJECT: Severely Fire Damaged Structure
ADDRESS: 1529 Spokane, Modesto CA 95351

ASSESSOR'S MAPS: Book 056, Page 012, Parcel 010

Dear: Filiberto Diaz Robelo and Dawn Rochelle Robelo,

NOTICE IS HEREBY GIVEN that the Building Official of the County Of Stanislaus, as authorized by the California Building Code as adopted and amended by the County of Stanislaus, has inspected the building(s) at the subject location hereinafter described and found said building(s) to be Unsafe Structure(s), as defined in Section 108.1.1 of the International Property maintenance Code and the California Building Code, Appendix Chapter 1, Section 115. The conditions and defects of said buildings are listed in Exhibit "A" attached hereto and made a part of the "Notice and Order."

The building(s) referred to in the above paragraph is located on the real property situated in the County of Stanislaus, State of California, described in full on Exhibit "B", Part I, attached.

A title search conducted on this property lists Filiberto Diaz Robelo and Dawn Rochelle Robelo (owner) as having an interest therein as of May 27, 2008. This interest is listed on Exhibit "B", Part II, attached.

YOU ARE HEREBY ORDERED TO TAKE THE FOLLOWING ACTION(S):

1. Obtain the required demolition permit from Stanislaus County Planning and Community Development Department, Building Permits Division within thirty (30) days from the date of this order and abate the structure by demolition within fifteen (15) days from the date of permit issuance.
2. Remove all remaining debris from the property and grade said property as to prevent any water run off to adjoining property or Stanislaus County Right-of-Way.

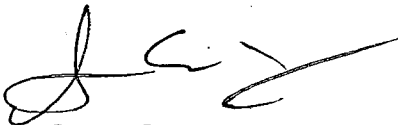
If Item No.1 above is not commenced within the time frame specified, the Department may proceed with abatement of the property and charge all costs thereof against the property and if not paid the costs will become a lien on the property.

Any person having recorded title or legal interest in the subject building may appeal this " Notice and Order" to the Building Board of Appeals of the County of Stanislaus. Forms are provided by this Department to aid property owners in making their appeal in writing. The " Notice of Appeal" must be filed with the Building Official within thirty (30) days from the date of service of this "Notice and Order". Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of this " Notice and Order".

The filing of an appeal by any person stays this "Notice and Order" until the appeal has been heard by the Board of Appeals.

If further information concerning this "Notice and Order" is required, please contact Mr. Steve Treat, Chief Building Official, Stanislaus County Planning and Community Development Building Permits Division, 1010 Tenth St. Place, Modesto, or call (209) 525-6557.

Sincerely,



Steve Treat
Chief Building Official
Stanislaus County

1529 SPOKANE

EXHIBIT "A"

California Building Code 2007
Appendix Chapter 1 Administration
Section 115,115.1

"CBC Section 115 Unsafe Structures and equipment: 115.1 Conditions.

Structures or equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe".

The following statement(s) specifically describe the particular deficiencies associated with the property.

- 1) The structural integrity has been severely damaged by fire;
 - 2) The roof structure completely destroyed by fire;
 - 3) Electrical, heating and plumbing destroyed by fire;
 - 4) Interior destroyed by fire;
 - 5) Structure is dangerous to human life and public welfare; and
 - 6) Vacant and Non Secured.
-

1529 SPOKANE

EXHIBIT "B"
PART I

All that certain real property situated in the State of California, County of Stanislaus, Unincorporated Area and described as follows:

Lot 9, in Block 9008 of SOUTH MODESTO ACRES, TRACT NO. 3, in the County of Stanislaus, State of California, according to the official map thereof, filed in the office of the Recorder of Stanislaus County, California, on October 23, 1940 in volume 14 of Maps, page 7.

APN: 056-012-010

(End of Legal Description)

1529 SPOKANE

EXHIBIT "B"
PART II

Name

Interest

Filiberto Diaz Robelo and Dawn Rochelle Robelo
1529 Spokane
Modesto, CA 95351

Trustee



Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2010-0097765-00

Friday, OCT 29, 2010 15:07:20

Ttl Pd \$0.00

Nbr-0002970448

OGM/R2/1-2

RECORDED AT REQUEST OF:
Planning & Community Development
Building Permit Division
WHEN RECORDED MAIL TO:
Planning & Community Development
Building Permits Division
1010 10th St. Suite 3400
Modesto, CA 95354
Attn: Steve Treat

**CERTIFICATE OF EXISTENCE
OF SUBSTANDARD AND DANGEROUS BUILDING**

SUBJECT: Severely Fire Damaged Structure
1529 Spokane, Modesto, CA 95351
APN #: 056-012-010

Pursuant to the provisions of Stanislaus County Code, Title 16, Chapter 16.25, as adopted and amended by the County of Stanislaus, and Sec. 18 of the International Property and Maintenance Code, the undersigned Chief Building Official of the County of Stanislaus, hereby certifies as follows:

1. He caused to be inspected the premises known as 1529 Spokane, Modesto, situated in the County of Stanislaus, State of California, and particularly described as follows:

Lot 9, in Block 9008 of SOUTH MODESTO ACRES, TRACT NO. 3, in the County of Stanislaus, State of California, according to the official map thereof, filed in the office of the Recorder of Stanislaus County, California, on October 23, 1940 in volume 14 of Maps, page 7.

APN:# 056-012-010

2. There exists on said premises a fire damaged abandoned dwelling found upon said inspection to be a substandard and dangerous building as defined by said provisions of the County Code, and the owners have been notified thereof and ordered to repair and rehabilitate or vacate and demolish said structure.
3. The legal owner(s) of the property have been notified that a lien may be attached to the property in accordance with Section 106 of the 2006 edition of the International Property Maintenance Code for the Abatement of Dangerous Buildings.

Dated: October 29, 2010

Owner(s):
Filiberto Diaz Robelo and Dawn Rochelle Robelo
1529 Spokane
Modesto, CA 95351

Steve Treat
Chief Building Official
Stanislaus County

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)

County of Stanislaus)

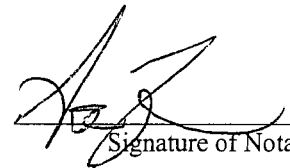
On October 29, 2010 before me, Aaron Farnon, Notary Public, personally appeared

Steve Treat, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 of Notary

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and prevent fraudulent reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Certificate of Existence of Substandard and Dangerous Building

Date of Document: 10/29/2010 Number of Pages in words: two (including this page)

Signer(s) Other Than Named Above: _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name: _____

- Individual(s)
 Corporate Officer
Title(s): _____
 Partner(s) - Limited General
 Attorney-In-Fact
 Trustee(s)
 Guardian/Conservator
 Other: _____

RIGHT THUMB

SIGNER IS REPRESENTING:

Signer's Name: _____

- Individual(s)
 Corporate Officer
Title(s): _____
 Partner(s) - Limited General
 Attorney-In-Fact
 Trustee(s)
 Guardian/Conservator
 Other: _____

RIGHT THUMB

SIGNER IS REPRESENTING:

