

4510 Arlen



BUILDING AND STANDARDS BOARD AGENDA ITEM # 8 FOR
WEDNESDAY, January 30, 2008
DEVELOPMENT SERVICES
BUILDING PERMITS AND INSPECTIONS

MEMORANDUM
Date: January 16, 2008

TO: The Honorable Chairman and Board Members

THROUGH: Larry Nichols, C.B.O. – The Director for Building Permits and Inspections

FROM: Bill Stern, C.B.O., Chief Building Inspector

SUBJECT: 4510 Arlen, El Paso, Texas 79924

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated **February 1992**. There have been numerous health and safety complaints at this address, as well as fire and police department reports. Each time an unsafe structure complaint has been received by our department the various owners have taken minimal corrective action and made minor repairs to be in compliance with the codes. The original apartment buildings at this location were constructed in 1969. The exterior walls are constructed of concrete masonry units. The interior walls and roof structure are wood framed. The roof covering is 3 ply built-up roofing. Various alterations, additions and modifications have occurred over the years without permits or inspections. There have been over one hundred permits issued and cancelled or expired at this location. There have been dozens of contractors involved in this project that have cancelled their permits as a result of contractual agreement disputes or for non-payment. There have been numerous mechanics liens filed against the property. At this time there are approximately 48 units out of 80 units occupied. There are electrical, mechanical, plumbing and structural deficiencies present at this site that pose a significant threat to the occupants.
- 2) Certified notices were mailed to Los Ninos Childrens Irrevocable Trust, 1612 Rim Road, El Paso, Texas 79902.
- 3) Certified notices of the public hearing scheduled for January 30th 2008 were mailed to the owners and all interested parties on January 8th 2008.
- 4) As of December 27, 2007, there are \$112,102.60 owed in taxes.

The owners of this property have been advised of the violations at this property and of their need to bring this property into compliance. There has been no corrective action by the owners to comply, therefore the Department recommends:

- 1) That all the structures and accessory buildings be condemned as substandard, unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structures are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structures' certificate of occupancy be revoked; and
- 4) That the structures can be repaired; and

- 5) That all of the structures be vacated and secured and maintained vacant and secure within 30 days; and
- 6) That the premises be cleaned of all weeds, trash, and debris within 30 days; and
- 7) That the property be fenced with a 6' chain link fence within 30 days; and
- 8) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

JOHN COOK
MAYOR



CITY COUNCIL
ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT, P.E., C.B.O.
DEVELOPMENT SERVICE DIRECTOR

DEVELOPMENT SERVICES DEPARTMENT

BUILDING STANDARDS ENFORCEMENT
November 6, 2007

Los Ninos Childrens Irrevocable Tr
1612 Rim Road
El Paso, Texas 79902-2231

Re: 4510 Arlen Ave.
Blk: 4 Del Norte Acres
Lot: W 150.00 Ft of 2 & E 150.00 Ft. of 3
(93600.00 Sq ft) carried with Desert Spa
Condominiums
Zoned: A3
COD07-29396
Certified Mail Receipt #
7007 1490 0000 8721 5326

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50 International Property Maintenance Code, which states:

18.50.106.1 General.

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Chapter 2.38 of this code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

18.50.106.1.1 Unsafe Structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure

contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

18.50.106.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

18.50.106.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **10927 Road Runner St.** has the following violations:

- a. The floors have not been maintained in a safe manner. [Sec. 305.4]
- b. The walls have not been maintained in a safe manner free of holes and cracks. [Sec. 304.6]
- c. The roof structure has not been maintained free of defects that may cause leaks. [Sec. 304.7]
- d. The means of egress is/are inadequate and do not meet minimum code requirements. [Sec. 702.4]
- e. The electrical system is inadequate and does not meet minimum code requirements. [Sec. 604.3]
- f. The premises are full of weeds, trash, and debris [Sec. 302.1 & Sec. 302.4].

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The City Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Chapter 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.9.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the Building Permits and Inspections Department because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired

the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at 541-4800.

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:

Bill Stern, C.B.O.
Chief Building Inspector

WS/nms

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 5:30 p.m. on the **30th** day of **January, 2008** in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the Building and Standards Commission of El Paso (the "Commission") will hold a public hearing on the question of whether the buildings located on the property at **4510 Arlen Ave.**, in El Paso, Texas, which property is more particularly described as:

LEGAL DESCRIPTION: The West 150 feet of Tract 2 and the East 150 feet of Tract 3, Block 4, DEL NORTE ACRES, an addition to the City of El Paso, El Paso County, Texas according to the map thereof on file in Book 6, Page 1, Real Property Records, El Paso County, Texas commonly known as 4510 Arlen.

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, Los Nino Children's Irrevocable Trust (**the "Owners"**), 1612 Rim Road, El Paso, Texas 79902, Desert Spa L.P., 1612 Rim Road, El Paso, Texas 79902, and Eva Cepeida, 2405 Oak Knoll, Ave., San Marino, CA 91108, are listed as the owners of the real property described herein.

According to the real property records of El Paso County, you own or have an interest in the real property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property or interest from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Standards Enforcement Division of the Building Permits and Inspections, 5th floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice.

The Owners of said property is hereby ordered to appear before the Building and Standards Commission and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before the Commission at said date, hour, and place to show cause why said buildings should not be declared a nuisance and ordered to be abated.

The Owners, lien holders, mortgagees, or any other person having an interest in the property is hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Title 18, as mandated by Section 18.50 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the Owners, lien holders, mortgagees, or any other person having an interest in the property must present to the Commission any evidence showing that the structures or part thereof is safe.

All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to the Commission at this hearing.

The time periods, which govern the completion of work ordered by the commission, are outlined in Chapter 2, Subsection 2.38.080 of the Municipal Code of the City of El Paso, and pursuant to State law.

If the Owners fail, neglect or refuse to comply with the order of the Commission the City may pursue one, or more of the following actions:

- I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owners, of said property, the cost of which shall be assessed as a lien against the property and;
- II) assess a civil penalty against the property Owners for failure to repair, remove or demolish said building in an amount not to exceed \$1,000.00 a day for each violation, or \$10.00 a day if the Owners show that the property is the Owner's lawful homestead; and
- III) appoint a receiver as permitted by state law; and
- IV) any other remedies permitted by state law.

Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full;

The City Clerk is ordered to provide notice of this hearing to the record Owners and all other persons having an interest in the property as provided by law.

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Ernesto Rodriguez
Assistant City Attorney

Bill Stern, C.B.O.
Chief Building Inspector
Building Permits and Inspection Department

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was PUBLISHED in the official City newspaper on the ____day of _____, 2008.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Los Ninos Irrevocable Trust
1612 Rim Road
El Paso, Texas 79902

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Desert Spa L. P.
1612 Rim Road
El Paso, Texas 79902

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Eva Cepeida
2405 Oak Knoll Ave.
San Marino, CA 91108

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Robert T. Pearson
214 West Franklin
El Paso, Texas 79901

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Los Ninos Childrens Irrevocable Trust
3930 Aspiration Court
Las Vegas, NV 89149

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Lower Valley Housing Corporation
8340 Gateway Boulevard East
El Paso, Texas 79907

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Tony Duarte
3601 Fillmore
El Paso, Texas 79930

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Antonio Ramos Group Inc
C/O Antonio Ramos
3465 Lee Blvd, Ste 213
El Paso, Texas 79936

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Joe Monge & Rosana Monge
2708 Fillmore
El Paso, Texas 79930

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Ronald J. Stading
5035 Country Club Pl.
El Paso, Texas 79922

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Bravo Real Estate
6908 Canyon View Lane
El Paso, Texas 79912

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Lyle L Raymond & Esther Raymond
849 River Oaks Drive
El Paso, Texas 79912

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Navco Logistics Inc.
6044 Gateway East, Ste 544
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Charles E. Vinson
6044 Gateway East, Ste 301
El Paso, Texas 79905

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Jobe Materials, L. P.
C/O Irene Epperson
1150 Southview Drive
El Paso, Texas 79928

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Ventura Plumbing
C/O Gilberto Ventura Jr
9438 Conejo Lane
El Paso, Texas 79907

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Classic Heating and Cooling
C/O Juan Arroyos
1230 W. Borderland
Anthony, NM 88021

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

S B Lucero Construction LTD
C/O Randy Lucero
19 Cielo Dorado
La Union, NM 88021

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Manny Martinez d/b/a MTZ Contractors
660 Mesilla View Drive
Chaparral, NM 88081

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Capital Savings Bank
8700 Montana
El Paso, Texas 79925

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Dennis G. Diamond
9439 Crane St.
Lantana, Texas 76226

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Kennie Arriola
C/O Action Real Properties
2050 Trawood, Ste 2
El Paso, Texas 79935

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Tony R. Conde Jr.
2244 Trawood, Ste 206
El Paso, Texas 79935

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Sierra Title Co.
4242 Hondo Pass, Ste 113
El Paso, Texas 79904

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

RBJ Electric
C/O Alma R Fernandez
5512 Mickey Mantle
El Paso, Texas 79934

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Capital Bank, SSB
P. O. Box 981276
El Paso, Texas 79998

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Hector Phillips, P.C.
1017 Montana Ave.
El Paso, Texas 79902

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

R Keith Thompson
7350 Remcon Ste 6
El Paso, Texas 79912

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Harstan, LTD
5845 Onix Drive
El Paso, Texas 79912

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Sandy Diamond
16399 Canon Lane
Chino Hills, CA 91709-2398

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Robert E Malooly
3900 Flamingo
El Paso, Texas 79912

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Delgado, Acosta, Spencer
Linebarger, Heard & Perez, LLP
Attn: Bonnie Cooper
221 N. Kansas Suite 1400
El Paso, Texas 79901

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
#2 Civic Center Plaza
El Paso, TX 79901

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community
119 S. Old Pueblo Road
El Paso, Texas 79907

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District
5801 Trowbridge Ave.
El Paso, Texas 79925

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice regarding the property at **4510 Arlen Ave.** was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Probate Court
500 E. San Antonio Avenue, Suite 703
El Paso, Texas 79901

Date:
Time:

Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at **4510 Arlen Ave.** El Paso, Texas.

Date:
Time:

Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: December 28, 2007

REP. DISTRICT:

ADDRESS: 4510 Arlen Avenue (Bldg A)

ZONED: A - 3

LEGAL DESCRIPTION: The West 150 feet of Tract 2 and the East 150 feet of Tract 3, Block 4, DEL NORTED ACRES, an addition to the City of El Paso, El Paso County, Texas, according to the map thereof on file in Book 6, Page 1, Real Property Records, El Paso County, Texas, commonly known as 4510 Arlen.

OWNER(S): Los Ninos Children's Irrevocable Trust,
Desert Spa, L.P.
Eva Cepeida (an undivided 30%)

ADDRESS: 1612 Rim Road.
El Paso, TX 79902
1612 Rim Road.
El Paso, TX 79902
2405 Oak Knoll Ave
San Marino, CA 91108

BUILDING USE: Multi family dwelling

TYPE OF CONSTRUCTION: V wood frame and CMU

FOOTINGS: Reinforced concrete.

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade and wood with wood deck.

CONDITION: A structural engineer or registered contractor must be hired to evaluate the flooring system.

EXTERIOR WALLS: Wood frame and CMU

HEIGHT: 20' +/-

THICKNESS: 12"

CONDITION: Poor. Due to lack of maintenance and exposure to the elements, some of the wall system is failing around the exterior at ground level. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

INTERIOR WALLS & CEILINGS: CMU, wood frame with sheetrock
CONDITION: Poor

ROOF STRUCTURE: Wood framing with rolled roof composition covering.
CONDITION: Poor. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

DOORS, WINDOWS, ETC.: Metal sash windows and wooden doors.
CONDITION: Poor. Will need to repair or replace some doors and windows, so they are operational and meet egress and code requirements.

MEANS OF EGRESS: Wooden deck with tile and roll roofing surface, metal w/masonry stairs.
CONDITION: Very poor. A structural engineer should be hired to evaluate the stairwell and exterior hallways and submit a report on the corrections required to bring them up to code.

PLUMBING: Not up to code, illegal work done. A licensed plumbing contractor should be hired to evaluate and bring the system up to code.

ELECTRICAL: Not up to code, illegal work done. A licensed electrical contractor should be hired to evaluate and bring the system up to code.

MECHANICAL Not up to code, illegal work done. A licensed mechanical contractor should be hired to evaluate and bring the system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 50 +/-

WARNING POSTED: Yes **BARRICADED:** No **POLICE AID REQD.:** No

REMARKS: This is a multi-family dwelling unit. The exterior walls are showing signs of deterioration. The structure should be vacated and secured until rehabilitated. The property should be cleaned of all weeds, trash and debris.

Nellie Avalos
Building Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: December 28, 2007

REP. DISTRICT:

ADDRESS: 4510 Arlen Avenue (Bldg B)

ZONED: A - 3

LEGAL DESCRIPTION: The West 150 feet of Tract 2 and the East 150 feet of Tract 3, Block 4, DEL NORTED ACRES, an addition to the City of El Paso, El Paso County, Texas, according to the map thereof on file in Book 6, Page 1, Real Property Records, El Paso County, Texas, commonly known as 4510 Arlen.

OWNER(S): Los Ninos Children's Irrevocable Trust,
Desert Spa, L.P.
Eva Cepeida (an undivided 30%)

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El Paso, TX 79902
1612 Rim Road.
El Paso, TX 79902
2405 Oak Knoll Ave
San Marino, CA 91108

BUILDING USE: Multi family dwelling

TYPE OF CONSTRUCTION: V wood frame and CMU

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CONDITION: N/A

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CONDITION: A structural engineer or registered contractor must be hired to evaluate the flooring system.

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INTERIOR WALLS & CEILINGS: CMU, wood frame with sheetrock
CONDITION: Poor

ROOF STRUCTURE: Wood framing with rolled roof composition covering.
CONDITION: Poor. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

DOORS, WINDOWS, ETC.: Metal sash windows and wooden doors.
CONDITION: Poor. Will need to repair or replace some doors and windows, so they are operational and meet egress and code requirements.

MEANS OF EGRESS: Wooden deck with tile and roll roofing surface, metal w/masonry stairs.
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MECHANICAL Not up to code, illegal work done. A licensed mechanical contractor should be hired to evaluate and bring the system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 50 +/-

WARNING POSTED: Yes **BARRICADED:** No **POLICE AID REQD.:** No

REMARKS: This is a multi-family dwelling unit. The exterior walls are showing signs of deterioration. The structure should be vacated and secured until rehabilitated. The property should be cleaned of all weeds, trash and debris.

Nellie Avalos
Building Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: December 28, 2007

REP. DISTRICT:

ADDRESS: 4510 Arlen Avenue (Bldg C)

ZONED: A - 3

LEGAL DESCRIPTION: The West 150 feet of Tract 2 and the East 150 feet of Tract 3, Block 4, DEL NORTED ACRES, an addition to the City of El Paso, El Paso County, Texas, according to the map thereof on file in Book 6, Page 1, Real Property Records, El Paso County, Texas, commonly known as 4510 Arlen.

OWNER(S): Los Ninos Children's Irrevocable Trust,
Desert Spa, L.P.
Eva Cepeida (an undivided 30%)

ADDRESS: 1612 Rim Road.
El Paso, TX 79902
1612 Rim Road.
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2405 Oak Knoll Ave
San Marino, CA 91108

BUILDING USE: Multi family dwelling

TYPE OF CONSTRUCTION: V wood frame and CMU

FOOTINGS: Reinforced concrete.

CONDITION: Unable to determine condition of footing due to subterranean placement. A structural engineer should be hired to evaluate actual condition.

FOUNDATION WALL: N/A

CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade and wood with wood deck.

CONDITION: A structural engineer or registered contractor must be hired to evaluate the flooring system.

EXTERIOR WALLS: Wood frame and CMU

HEIGHT: 20' +/-

THICKNESS: 12"

CONDITION: Poor. Due to lack of maintenance and exposure to the elements, some of the wall system is failing around the exterior at ground level. A structural engineer should be hired to evaluate structural elements of the building and submit a report on the corrections required to make the building safe.

INTERIOR WALLS & CEILINGS: CMU, wood frame with sheetrock
CONDITION: Poor

ROOF STRUCTURE: Wood framing with rolled roof composition covering.
CONDITION: Poor. A registered roofing contractor or building contractor must be hired to evaluate the roofing system and submit a report of required corrections to bring the roof system into code compliance.

DOORS, WINDOWS, ETC.: Metal sash windows and wooden doors.
CONDITION: Poor. Will need to repair or replace some doors and windows, so they are operational and meet egress and code requirements.

MEANS OF EGRESS: Wooden deck with tile and roll roofing surface, metal w/masonry stairs.
CONDITION: Very poor. A structural engineer should be hired to evaluate the stairwell and exterior hallways and submit a report on the corrections required to bring them up to code.

PLUMBING: Not up to code, illegal work done. A licensed plumbing contractor should be hired to evaluate and bring the system up to code.

ELECTRICAL: Not up to code, illegal work done. A licensed electrical contractor should be hired to evaluate and bring the system up to code.

MECHANICAL Not up to code, illegal work done. A licensed mechanical contractor should be hired to evaluate and bring the system up to code.

IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 50 +/-

WARNING POSTED: Yes **BARRICADED:** No **POLICE AID REQD.:** No

REMARKS: This is a multi-family dwelling unit. The exterior walls are showing signs of deterioration. The structure should be vacated and secured until rehabilitated. The property should be cleaned of all weeds, trash and debris.

Nellie Avalos
Building Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: December 28, 2007

REP. DISTRICT:

ADDRESS: 4510 Arlen Avenue (Bldg D)

ZONED: A - 3

LEGAL DESCRIPTION: The West 150 feet of Tract 2 and the East 150 feet of Tract 3, Block 4, DEL NORTED ACRES, an addition to the City of El Paso, El Paso County, Texas, according to the map thereof on file in Book 6, Page 1, Real Property Records, El Paso County, Texas, commonly known as 4510 Arlen.

OWNER(S): Los Ninos Children's Irrevocable Trust,
Desert Spa, L.P.
Eva Cepeida (an undivided 30%)

ADDRESS: 1612 Rim Road.
El Paso, TX 79902
1612 Rim Road.
El Paso, TX 79902
2405 Oak Knoll Ave
San Marino, CA 91108

BUILDING USE: Multi family dwelling

TYPE OF CONSTRUCTION: V wood frame and CMU

FOOTINGS: Reinforced concrete.

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Nellie Avalos
Building Inspector



UNSAFE STRUCTURES REPORT

BUILDING PERMITS AND INSPECTIONS

DATE OF EXAMINATION: December 28, 2007

REP. DISTRICT:

ADDRESS: 4510 Arlen Avenue (Bldg E)

ZONED: A - 3

LEGAL DESCRIPTION: The West 150 feet of Tract 2 and the East 150 feet of Tract 3, Block 4, DEL NORTED ACRES, an addition to the City of El Paso, El Paso County, Texas, according to the map thereof on file in Book 6, Page 1, Real Property Records, El Paso County, Texas, commonly known as 4510 Arlen.

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