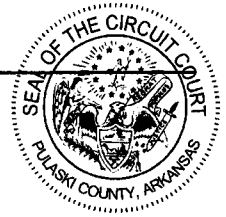


City of Little Rock

Department of Housing and Neighborhood Programs
Administration and Enforcement
500 West Markham 120-W
Little Rock Arkansas 72201
(501) 371-4849



Warning Notice

1/24/2011

James Sjodin

107 S Valentine St.
Little Rock, AR 72205-5744

Aurora Loan Services
Mortgage Electronic Registration Systems, Inc.
G4318 Miller Road
Flint, MI 48507

Re: 107 S Valentine St., Parcel ID 34L0590002300, CT 14, WD 1, Valuation: \$35,000
Date Inspected: 1/24/2011, Legal: BEACHES ADDITION BLOCK 2 LOT 15,

Dear James Sjodin:

Information obtained by our office indicates that you are the current owner/agent of the above referenced property. This notice will advise you that City staff made an inspection of the structure on the above property. The inspection revealed that the structure is unsafe, unfit for human habitation, offensive to the neighborhood, and it is dangerous to persons in the vicinity or lawfully passing by the structure. It is hereby declared to be in violation of City ordinances. Pursuant to the authority granted by Ark. Code Ann. SS 14-56-203 (West 2004), and Little Rock Ark. Rev. Code SS 20-28 (1988) the structure has been declared by the City to be a nuisance and detrimental to the public welfare of the citizens of the City of Little Rock.

Therefore, you have thirty (15) days in which to begin substantial repairs or to demolish the structure. If you fail to comply with this directive, the City will initiate legal proceedings against you and the property to abate the nuisance.

You are required to secure this dwelling and/or structure in an approved manner within ten (7) days. Failure to secure all accessible windows, doors, and/or openings within the allotted time may result in the City taking appropriate action to have this accomplished and the owner will be responsible for all incurred costs. The owner is responsible for maintaining the security of this dwelling and/or structure until all code requirements have been met by either full rehabilitation, as specified by the Little rock Housing Code, or demolition.

Please be advised that neither issuance of a permit for repairs or demolition of this structure nor an extension of time granted by the Department of Housing and Neighborhood Programs, relieves the owner of the responsibility to secure the structure.

All necessary permits must be obtained from the Permits Section of the Department of Planning and Development, Located at 723 West Markham, 2nd Floor.

For additional information, please call (501) 372-3856 between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Sincerely,



Kevin Taylor
Code Enforcement Officer

Cc: Sheila Reynolds, Code Enforcement Supervisor

File

Subscribed and sworn before me this 27th day of January, 2011



Notary Public

My commission expires: 01/23/2012

