



**Department of Neighborhood Services**  
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg  
Commissioner  
Thomas G. Mishefske  
Operations Manager

January 28, 2016

Alderman Ashanti Hamilton, Chair  
Judiciary and Legislation Committee  
Office of the City Clerk  
Room 205, City Hall

Re: File No.: 151272  
Address: 4540 N. Teutonia Ave.

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services has no outstanding orders and does not object to the request.

One unit in the building was placarded as unfit for human habitation on July 2, 2014. Therefore, if the Common Council approves the return of the property, this unit cannot be occupied until the placard has been removed, all of the violations causing the placard have been cured, and an Occupancy Permit has been issued by DNS.

In addition, the Department also requests that, if the Common Council approves the return of the property, the applicant work to correct the code violations in a timely manner. A copy of each order is attached.

Sincerely,

Emily McKeown  
Foreclosure Program Coordinator



**INSPECTION REPORT AND ORDER TO CORRECT CONDITION**

**CITY OF MILWAUKEE**  
**DEPARTMENT OF NEIGHBORHOOD SERVICES**  
Special Enforcement Section  
4001 S. 6th St.  
Milwaukee, WI 53221



DEPARTMENT COPY

*Serial #:* 011789521  
*Inspection Date:* October 29, 2015  
*District #:* 786  
*CT:* 43

mult-com

Recipients:  
TYN INVESTMENTS LLC, JOHN T NELSON (RA), 2951 N 39TH ST, MILWAUKEE WI 53216  
TYN INVESTMENTS LLC, 5766 N 36TH ST, MILWAUKEE WI 53209-4008

Re: 4540 N TEUTONIA AV

Taxkey #: 231-9957-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below within 30 days of service of this order.

Some or all of the violations in this letter have been reissued from a previously litigated order.

1. 275-32-3  
Protect surfaces with paint or other approved coating applied in a workmanlike manner. (includes all wood trim, metal surfaces and previously painted masonry)

Exterior Sides

General

2. 275-81-5  
Premises must be maintained in a dust free, erosion free condition by suitable landscaping with grass or other planted ground cover, or by paving with asphalt, concrete, or such other means that may be approved by the Commissioner of Neighborhood Services.
3. 275-32-11  
Provide approved address numbers for building. (remove over-growth that is currently obstructing address numbers)
4. 275-32-8  
Repair, replace, or remove the defective fence.
5. 275-32-3-f  
Replace missing chimney cap.

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

6. 275-32-3  
Replace all roofing material. Note: as required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

South Side

7. 275-32-3  
Replace defective boards in roof eave.
8. 275-32-6  
Connect downspout to receiver and seal connection.
9. 275-32-6  
Repair or replace defective rain gutters.
10. 275-32-4-a  
Repair or replace defective window screens.
11. 275-32-4-a  
Repair or replace defective storm windows.

North Side

12. 275-32-3  
Replace defective boards in roof eave.
13. 275-32-6  
Repair or replace defective rain gutters.
14. 275-32-3  
Replace defective trim boards on exterior walls.

East Side

15. 275-62-2  
Repair or replace defective electrical fixture(s).
16. 275-32-3  
Replace defective boards in roof eave.
17. 275-32-6  
Connect downspout to receiver and seal connection.
18. 275-32-3  
Replace defective trim boards on exterior walls.
19. 275-32-4-a  
Replace broken window pane.
20. 275-32-4-a  
Repair or replace defective window screens.

West Side

21. 275-32-3  
Replace defective boards in roof eave.
22. 275-32-6  
Connect downspout to receiver and seal connection.

For any additional information, please phone Inspector Kristen Reed at [414]-286-5542 between the hours of 8:00-9:00am and 3:00-4:30pm Monday through Friday.

Per Commissioner of Neighborhood Services By-

  
Kristen Reed  
Inspector

**REINSPECTION FEES**

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. The fee is \$60.84 for the first reinspection, \$76.05 for the second, \$202.80 for the third, and \$354.90 for the fourth and all subsequent reinspections. These fees include a 1.4% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax. If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

**RETALIATION**

In accordance with Section 200-20.2, no lessor shall take retaliatory action toward any lessee who reports building code violations by raising rents unreasonably or by curtailing services or by eviction. Retaliation shall be presumed if such action occurs within 6 months of the report of code violations, unless the lessor can show evidence of nonpayment of rent, illegal activity on the premises, or that the lessee is in violation of some provision of the rental agreement. Retaliatory action may subject you to issuance of a citation.

**FAILURE TO COMPLY**

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

**RIGHT TO APPEAL**

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days, not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-3679.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

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4540 N TEUTONIA AV

Citation # - *Numero de Citacion*: DNS011789521  
Citation Date - *Citacion Fecha*: October 29, 2016

TRADUCCION EN ESPAÑOL

Si Ud. necesita ayuda para la traducción de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414)384-3700, o Community Advocates, 4906 W. Fond du Lac ave., Milwaukee, WI, 53216, Teléfono: (414)449-4777.

LUS HMOOB

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

## Wisconsin Department of Financial Institutions Strengthening Wisconsin's Financial Future

Search for:

tyn investments

Search Records

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[Name Availability](#)

Corporate Records

Result of lookup for T042486 (at 10/31/2015 8:09 AM)

### TYN INVESTMENTS, LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

**Vital Statistics**

Entity ID                    T042486

Registered Effective Date    02/01/2007

Period of Existence    PER

Status                    Administratively Dissolved [Request a Certificate of Status](#)

Status Date                03/15/2011

Entity Type                Domestic Limited Liability Company

Annual Report Requirements    Limited Liability Companies are required to file an Annual Report under s. 183.0120, WI Statutes.

**Addresses**

Registered Agent Office    JOHN T. NELSON  
 2951 NORTH 39TH STREET  
 MILWAUKEE , WI 53216

[File a Registered Agent/Office Update Form](#)

**Principal Office**

**Historical Information**

Annual Reports            None

Certificates of Newly-elected Officers/Directors    None

Old Names                None

**Chronology**

Effective Date	Transaction	Filed Date	Description
02/01/2007	Organized	02/05/2007	E-Form
01/01/2009	Delinquent	01/01/2009	

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tyn investments

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[Name Availability](#)

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Period of Existence: PER

Status: Administratively Dissolved [Request a Certificate of Status](#)

Status Date: 03/15/2011

Entity Type: Domestic Limited Liability Company

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Registered Agent Office: JOHN T. NELSON  
2951 NORTH 39TH STREET  
MILWAUKEE , WI 53216

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**Principal Office**

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Property Names Summary

Printed 11/01/15 20:23

Page 1

Address: 4540- 4540 N TEUTONIA AV

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MPROP File Information

Owner
TYN INVESTMENTS LLC

Taxkey:231-9957-000
Land use:8830 Units: 4
Lot size: 9920 ( 62x160)
Year Built:1947

5766 N 36TH ST
MILWAUKEE WI

53209-4008 Conveyance Date:01/31/2007 Type:LC
Name Change:11/19/2013
Zoning:RM2

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Recording information

Application #: 209459 Type:Change in ownership
Date Received:03/26/2014 Ownership Xfer Date:01/31/2007

=====
Recording Owners/ Operators, etc

O Owner

T Titleholder

TYN INVESTMENTS LLC

Home: [ ] ( ) Work:[414] 406-5563 ( )

----- Street Address ----- Mailing Address -----

JOHN T NELSON (RA) 743 N 25TH ST
2951 N 39TH ST

MILWAUKEE WI 53216 MILWAUKEE WI 53233-0000
=====





**INSPECTION REPORT AND ORDER TO CORRECT CONDITION**

**CITY OF MILWAUKEE**  
**DEPARTMENT OF NEIGHBORHOOD SERVICES**  
Special Enforcement Section  
4001 S. 6th St.  
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 011789531  
Inspection Date: October 29, 2015  
District #: 786  
CT: 43

mult-com

Recipients:  
TYN INVESTMENTS LLC, JOHN T NELSON (RA), 2951 N 39TH ST, MILWAUKEE WI 53216  
TYN INVESTMENTS LLC, 5766 N 36TH ST, MILWAUKEE WI 53209-4008

Re: 4540 N TEUTONIA AV

Taxkey #: 231-9957-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below within 3 days of service of this order.

- 79-12  
Remove and properly dispose of all debris, junk, appliances, furniture, brush, etc. from the premises. Maintain the premises free of litter, refuse and debris in such a manner that it does not violate this section.  
(mattresses, wood furniture, boat, etc at rear of property. And all other debris)

For any additional information, please phone Inspector Kristen Reed at [414]-286-5542 between the hours of 8:00-9:00am and 3:00-4:30pm Monday through Friday.

Per Commissioner of Neighborhood Services By-

Kristen Reed  
Inspector

**REINSPECTION FEES**

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. The fee is \$60.84 for the first reinspection, \$76.05 for the second, \$202.80 for the third, and \$354.90 for the fourth and all subsequent reinspections. These fees include a 1.4% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax. If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

**RETALIATION**

In accordance with Section 200-20.2, no lessor shall take retaliatory action toward any lessee who reports building code violations by raising rents unreasonably or by curtailing services or by eviction. Retaliation shall be presumed if such action occurs within 6 months of the report of code violations, unless the lessor can show evidence of nonpayment of rent, illegal activity on the premises, or that the lessee is in violation of some provision of the rental agreement. Retaliatory action may subject you to issuance of a citation.

**FAILURE TO COMPLY**

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

**RIGHT TO APPEAL**

You may file an appeal within 3 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received by the compliance date. If service of this order is made by mail, the appeal shall be received by the compliance date plus 5 days. There is a fee for filing this appeal.

**Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-3679.**

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

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**TRADUCCION EN ESPAÑOL**

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**LUS HMOOB**

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

Property Names Summary

Printed 11/01/15 20:22

Page 1

Address: 4540- 4540 N TEUTONIA AV

MPROP File Information

Owner  
TYN INVESTMENTS LLC

Taxkey:231-9957-000  
Land use:8830 Units: 4  
Lot size: 9920 ( 62x160)  
Year Built:1947  
Conveyance Date:01/31/2007 Type:LC  
Name Change:11/19/2013  
Zoning:RM2

5766 N 36TH ST  
MILWAUKEE WI

53209-4008

Conveyance Date:01/31/2007 Type:LC  
Name Change:11/19/2013  
Zoning:RM2

Recording information

Application #: 209459 Type:Change in ownership  
Date Received:03/26/2014 Ownership Xfer Date:01/31/2007

Recording Owners/ Operators, etc

O Owner

T Titleholder

TYN INVESTMENTS LLC

Home:[ ] - ( )

Work:[414] 406-5563 ( )

Street Address

Mailing Address

JOHN T NELSON (RA)  
2951 N 39TH ST

743 N 25TH ST

MILWAUKEE

WI 53216

MILWAUKEE

WI 53233-0000



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Special Enforcement Section
4001 S. 6th St.
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 011789661
Inspection Date: October 29, 2015
District #: 786
CT: 43

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Recipients:
TYN INVESTMENTS LLC, JOHN T NELSON (RA), 2951 N 39TH ST, MILWAUKEE WI 53216
TYN INVESTMENTS LLC, 5766 N 36TH ST, MILWAUKEE WI 53209-4008

Re: 4540 N TEUTONIA AV

Taxkey #: 231-9957-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below within 5 days of service of this order.

Fire Prevention

- 1. 214-27 The owner shall provide any maintenance necessary to make a smoke detector functional within 5 days of a written notice that the smoke detector is defective.
2. 214-23 Every battery-operated smoke alarm shall be tested by the owner not less than once every calendar year. The owner shall provide a copy of the test results to the commissioner's designee upon request. Test results shall include the date on which the testing was performed and the name, telephone number and property relationship of the person who performed the test. Testing shall be performed in accordance with the manufacturer's specifications. Provide test records for battery-operated smoke alarms.
3. 214-7-2-b-1 Inspection required. The owner of each building or place of employment in the city, including each residential property with 3 or more dwelling units, shall have a fire inspection of the building, structure or premises conducted on an annual basis. Pursuant to s. 101.14(2), Wis. Stats., and sub. 1-c-1, the Commissioner shall be responsible for conducting such annual fire inspections.

You are responsible to have a fire inspection of the interior of your building on an annual basis. The Commissioner of the Department of Neighborhood Services or his/her designee is responsible to conduct this fire inspection. Please contact the inspector listed below and schedule an appointment for this inspection within the time allotted.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

4. 214-3  
IFC 907.20.5 The building owner shall be responsible to ensure that the fire and life safety systems are maintained in an operable condition at all times. A written record shall be maintained and shall be made available to the fire code official. TEST CARBON MONOXIDE ALARMS ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS AND MAINTAIN A WRITTEN RECORD ON THE PREMISES.

For any additional information, please phone Inspector Kristen Reed at [414]-286-5542 between the hours of 8:00-9:00am and 3:00-4:30pm Monday through Friday.

Per Commissioner of Neighborhood Services By-



Kristen Reed  
Inspector

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**FAILURE TO COMPLY**

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

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Printed 11/01/15 20:23

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Taxkey:231-9957-000

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5766 N 36TH ST  
MILWAUKEE WI

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743 N 25TH ST

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WI 53216

MILWAUKEE

WI 53233-0000





**INSPECTION REPORT AND ORDER TO CORRECT CONDITION**

**CITY OF MILWAUKEE**  
**DEPARTMENT OF NEIGHBORHOOD SERVICES**  
Special Enforcement Section  
4001 S. 6th St.  
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 010958911  
Inspection Date: July 02, 2014  
District #: 786  
CT: 43

186  
2

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Recipients:  
TYN INVESTMENTS LLC, 5766 N 36TH ST, MILWAUKEE WI 53209-4008  
TYN INVESTMENTS LLC, 743 N 25TH ST, MILWAUKEE, WI 53233  
TYN INVESTMENTS LLC, JOHN T NELSON (RA), 2951 N 39TH ST, MILWAUKEE WI 53216

Re: **4540 N TEUTONIA AV**  
AKA:4540 N Teutonia Ave - Unit 3

Taxkey #: 231-9957-000

**Emergency order. The Commissioner of The Department of Neighborhood Services finds that an emergency exists which requires immediate action to be taken as necessary to meet the emergency under 200-12.5.**

Inspection of the above premises revealed conditions that violate the Milwaukee Code of Ordinances which cause this premises to be considered a hazard to the safety and welfare of the occupants or the public and is hereby **placarded** as unfit for human habitation, occupancy and use as is regulated by Section 200-11(5) and 218.01 (S.S.66.0413).

You are hereby ordered to **vacate the premises immediately and to keep the premises vacated** until such time as the following conditions have been corrected and approved in writing by this Department.

Note: Pursuant to 200-42-2-d, any building, structure or premise placarded and found unfit for human habitation or use under any order issued in accordance with this code shall not be occupied unless and until a certificate of occupancy has been obtained.

1. Conditions requiring building to be placarded:
2. 275-81  
**Unsanitary conditions.** Restore building or dwelling unit to a clean and sanitary condition.
3. 275-34-5  
Restore electric service.

4540 N. TEUTONIA AV

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

For any additional information, please phone **Inspector Kristen Reed** at **[414]-286-5542** between the hours of **8:00-9:00am** and **3:00-4:30pm** Monday through Friday.

Per Commissioner of Neighborhood Services By-

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Inspector

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**RIGHT TO APPEAL**

**You may appeal to the Commissioner for review of the reasonableness of this order within the time specified for compliance. Contact the Commissioner's Office at 414-286-2543 in order to file an appeal.**

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Printed 07/08/14 09:12

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MPLP File Information

OWNER
TYN INVESTMENTS LLC

Taxkey:231-9957-000

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Year Built:1947

5766 N 36TH ST

MILWAUKEE WI

53209-4008

Conveyance Date:01/31/2007 Type:LC

Name Change:11/19/2013

Zoning:

=====
Recording information

Application #: 099459 Type:Change in ownership

Date received:03/11/07 Ownership Xfer Date:01/31/2007

=====
Recording Owners/ Operators, etc

O Owner

T Titleholder

\* TYN INVESTMENTS LLC

Home: [ ] - ( )

Work:[414] 406-5563 ( )

----- Street Address -----

----- Mailing Address -----

JOHN T NELSON (RA)

743 N 25TH ST

2951 N 39TH ST

MILWAUKEE

WI 53211

MILWAUKEE

WI 53233-0000
=====

Date 7/2/14

City of Milwaukee

Address 4540 N. Teutonia #3

U.S. Postal Service  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only, No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Electrical	Plumbing
<input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Not Applicable
<input checked="" type="checkbox"/> Lacking Service	<input type="checkbox"/> Lacking System
<input type="checkbox"/> Defective Electrical	<input type="checkbox"/> Defective System
<input type="checkbox"/> Tampered Electric Meter	<input type="checkbox"/> Obstructed System
<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken

Hazards	Illegal Occupancy
<input checked="" type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Storage/Obstruction	<input type="checkbox"/> Illegal Occupancy
<input type="checkbox"/> Combustible/Flammable	<input type="checkbox"/> Attic / Basement
<input type="checkbox"/> Unidentified Substances	<input type="checkbox"/> Rooming House
<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken

7014 0150 0000 8917 1406  
 7014 0150 0000 8917 1413  
 7014 0150 0000 8917 1390

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To  
 Street, Apt. No. or PO Box No. TYN Investments LLC 5766 N 36th St  
 City, State, ZIP+4 Milwaukee, WI 53209

Photos taken  Photos taken

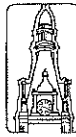
Defective Fire Prevention / Life Safety			
<input type="checkbox"/> Smoke Detectors	<input type="checkbox"/> Combustible Waste	<input type="checkbox"/> Exposed Wiring	<input type="checkbox"/> Fire Extinguishers
<input type="checkbox"/> CO Detectors	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Exposed Electric Panel	<input type="checkbox"/> Obstructed Egress
<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Excessive Fire Load	<input type="checkbox"/> Extension Cords	<input type="checkbox"/> Exit Door Defective

Placard to Owner	Placard to Tenant	Contact Supervisor
<input checked="" type="checkbox"/> Immediate	<input type="checkbox"/> Commercial	Name <u>Erica Lewandowski</u>
<input type="checkbox"/> Scheduled	<input checked="" type="checkbox"/> Residential	Time <u>12:15pm</u> Approval <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

OWNER	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Agent <input type="checkbox"/> Not Recorded	<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Agent <input type="checkbox"/> Not Recorded
	Name <u>Tyrone Nelson</u>	Name
	Phone No.	Phone No.
	TIME <u>12:00 PM - on-site</u>	TIME
	Notification: <input type="checkbox"/> Disconnected <input type="checkbox"/> LVM <input checked="" type="checkbox"/> Advised	Notification: <input type="checkbox"/> Disconnected <input type="checkbox"/> LVM <input type="checkbox"/> Advised
	Notes:	Permits <input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> N/A
		Violations <input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> N/A
	Complaints <input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> N/A	

DEPARTMENTMENTS	We Energies	City of Milwaukee Police Department
	Name <u>Carolyn</u> <input type="checkbox"/> On Scene	Name <input type="checkbox"/> On Scene
	Phone No. <u>414-221-3259</u> TIME	Phone No. TIME
	Notes: <u>No attempt to reconnect.</u>	<input type="checkbox"/> Cleared Property
	Community Advocates	DPW Board up Crew
	Name <u>Shawanna</u> <input type="checkbox"/> On Scene	Name
Phone No. TIME	Phone No.	
Notes: <u>Left voicemail</u>	PROPERTY SECURED <input checked="" type="checkbox"/> By Owner <input type="checkbox"/> By DPW	
	<input type="checkbox"/> Full Wrap <input type="checkbox"/> Hasp & Lock <input checked="" type="checkbox"/> Other	

Date 7/2/14 Serial No. 10958911



City of Milwaukee  
 Department of Neighborhood Services  
 PLACARD CHRONOLOGICAL OF  
 PLACARD ENFORCEMENT

Address 4540 N. Teutonia - Unit 3

Investigation / Findings  Complaint  Police / CPU Investigation  Self-Initiated

Occupants	Unit/ Address	No. Children / No Adults
Latasha Brown	3	3 / 2

DATE	ACTIVITY AND REMARKS	INITIALS
7/8/14	PLACARD ORDERS MAILED CERTIFIED	AB
7/1/14	PLACARD NOTICE <input checked="" type="checkbox"/> POSTED <input checked="" type="checkbox"/> PHOTOS TAKEN	KLR
	BOARD - UP ORDER ISSUED	
7/2/14	OCCUPANCY PERMIT REQUIRED <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED (provide reasons)	KLR
7/2/14	FOLLOW - UP ORDERS <input checked="" type="checkbox"/> ISSUED SERIAL# <u>10958991</u>	KLR
	VBR Referral <input type="checkbox"/> YES <input type="checkbox"/> NO	
	I received a call from <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Operator	
	OR Phone No.	
	I called	
	I Spoke to: Phone No.	
	If contact is not owner, explain:	
	I VERIFIED THE FOLLOWING INFORMATION	
	A) Owners name <input type="checkbox"/> YES <input type="checkbox"/> NO	
	B) Phone number <input type="checkbox"/> YES <input type="checkbox"/> NO	
	C) Mailing Address <input type="checkbox"/> YES <input type="checkbox"/> NO	
	If No, correct address is:	
	Copy mailed to new address <input type="checkbox"/> YES <input type="checkbox"/> NO	
	D) Receipt of orders <input type="checkbox"/> YES <input type="checkbox"/> NO	
	E) Explained Placard Procedure <input type="checkbox"/> YES <input type="checkbox"/> NO	
	F) Explained Occupancy Permit Procedure <input type="checkbox"/> YES <input type="checkbox"/> NO	
7/8/14	PLACARD FEE NOTIFICATION LETTER MAILED	AB

**INSPECTION REPORT AND ORDER TO CORRECT CONDITION**

**CITY OF MILWAUKEE**  
**DEPARTMENT OF NEIGHBORHOOD SERVICES**  
Special Enforcement Section  
4001 S. 6th St.  
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 010949852  
Inspection Date: June 27, 2014  
District #: 786  
CT: 43

mult-com

Recipients:  
TYN INVESTMENTS LLC, JOHN T NELSON (RA), 2951 N 39TH ST, MILWAUKEE WI 53216  
TYN INVESTMENTS LLC, 743 N 25TH ST, MILWAUKEE, WI 53233  
TYN INVESTMENTS LLC, 5766 N 36TH ST, MILWAUKEE WI 53209-4008

Re: **4540 N TEUTONIA AV**  
AKA:Unit 3

Taxkey #: 231-9957-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below within 30 days of service of this order.

Fire Prevention

1. 214-3  
IFC 1027.1 Remove illegal door hardware. (padlock on Unit 3 east bedroom).
  
2. 200-02  
SPS 362.1200(2)(a)(1) Listed and labeled carbon monoxide alarms shall be installed at locations specified in s.101.149(2), Stats., and maintained in accordance with s. 101.149 (3), Stats., in buildings which are residential buildings or include residential buildings, and contain fuel burning appliances, except as provided in subd. 4. PROVIDE REQUIRED CARBON MONOXIDE ALARMS.

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

3. 262-01  
SPS 362.1200(2)a **Installation Requirements**

Listed and labeled carbon monoxide alarms or detectors shall be installed at specified locations.

1. In the basement of the building if the basement has a fuel-burning appliance.
2. Within 15 feet of each sleeping area of a unit that has a fuel-burning appliance.
3. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance.
4. In each room that has a fuel-burning appliance and that is not used as a sleeping area. A carbon monoxide detector shall be installed under this subdivision not more than 75 feet from the fuel-burning appliance.
5. In each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit.

**Interior**

**General**

4. 275-82-2  
Exterminate and eliminate all cimex lectularius (bed bugs).

**Unit:3 Second Floor**

**General**

5. 214-3  
IFC 605.5 Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Discontinue the use of illegal extension cords to alleviate fire hazard.
6. 275-81-1-a  
Restore dwelling unit to clean and sanitary condition.
7. 275-42-4  
Provide at least one window screen for each habitable room.

**Kitchen**

8. 275-53  
Replace defective faucet on kitchen sink (permit required for installation; call 286-3361 if you need permit information).
9. 200-20-1  
Repair or replace the defective kitchen counter or cabinet.



Bathroom

10. 275-53-1  
Properly seal all open drains and water pipes.

West Sleeping Room

11. 275-33-3-a  
Repair defective plaster in closet to provide a cleanable surface. (bathtub access panel missing: replace).

For any additional information, please phone Inspector Kristen Reed at [414]-286-5542 between the hours of 8:00-9:00am and 3:00-4:30pm Monday through Friday.

Per Commissioner of Neighborhood Services By-

  
Kristen Reed  
Inspector

**REINSPECTION FEES**

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. The fee is \$50.70 for the first reinspection, \$76.05 for the second, \$202.80 for the third, and \$354.90 for the fourth and all subsequent reinspections. These fees include a 1.4% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax. If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

**RETALIATION**

In accordance with Section 200-20.2, no lessor shall take retaliatory action toward any lessee who reports building code violations by raising rents unreasonably or by curtailing services or by eviction. Retaliation shall be presumed if such action occurs within 6 months of the report of code violations, unless the lessor can show evidence of nonpayment of rent, illegal activity on the premises, or that the lessee is in violation of some provision of the rental agreement. Retaliatory action may subject you to issuance of a citation.

**FAILURE TO COMPLY**

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

**RIGHT TO APPEAL**

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days, not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-3679.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

4540 N TEUTONIA AV

Serial #: 010949852  
Inspection Date: June 27, 2014

**LEAD PAINT CAUTION**

Defective painted surfaces were noted on this inspection. Lead based paint was commonly used in buildings built prior to 1978 and precautions must be taken when renovating painted surfaces in such buildings. For information regarding lead safe repair practices, contact the Milwaukee Health Department at 286-0387.

**TRADUCCION EN ESPAÑOL**

Si Ud. necesita ayuda para la traducción de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414)384-3700, o Community Advocates, 4906 W. Fond du Lac ave., Milwaukee, WI, 53216, Teléfono: (414)449-4777.

**LUS HMOOB**

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

Property Names Summary

Printed 06/27/14 13:52

Page 1

Address: 4540- 4540 N TEUTONIA AV

MPROP File Information

Owner  
TYN INVESTMENTS LLC

Taxkey:231-9957-000

Land use:8830 Units: 4

Lot size: 9920 ( 62x160)

Year Built:1947

5766 N 36TH ST  
MILWAUKEE WI

53209-4008 Conveyance Date:01/31/2007 Type:LC

Name Change:11/19/2013

Zoning:RM2

Recording information

Application #: 209459 Type:Change in ownership

Date Received:03/26/2014 Ownership Xfer Date:01/31/2007

Recording Owners/ Operators, etc

O Owner

T Titleholder

TYN INVESTMENTS LLC

Home: [ ] - ( ) Work:[414] 406-5563 ( )

----- Street Address ----- Mailing Address -----

JOHN T NELSON (RA)  
2951 N 39TH ST

743 N 25TH ST

MILWAUKEE WI 53216

MILWAUKEE WI 53233-0000

Page 1  
 City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 16949852

ADDRESS	DATE	ACTIVITY AND REMARKS	DATE OF INSPECTION	INITIALS
4540 N. Teutonia Ave	6/30/14	ORDERS MAILED FIRST CLASS.	6/27/14	AS
		I received a call from _____ Phone # _____		
		OR		
		I called _____ Phone # _____		
	6/27/14	I Spoke to: <u>Tyrone</u> If contact is not owner, explain:		KMR
	4/27/14	I Verified the following information:		
		A) Owners name Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		KMR
		B) Phone number Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		KMR
		C) Mailing Address Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If no, correct address is _____		KMR
		Copy mailed to new address Yes <input type="checkbox"/> No <input type="checkbox"/>		
		D) Receipt of orders Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		KMR
		E) Explained reinsp. fee policy Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		KMR
	4/27/14	Provided copy of order to Tyrone.		KMR
	11/18/14	RI-No entry to unit. RI fee letter sent. Refer to monthlies.		KMR
	11/20/14	MAILED REINSPECTION LETTER		KMR
	12/10/14	"APPROVED FOR MONTHLY'S" 50 <sup>20</sup>		KK
	12/11/14	RI-violations remain.		KMR
	12/22/14	Deceased Out of State Letter Unenforceable Letter Previously Litigated Letter Mailed by KMR		KK
	1-5-15	REINSPECTION FEE NOTIFICATION LETTER MAILED		KMR
	1-14-15	REINSPECTED VIOLATIONS REMAIN		KMR
	1-21-15	REINSPECTION FEE NOTIFICATION LETTER MAILED		KMR
	2-23-15	REINSPECTED VIOLATIONS REMAIN		KMR
	2-25-15	REINSPECTION FEE NOTIFICATION LETTER MAILED		KMR
	3-12-15	REINSPECTED VIOLATIONS REMAIN		KMR
	3-23-15	REINSPECTION FEE NOTIFICATION LETTER MAILED		KMR
	4-7-15	REINSPECTED VIOLATIONS REMAIN no entry into unit 3		KMR
	4-24-15	REINSPECTION FEE NOTIFICATION LETTER MAILED		KMR
	5-14-15	REINSPECTED VIOLATIONS REMAIN . No entry to unit 3 (PLP 2021)		KMR
	5-28-15	REINSPECTION FEE NOTIFICATION LETTER MAILED		KMR

If no compliance, rent withholding app. left with tenant(s)? YES/DATE  
 Info letter sent to tenant? Yes/Date  
 Unit/(s)  
 No  
 Unit/(s)  
 No

Property Names Summary

Printed 11/19/14 09:04

Page 1

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TYN INVESTMENTS LLC

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5766 N 36TH ST  
MILWAUKEE WI

53209-4008

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Work:[414] 406-5563 ( )

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JOHN T NELSON (RA)  
2951 N 39TH ST

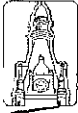
743 N 25TH ST

MILWAUKEE

WI 53216

MILWAUKEE

WI 53233-0000



City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS 4540 W Teutonia Ave

SERIAL NO. 10949852  
 DATE OF INSPECTION 6-27-14

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
6-18-15	REINSPECTED VIOLATIONS REMAIN			mm
6-26-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
7-21-15	REINSPECTED VIOLATIONS REMAIN <u>no entry to #3 (PIC# 14-16)</u>			GOA
7-21-15	<u>called 406-5563, left voice mail message for a return call re me on KIMMY K RECURSIVE SCHEDULE for COMPANIES</u>			GM
7-27-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			do
8-12-15	REINSPECTED VIOLATIONS REMAIN <u>no entry to crack (PIC# 10-11)</u>			GOA
7-18-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
9-23-15	REINSPECTED VIOLATIONS REMAIN <u>no entry to crack (PIC# 48-49)</u>			GOA
10/6/15	REINSPECTION FEE NOTIFICATION LETTER MAILED			mm
10-9-15	REINSPECTED VIOLATIONS REMAIN <u>no entry to crack (PIC# 18-19)</u>			GOA
10-22-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
11-10-15	REINSPECTED VIOLATIONS REMAIN <u>no entry to crack (PIC# 9-10)</u>			GOA
1-20-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			ht
2/23/15	IN-REM-order <u>Amman</u> extended to 6/1/16			KK