



# Town of Paradise Town Council Special Meeting Agenda 5:00 P.M. - January 09, 2018

Location: Town Hall Council Chamber, 5555 Skyway, Paradise, CA

Mayor, Jody Jones  
Vice Mayor, Greg Bolin  
Council Member, Scott Lotter  
Council Member, Melissa Schuster  
Council Member, Mike Zuccolillo

Town Manager, Lauren Gill  
Town Attorney, Dwight L. Moore  
Town Clerk, Dina Volenski  
Community Development Director, Craig Baker  
Administrative Services Director/Town Treasurer, Gina Will  
Public Works Director/Town Engineer, Marc Mattox  
Division Chief, CAL FIRE/Paradise Fire, David Hawks  
Chief of Police, Gabriela Tazzari-Dineen

## Meeting Procedures

- I. The Mayor is the Presiding Chair and is responsible for maintaining an orderly meeting. The Mayor calls the meeting to order and introduces each item on the agenda.
- II. The Town staff then provides a report to Council and answers questions from the Council.
- III. Citizens are encouraged to participate in the meeting process and are provided several opportunities to address Council. Any speaker addressing the Council is limited to three minutes per speaker - fifteen minutes per agenda item
  - A. If you wish to address the Council regarding a specific agenda item, please complete a "Request to Address Council" card and give it to the Town Clerk prior to the beginning of the meeting. This process is voluntary and allows for citizens to be called to the speaker podium in alphabetical order. Comments and questions from the public must be directed to the Presiding Chair and Town Council Members (please do not address staff.) Town staff is available to address citizen concerns Monday through Thursday at Town Hall between the hours of 8am and 5pm.
  - B. If you wish to address Council regarding an item not on the agenda, you may do so under Item 4, "Public Communication." Again, please fill out a card and give it to the Town Clerk before the meeting. State Law prohibits Council action on items not listed on a public agenda.

In compliance with the Americans with Disabilities Act (ADA) Compliance, persons who need special accommodations to participate in the Town Council meeting may contact the Town Clerk at least three business days prior to the date of the meeting to provide time for any such accommodation.

**1. OPENING**

- 1a. Call to Order
- 1b. Pledge of Allegiance to the Flag of the United States of America
- 1c. Roll Call

**2. COUNCIL CONSIDERATION**

- 2a. Conduct a public hearing relating to the Town of Paradise December 11, 2017 Notice and Order to Repair or Abate Substandard Building located at 1450 Bader Mine Road, Paradise, California 95969 (Property) to Patricia Watson Estate and Pricilla Berkstrom (Property Owner). After the hearing has been closed, the Council is requested to take action as follows:
  - 1. Consider whether the Patricia Watson Estate and Pricilla Berkstrom have complied with notice and order (ROLL CALL VOTE)
  - 2. Determine if the substandard condition(s) of the building on the Property have been repaired or demolished. (ROLL CALL VOTE)
  - 3. Consider adopting Resolution No. 18-01, A Resolution of the Town Council of the Town of Paradise Declaring the Property at 1450 Bader Mine Road, Paradise, California a Public Nuisance and Authorizing the Filing of a Lawsuit, Including a Receivership Relating Thereto. (ROLL CALL VOTE)

**3. CLOSED SESSION**

- 3a. Pursuant to Government Code Section 54957.(b). The Town Council will hold a closed session to consider appointing an interim Police Chief.

**4. ADJOURNMENT**

STATE OF CALIFORNIA )	SS.
COUNTY OF BUTTE )	
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
_____	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	

DWIGHT L. MOORE  
Attorney at Law  
State Bar No. 62176  
5555 Skyway  
Paradise, CA 95969  
Telephone: (530) 872-6291

1/3/18

TOWN COUNCIL OF TOWN OF PARADISE

TOWN OF PARADISE	)	
	)	HEARING REPORT RELATING TO
	)	SUBSTANDARD BUILDINGS, NUISANCES
	)	AND PROPERTY MAINTENANCE AT
v.	)	1450 BADER MINE ROAD, PARADISE,
	)	CALIFORNIA
PATRICIA WATSON ESTATE AND	)	DATE: JANUARY 9, 2018
PRISCILLA BECKSTROM, ET AL.	)	TIME: 5:00 P.M.
	)	
	)	
_____	)	

The Town Attorney submits the following report relating to the Town Building Official's notices and orders to the Patricia Watson Estate and Priscilla Beckstrom (Property Owner) to repair or abate a substandard building and public nuisances at 1450 Bader Mine Road, Paradise, California (Property).

I.

**STATEMENT OF FACTS**

The owner of the Property is the Patricia Watson Estate. See Exhibit A. As of November 1, 2017, there were no mortgages or deeds of trust on the Property, according to Mid Valley Title and Escrow Company.

The Property is on 1.67 acres and has a single family residence on it. For more than three years and six months, the Property's residence, yards and other structures have been seriously blighted and in a state of total disrepair in violation of State of California Health and Safety Code section 17920.3 relating to housing standards. In addition, there are also six public nuisance violations on the Property under the provisions of Paradise Municipal Code. Over the past three years, the Town has issued 17 citations to the Property Owner for violations at the Property. The total amount of the fines associated with the citations is \$32,200. As of this date, no fines have been paid. See Exhibit B.

On April 10, 2017, the Town of Paradise obtained an inspection warrant to inspect the Property for substandard housing conditions and public nuisances. On April 12, 2017, Mr. Lindsey inspected the Property. Thereafter, on April 19, 2017, Town Building Official Anthony Lindsey provided a Notice of Violations that the Property Owner had 30 days to either repair or demolish the buildings at the Property relating to 22 serious violations of California housing standards, including, among other things, exposed electrical wiring, improperly installed water heater, improperly installed wood stove insulation, lack of hot running water and excessive combustible material. See Exhibit C. After obtaining another inspection warrant, Town Building Official Anthony Lindsey re-inspected the Property on June 13, 2017 for compliance with the earlier Notice of Violations. After the compliance inspection, it was clear that the Property Owner was ignoring the Town's notice. As a result, Mr. Lindsey sent another Notice to the Property Owner concerning the substandard building conditions and other violations of the Paradise Municipal Code on June 14, 2017. See Exhibit D.

On December 11, 2017, the Town Clerk provided Notice of Public Hearing and Order to Repair or Abate Public Nuisances relating to Substandard Buildings at the Property to the Property Owner. The notice and order identified the substandard housing conditions and six violations of the Paradise Municipal Code at the Property that the Property Owner must abate or repair. The Town Code Enforcement Officer personally posted the notice and order at the Property. The Town Clerk mailed the notice and order by U. S. First Class mail to Patricia Watson Estate c/o Priscilla Berkstrom.

As of December 28, 2017, the Property Owner has not applied for any building permits or demolition permits regarding the Property, nor has the Property Owner abated or repaired the violations at the Property.

## II.

### LAW

The California State Housing Law (Health & Safety Code section 17910, et seq.) contains a procedure by which a property owner may be compelled to abate the substandard buildings on his/her Property. Health and Safety Code section 17980.6 states as follows:

“If any building is maintained in a manner that violates any provisions of this part, the building standards published in the State Building Standards Code relating to the provisions of this part, any other rule or regulation adopted pursuant to the provisions of this part, or any provision in a local ordinance that is similar to a provision in this part, and the violations are so extensive and of such a nature that the health and safety of residents or the public is substantially endangered, the enforcement agency may issue an order or notice to repair or abate pursuant to this part. Any order or notice pursuant to this subdivision shall be provided either by both posting a copy of the order or notice in a conspicuous place on the property and by first-class mail to each affected residential unit, or by posting a copy of the order or notice in a conspicuous place on the property and in a prominent place on each affected

residential unit. The order or notice shall include, but is not limited to, all of the following:

- (a) The name, address, and telephone number of the agency that issued the notice or order.
- (b) The date, time, and location of any public hearing or proceeding concerning the order or notice.
- (c) Information that the lessor cannot retaliate against a lessee pursuant to Section 1942.5 of the Civil Code.”

The April, June and December 2017 notices order the repair and abatement of substandard buildings at the Property. They were prepared by the Town and served on the Property Owner of the Property in accordance with the requirements of Section 17980.6. The December notice also provides notice that the Town Council will hold a hearing on January 9, 2018.

The Property Owner's failure to comply with the notices and order to abate or repair the substandard housing conditions at the Property triggers the application of the remedial procedures and remedies set forth in Health and Safety Code Section 17980.7, which states as follows:

“If the owner fails to comply within a reasonable time with the terms of the order or notice issued pursuant to Section 17980.6, the following provisions shall apply:

(a) The enforcement agency may seek and the court may order imposition of the penalties provided for under Chapter 6 (commencing with Section 17995).

(b) (1) The enforcement agency may seek and the court may order the owner to not claim any deduction with respect to state taxes for interest, taxes, expenses, depreciation, or amortization paid or incurred with respect to the cited structure, in the taxable year of the initial order or notice, in lieu of the enforcement agency processing a violation in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code. (2) If the owner fails to comply with the terms of the order or notice to correct the condition that caused the violation pursuant to Section 17980.6, the court may order the owner to not claim these tax benefits for the following year.

(c) The enforcement agency, tenant, or tenant association or organization may seek and the court may order, the appointment of a receiver for the substandard building pursuant to this subdivision. In its petition to the court, the enforcement agency, tenant, or tenant association or organization shall include proof that notice of the petition was served not less than three days prior to filing the petition, pursuant to Article 3 (commencing with Section 415.10) of Chapter 4 of

Title 5 of Part 2 of the Code of Civil Procedure, to all persons with a recorded interest in the real property upon which the substandard building exists.

(1) In appointing a receiver, the court shall consider whether the owner has been afforded a reasonable opportunity to correct the conditions cited in the notice of violation.

(2) The court shall not appoint any person as a receiver unless the person has demonstrated to the court his or her capacity and expertise to develop and supervise a viable financial and construction plan for the satisfactory rehabilitation of the building. A court may appoint as a receiver a nonprofit organization or community development corporation. In addition to the duties and powers that may be granted pursuant to this Section, the nonprofit organization or community development corporation may also apply for grants to assist in the rehabilitation of the building.

(3) If a receiver is appointed, the owner and his or her agent of the substandard building shall be enjoined from collecting rents from the tenants, interfering with the receiver in the operation of the substandard building, and encumbering or transferring the substandard building or real property upon which the building is situated.

(4) Any receiver appointed pursuant to this Section shall have all of the following powers and duties in the order of priority listed in this paragraph, unless the court otherwise permits:

(A) To take full and complete control of the substandard property.

(B) To manage the substandard building and pay expenses of the operation of the substandard building and real property upon which the building is located, including taxes, insurance, utilities, general maintenance, and debt secured by an interest in the real property.

(C) To secure a cost estimate and construction plan from a licensed contractor for the repairs necessary to correct the conditions cited in the notice of violation.

(D) To enter into contracts and employ a licensed contractor as necessary to correct the conditions cited in the notice of violation.

(E) To collect all rents and income from the substandard building.

(F) To use all rents and income from the substandard building to pay for the cost of rehabilitation and repairs determined by the court as necessary to correct the conditions cited in the notice of violation.

(G) To borrow funds to pay for repairs necessary to correct the conditions cited in the notice of violation and to borrow funds to pay for any relocation benefits authorized by paragraph (6) and, with court approval, secure that debt and any moneys owed to the receiver for services performed pursuant to this Section with a lien on the real property upon which the substandard

building is located. The lien shall be recorded in the county recorder's office in the county within which the building is located.

(H) To exercise the powers granted to receivers under Section 568 of the Code of Civil Procedure.

(5) The receiver shall be entitled to the same fees, commissions, and necessary expenses as receivers in actions to foreclose mortgages.

(6) If the conditions of the premises or the repair or rehabilitation thereof significantly affect the safe and sanitary use of the substandard building by any tenant, to the extent that the tenant cannot safely reside in his or her unit, then the receiver shall provide relocation benefits in accordance with subparagraph (A) of paragraph (3) of subdivision (d).

(7) The relocation compensation provided for in this Section shall not preempt any local ordinance that provides for greater relocation assistance.

(8) In addition to any reporting required by the court, the receiver shall prepare monthly reports to the state or local enforcement agency which shall contain information on at least the following items:

(A) The total amount of rent payments received.

(B) Nature and amount of contracts negotiated relative to the operation or repair of the property.

(C) Payments made toward the repair of the premises.

(D) Progress of necessary repairs.

(E) Other payments made relative to the operation of the building.

(F) Amount of tenant relocation benefits paid.

(9) The receiver shall be discharged when the conditions cited in the notice of violation have been remedied in accordance with the court order or judgment and a complete accounting of all costs and repairs has been delivered to the court. Upon removal of the condition, the owner, the mortgagee, or any lienor of record may apply for the discharge of all moneys not used by the receiver for removal of the condition and all other costs authorized by this Section.

(10) After discharging the receiver, the court may retain jurisdiction for a time period not to exceed 18 consecutive months, and require the owner and the enforcement agency responsible for enforcing Section 17980 to report to the court in accordance with a schedule determined by the court.

(11) The prevailing party in an action pursuant to this Section shall be entitled to reasonable attorney's fees and court costs as may be fixed by the court.

(12) The county recorder may charge and collect fees for the recording of all notices and other documents required by this Section pursuant to Article 5



(commencing with Section 27360) of Chapter 6 of Division 2 of Title 3 of the Government Code.

(13) This Section shall not be construed to limit those rights available to tenants and owners under any other provision of the law.

(14) This Section shall not be construed to deprive an owner of a substandard building of all procedural due process rights guaranteed by the California Constitution and the United States Constitution, including, but not limited to, receipt of notice of the violation claimed and an adequate and reasonable period of time to comply with any orders which are issued by the enforcement agency or the court.

(15) Upon the request of a receiver, a court may require the owner of the property to pay all unrecovered costs associated with the receivership in addition to any other remedy authorized by law.

(d) If the court finds that a building is in a condition which substantially endangers the health and safety of residents pursuant to Section 17980.6, upon the entry of any order or judgment, the court shall do all of the following:

(1) Order the owner to pay all reasonable and actual costs of the enforcement agency including, but not limited to, inspection costs, investigation costs, enforcement costs, attorney fees or costs, and all costs of prosecution.

(2) Order that the local enforcement agency shall provide the tenant with notice of the court order or judgment.

(3) (A) Order that if the owner undertakes repairs or rehabilitation as a result of being cited for a notice under this chapter, and if the conditions of the premises or the repair or rehabilitation thereof significantly affect the safe and sanitary use of the premises by any lawful tenant, so that the tenant cannot safely reside in the premises, then the owner shall provide or pay relocation benefits to each lawful tenant. These benefits shall consist of actual reasonable moving and storage costs and relocation compensation. The actual moving and storage costs shall consist of all of the following:

(i) Transportation of the tenant's personal property to the new location. The new location shall be in close proximity to the substandard premises, except where relocation to a new location beyond a close proximity is determined by the court to be justified.

(ii) Packing, crating, unpacking, and uncrating the tenant's personal property.

(iii) Insurance of the tenant's property while in transit.

(iv) The reasonable replacement value of property lost, stolen, or damaged (not through the fault or negligence of the displaced person, his or her agent or employee) in the process of moving, where insurance covering the loss, theft, or damage is not reasonably available.

(v) The cost of disconnecting, dismantling, removing, reassembling, reconnecting, and reinstalling machinery, equipment, or other personal property of the tenant, including connection charges imposed by utility companies for starting utility service.

(B) (i) The relocation compensation shall be an amount equal to the differential between the contract rent and the fair market rental value determined by the federal Department of Housing and Urban Development for a unit of comparable size within the area for the period that the unit is being repaired, not to exceed 120 days.

(ii) If the court finds that a tenant has been substantially responsible for causing or substantially contributing to the substandard conditions, then the relocation benefits of this Section shall not be paid to this tenant. Each other tenant on the premises who has been ordered to relocate due to the substandard conditions and who is not substantially responsible for causing or contributing to the conditions shall be paid these benefits and moving costs at the time that he or she actually relocates.

(4) Determine the date when the tenant is to relocate, and order the tenant to notify the enforcement agency and the owner of the address of the premises to which he or she has relocated within five days after the relocation.

(5) (A) Order that the owner shall offer the first right to occupancy of the premises to each tenant who received benefits pursuant to subparagraph (A) of paragraph (3), before letting the unit for rent to a third party. The owner's offer on the first right to occupancy to the tenant shall be in writing, and sent by first-class certified mail to the address given by the tenant at the time of relocation. If the owner has not been provided the tenant's address by the tenant as prescribed by this Section, the owner shall not be required to provide notice under this Section or offer the tenant the right to return to occupancy.

(B) The tenant shall notify the owner in writing that he or she will occupy the unit. The notice shall be sent by first-class certified mail no later than 10 days after the notice has been mailed by the owner.

(6) Order that failure to comply with any abatement order under this chapter shall be punishable by civil contempt, penalties under Chapter 6 (commencing with Section 17995), and any other penalties and fines as are available.

(e) The initiation of a proceeding or entry of a judgment pursuant to this Section or Section 17980.6 shall be deemed to be a "proceeding" or "judgment" as provided by paragraph (4) or (5) of subdivision (a) of Section 1942.5 of the Civil Code.

(f) The term "owner," for the purposes of this Section, shall include the owner, including any public entity that owns residential real property, at the

time of the initial notice or order and any successor in interest who had actual or constructive knowledge of the notice, order, or prosecution.

(g) These remedies shall be in addition to those provided by any other law.

(h) This Section and Section 17980.6 shall not impair the rights of an owner exercising his or her rights established pursuant to Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the Government Code.”

Based on Health and Safety Code Sections 17980.6 and 17980.7 and Paradise Municipal Code Chapter 8.04, the Town has the right and legal authority to conduct a hearing regarding the condition of the buildings on the Property pursuant to the December 11, 2017 notice and order to repair and abate that was served on all persons as required by law. In addition, the Town may take legal action relating to the abatement of such conditions or to have a receiver appointed by the court to correct the substandard housing conditions on the Property and all other remedies provided under California Housing Law. In addition, Chapter 8.04 of the Paradise Municipal Code (PMC) provides for abatement of the public nuisances at the Property relating to the violations set forth in Exhibits C and D.

### III.

#### **TOWN HAS COMPLIED WITH THE REQUIREMENTS OF HEALTH AND SAFETY CODE SECTION 17980.6**

The April and June 2017 notices and orders to the Property Owner identified the substandard housing conditions at the Property and gave the Property Owner 30 days to obtain building permits or demolition permits to correct the violations. Both notices and orders gave the Property Owner 30 days to commence abating or repairing the substandard housing conditions. In addition to providing another list of the substandard housing conditions at the Property, the Town’s notice and order dated December 11, 2017 included a statement informing the Property Owner that the Town Council would hold a hearing regarding the Property’s substandard conditions at 5:00 p.m. on January 9, 2018. The Property Owner has not contacted the Town with proof of compliance relating to the abatement or repair of the substandard conditions at the Property that are listed in the

notices and orders. As such, the substandard buildings and violations at the Property remain a threat to the health and safety of the residents and general public.

#### IV.

#### **TOWN COUNCIL HAS THE POWER TO AUTHORIZE THE TOWN ATTORNEY TO SEEK IMPOSITION OF PENALTIES**

Based on the April, June, and December 2017 notices and orders, the substandard building and accessory uses on the Property currently have serious, life-threatening health and safety violations, including, but not limited to, exposed, faulty electrical wiring, lack of running hot water, improperly installed water heater that lacks adequate venting, strapping and installation, improperly installed wood stove, lack of adequate heating, numerous fire hazards, improperly stored combustible materials, accumulation of junk, and lack of mechanical ventilation. To date, the Property Owner has ignored the notices and orders and allowed the threat to health and safety to continue unabated. See Exhibit D. Although the Town has attempted to have the Property Owner voluntarily correct the substandard conditions at the Property, the Property Owner has failed and refused to correct them, which is clearly shown by the fact that violations at the Property have not been corrected. In fact, many of the interior and exterior violations at the Property have existed for more than three years.

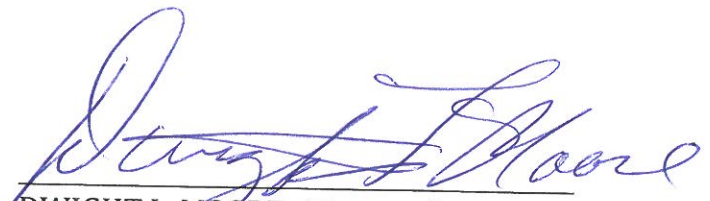
The substandard housing conditions and violations are so extensive in nature that they threaten and endanger the health and safety of the Property's residents and general public (including law enforcement, fire, and other emergency personnel) who may enter upon the Property. At conclusion of the hearing, the Town Council may adopt a resolution making findings regarding the conditions at the Property and directing the Town Attorney to file a lawsuit against the Property Owner and all parties who have a legal or equitable interest in the Property pursuant to PMC Chapter 8.04 and Health and Safety Code Section 17980.7, and authorizing the Town Attorney to pursue any legal remedies available to abate the substandard conditions and public nuisances at the Property, including appointment of a receiver.

Moreover, if the court finds that the buildings at the Property substantially endanger the health and safety of the residents, the court is required to order the Property Owner to pay all the reasonable and actual costs and attorney fees of the Town to the lawsuit.

**V.  
CONCLUSION**

Given the Property Owner's repeated failures to comply with the Town Building Official's notices and orders attached as Exhibits C and D, and the continued deterioration of the Property, there is substantial evidence in the record that the Property Owner is refusing to correct the existing substandard building violations and other public nuisances at the Property. Moreover, the violations are so extensive and of such a nature that the health and safety of the public and residents are substantially endangered. As such, the Town Council is requested to authorize the filing of a lawsuit against the Property Owner in respect to the abatement of the substandard housing conditions and public nuisances at the Property pursuant to the California Substandard Housing Act and Health and Safety Code Section 17980.7 and PMC Chapter 8.04.

Dated: January 4, 2018

  
DWIGHT L. MOORE, Attorney for  
TOWN OF PARADISE

# EXHIBIT A



## Mid Valley Title & Escrow Company

7084 Skyway  
Paradise, CA 95969

November 01, 2017

Town of Paradise  
5555 Skyway  
Paradise, CA 95969  
Fax: (530)877-5059

Title Officer: Roger Button  
Phone: (530)893-5644

Order Number: 0402-5570300 (CH)

Escrow Officer: Cheri Hovey (CH)  
Phone: (530)877-4471  
Fax: (866)458-6350

Escrow Officer: Cheri Hovey  
Phone: (530)877-4471  
Fax No.: (866)458-6350  
E-Mail: chovey@firstam.com  
Escrow Number: 0402-5570300

Property: 1450 Bader Mine Road  
Paradise, California 95969

Attached please find the following item(s):

Guarantee

Thank You for your confidence and support. We at Mid Valley Title & Escrow Company maintain the fundamental principle:

*Customer First!*

 <p><i>First American Title</i></p> <p><b>Guarantee</b></p>	<p>Litigation Guarantee</p> <p>ISSUED BY <b>First American Title Insurance Company</b></p> <p>GUARANTEE NUMBER <b>5015800-0402-5570300</b></p>
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SUBJECT TO THE LIMITATIONS CONTAINED HEREIN, THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE,

**FIRST AMERICAN TITLE INSURANCE COMPANY**  
a Nebraska corporation, herein called the Company

**GUARANTEES**

the Assured named in Schedule A against loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, as of Date of Guarantee shown in Schedule A:

1. The title to the herein described estate or interest is vested in the vestee named in Schedule A.
2. Except for the matters shown in Schedule B, there are no defects, liens, encumbrances or other matters affecting title to the estate or interest in the land shown in Schedule A, which matters are not necessarily shown in the order of their priority.
3. a) The current interest holders claiming some right, title or interest by reason of the matters shown in Part II of Schedule B are as shown therein. The vestee named in Schedule A and parties claiming to have some right, title or interest by reason of the matters shown in Part II of Schedule B may be necessary parties defendant in an action, the nature of which is referred to in Schedule A.  
  
 (b) The current interest holders claiming some right, title or interest by reason of the matters shown in Part I of Schedule B may also be necessary parties defendant in an action, the nature of which is referred to in Schedule A. However, no assurance is given hereby as to those current interest holders.
4. The return address for mailing after recording, if any, as shown on each and every document referred to in Part II of Schedule B by specific recording information, and as shown on the document(s) vesting title as shown in Schedule A are as shown in Schedule C.

THIS LITIGATION GUARANTEE IS FURNISHED SOLELY FOR THE PURPOSE OF FACILITATING THE FILING OF THE ACTION REFERRED TO IN SCHEDULE A. IT SHALL NOT BE USED OR RELIED UPON FOR ANY OTHER PURPOSE.

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*First American Title Insurance Company*

*Dennis J. Gilmore*  
Dennis J. Gilmore  
President

*Jeffrey S. Robinson*  
Jeffrey S. Robinson  
Secretary



## SCHEDULE OF EXCLUSIONS FROM COVERAGE OF THIS GUARANTEE

1. Except to the extent that specific assurances are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
  - (a) Defects, liens, encumbrances, adverse claims or other matters against the title, whether or not shown by the public records.
  - (b) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (2) Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the public records.
  - (c) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the public records.
2. Notwithstanding any specific assurances which are provided in Schedule A of this Guarantee, the Company assumes no liability for loss or damage by reason of the following:
  - (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A), (C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, lanes, ways or waterways to which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any structure or improvements; or any rights or easements therein, unless such property, rights or easements are expressly and specifically set forth in said description.
  - (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the public records; (1) which are created, suffered, assumed or agreed to by one or more of the Assureds; (2) which result in no loss to the Assured; or (3) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of the assurances provided.
  - (c) The identity of any party shown or referred to in Schedule A.
  - (d) The validity, legal effect or priority of any matter shown or referred to in this Guarantee.

## GUARANTEE CONDITIONS AND STIPULATIONS

### 1. DEFINITION OF TERMS.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

### 2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED CLAIMANT.

An Assured shall notify the Company promptly in writing in case knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

### 3. NO DUTY TO DEFEND OR PROSECUTE.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

### 4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED CLAIMANT TO COOPERATE.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4(a) the Company shall have the right to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, an Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all

## GUARANTEE CONDITIONS AND STIPULATIONS(Continued)

appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

### 5. PROOF OF LOSS OR DAMAGE.

In addition to and after the notices required under Section 2 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within ninety (90) days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

### 6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.

The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is

issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase said indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4, and the Guarantee shall be surrendered to the Company for cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 4.

### 7. DETERMINATION AND EXTENT OF LIABILITY.

This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the Exclusions From Coverage of This Guarantee.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A or in Part 2;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 6 of these Conditions and Stipulations or as reduced under Section 9 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to any defect, lien or

**GUARANTEE CONDITIONS AND STIPULATIONS(Continued)**

encumbrance assured against by this Guarantee.

**8. LIMITATION OF LIABILITY.**

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

**9. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY.**

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the amount of liability pro tanto.

**10. PAYMENT OF LOSS.**

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within thirty (30) days thereafter.

**11. SUBROGATION UPON PAYMENT OR SETTLEMENT.**

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated

to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

**12. ARBITRATION.**

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

**13. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT.**

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

**14. NOTICES, WHERE SENT.**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707.**



*First American Title*



*First American Title*

## Schedule A

### Litigation Guarantee

ISSUED BY

**First American Title Insurance Company**

GUARANTEE NUMBER

**0402-5570300**

File No.: 0402-5570300

Liability: \$50,000.00

Fee: \$500.00

1. Name of Assured: Town of Paradise
2. Date of Guarantee:  
October 18, 2017 at 7:30 A.M.
2. This Litigation Guarantee is furnished solely for the purpose of facilitating the filing of an action to Nuisance Abatement.
3. The estate or interest in the Land which is covered by this Guarantee is: A Fee
4. Title to the estate or interest in the Land is vested in: The heirs or devisees of Patricia Watson, deceased, subject to the administration of the decedent's estate.
5. The Land referred to in this Guarantee is described as follows:

Real property in the Town of Paradise, County of Butte, State of California, described as follows:

LOT 2, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, ON JUNE 15, 1984, IN BOOK 97 OF MAPS, AT PAGE(S) 21.

EXCEPTING THEREFROM ALL MINERAL RIGHTS.

APN: 050-011-024



*First American Title*

## Schedule B

### Litigation Guarantee

ISSUED BY  
**First American Title Insurance Company**

GUARANTEE NUMBER  
**0402-5570300**

File No.: 0402-5570300

Defects, liens, encumbrances or other matters affecting title:

#### PART ONE

1. General and special taxes and assessments for the fiscal year 2017-2018.

First Installment:	\$474.72, PAYABLE
Penalty:	\$0.00
Second Installment:	\$474.72, PAYABLE
Penalty:	\$0.00
Tax Rate Area:	005-001
A. P. No.:	050-011-024

2. The lien of defaulted taxes for the fiscal year 2012-2017, and any subsequent delinquencies.

Tax Rate Area:	005-001
A. P. No.:	050-011-024
Amount to redeem:	\$6,945.56
Valid through:	October 2017
Amount to redeem:	\$7,012.71
Valid through:	November 2017

The amount(s) must be verified prior to close of escrow.

3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

RE-CHECK SUPPLEMENTAL TAXES PRIOR TO THE CLOSE OF ESCROW.

4. The herein described land lies within the bounds of Paradise Irrigation District.

**Note:** For any amounts due, contact:

Paradise Irrigation District  
6332 Clark Road  
Paradise, CA 95969  
Phone: 530 877-4971

5. The herein described land lies within the bounds of Wastewater Design Assessment District, Town of Paradise, as contained in Document Recorded December 28, 1990, under Butte County Recorder's Serial No. 90-55251.

**Note:** For Assumption or Payoff Figures call Town of Paradise, two (2) weeks prior to close of escrow.

Fax #: (530) 877-5059

Amendment thereof Recorded July 16, 1991, under Butte County Recorder's Serial No. 91-28799.

Notice of Discharge of Assessment Lien recorded October 03, 2003 as Serial No. 2003-0069456 of Official Records.

6. An easement for road purposes and incidental purposes in the document recorded December 30, 1927 as Book 1, Page 86 of Official Records.

The location of the easement cannot be determined from record information.

7. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed November 15, 1979 in book 74, page 17 .

8. An easement for drainage purposes and incidental purposes in the document recorded June 09, 1980 as Book 2521, Page 143 of Official Records.

The location of the easement cannot be determined from record information.

9. Restrictions contained in the instrument recorded on November 01, 1983 as Book 2880, Page 301 of Official Records.

Reference is hereby made to the recorded instrument for a full understanding.

10. The terms and provisions contained in the document entitled "Agreement and Covenant Running With The Land For Installation of Curbs, Gutters, Sidewalks And Other Urban Improvements" recorded March 22, 1984 as Book 2921, Page 236 of Official Records.

11. Easements, set back lines, and note(s) if any, as shown or dedicated by Parcel Map filed June 15, 1984, in Book 97, at Page 21, of Maps.

12. An easement for public utilities and incidental purposes in the document recorded January 27, 1986 as Serial No. 86-02852 of Official Records.

Traversing through and across said property.

13. Any lien for state or federal estate tax arising by reason of the death of Patricia Watson.

14. With respect to the decedent mentioned in the vesting:
  - a. If full authority to administer the estate has been granted under the Independent Administration of Estates Act (Probate Code Section 10400 and following):
    - (i) That a copy of letters of administration or letters testamentary reflecting such authority, certified by the clerk of the court within 30 days prior to the closing of the contemplated transaction, be

recorded in the public records.

(ii) A copy of a notice of proposed action meeting the requirements of Probate Code Section 10585, together with satisfactory evidence that such notice was mailed or personally delivered as required by Probate Code Section 10586.

(iii) Satisfactory evidence that no objection to proposed action was received by the personal representative prior to the closing of the contemplated transaction.

(iv) Satisfactory evidence that any state or federal estate tax arising by reason of the death of the decedent has been paid.

(v) Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

b. If full authority to administer the estate has not been granted under the Independent Administration of Estates Act (Probate Code Section 10400 and following):

(i) That a certified copy of a final, unappealable order confirming the contemplated transaction be recorded in the public records.

(ii) Satisfactory evidence that any state or federal estate tax arising by reason of the death of the decedent has been paid.

(iii) Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

AB/SOC:soc

**PART TWO**

1. Notice of pendency of action recorded April 04, 2008 as Serial No. 2008-0012181 of Official Records.  
Court: Superior Court of California, County of Butte  
Case No.: 140780  
Plaintiff: Karen Lynn Northway  
Defendant: Priscilla Lindo, as Administrator of the Estate of Patricia Watson  
Purpose: Action alleges a real property claim
  
2. Lien for Notice of Lien in favor of Town of Paradise  
Against: Estate of Patricia Watson  
Amount: \$32,200.00  
Recorded: August 01, 2016 as Serial No. 2016-0028058 of Official Records.



**INFORMATION**

None



*First American Title*

# Schedule C

## Litigation Guarantee

ISSUED BY

**First American Title Insurance Company**

GUARANTEE NUMBER

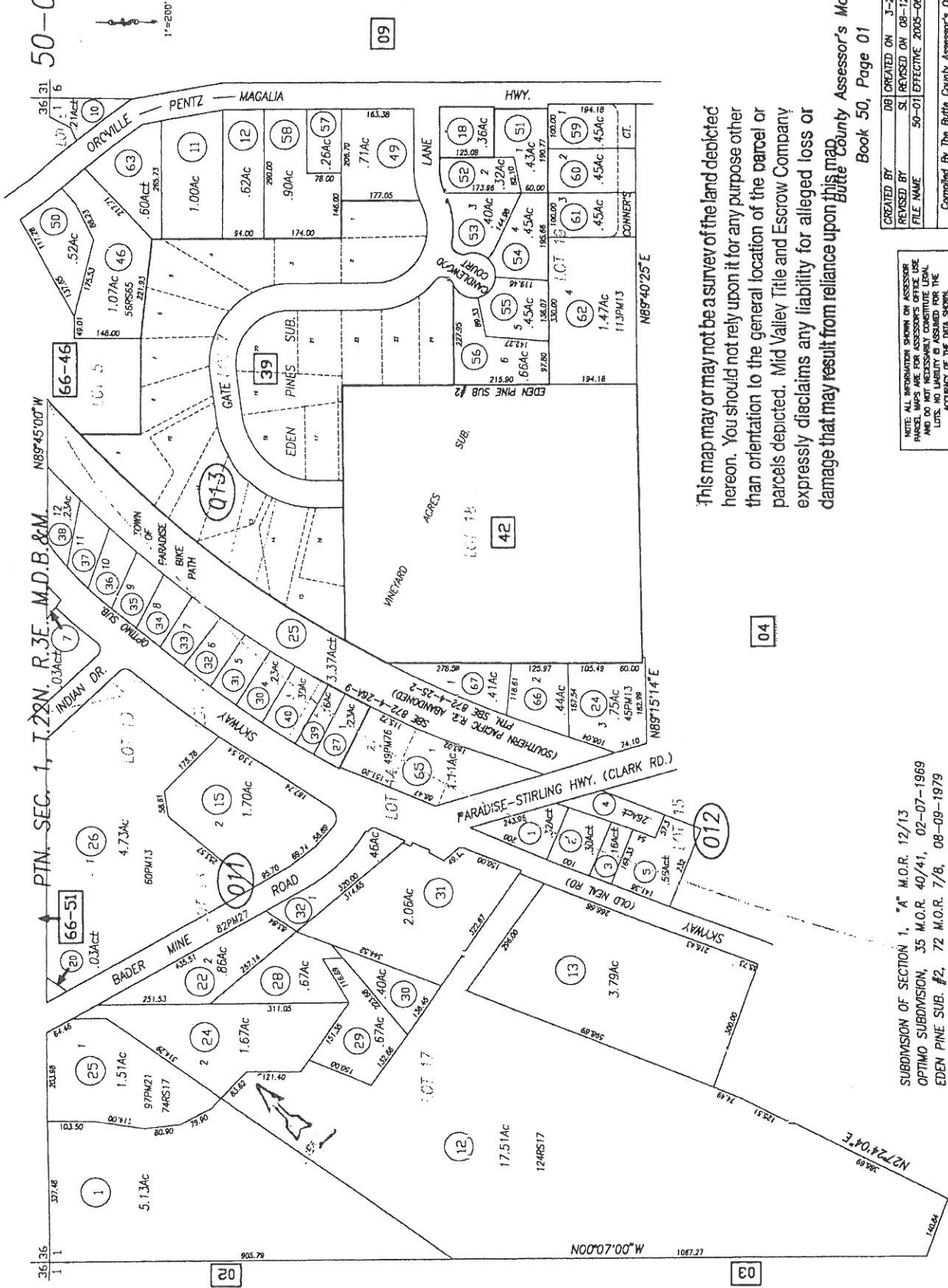
**0402-5570300**

File No.: 0402-5570300

### ADDRESSES

Paragraph	5, Schedule A
Recording	June 15, 1984, in Book 2956, Page 33
Mailing Address	Ms. Patricia Watson 7831 El Coco #A Buena Park, CA 90620
Paragraph	1, Schedule B, Part II
Recording	April 04, 2008 as Serial No. 2008-0012181
Mailing Address	Law Office of Maximillian G. Barteau 6047 Clark Road Paradise, CA 95969
Paragraph	2, Schedule B, Part II
Recording	August 01, 2016 as Serial No. 2016-0028058
Mailing Address	Lauren M. Gill, Town Manager, Town of Paradise 5555 Skyway Paradise, CA 95969

50-01



This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any purpose other than orientation to the general location of the parcel or parcels depicted. Mid Valley Title and Escrow Company expressly disclaims any liability for alleged loss or damage that may result from reliance upon this map.

CREATED BY	DB	CREATED ON	3-2-2004
REVISED BY	SL	REVISED ON	08-12-2004
FILE NAME	50-01 EFFECTIVE 2005-06 ROLL		

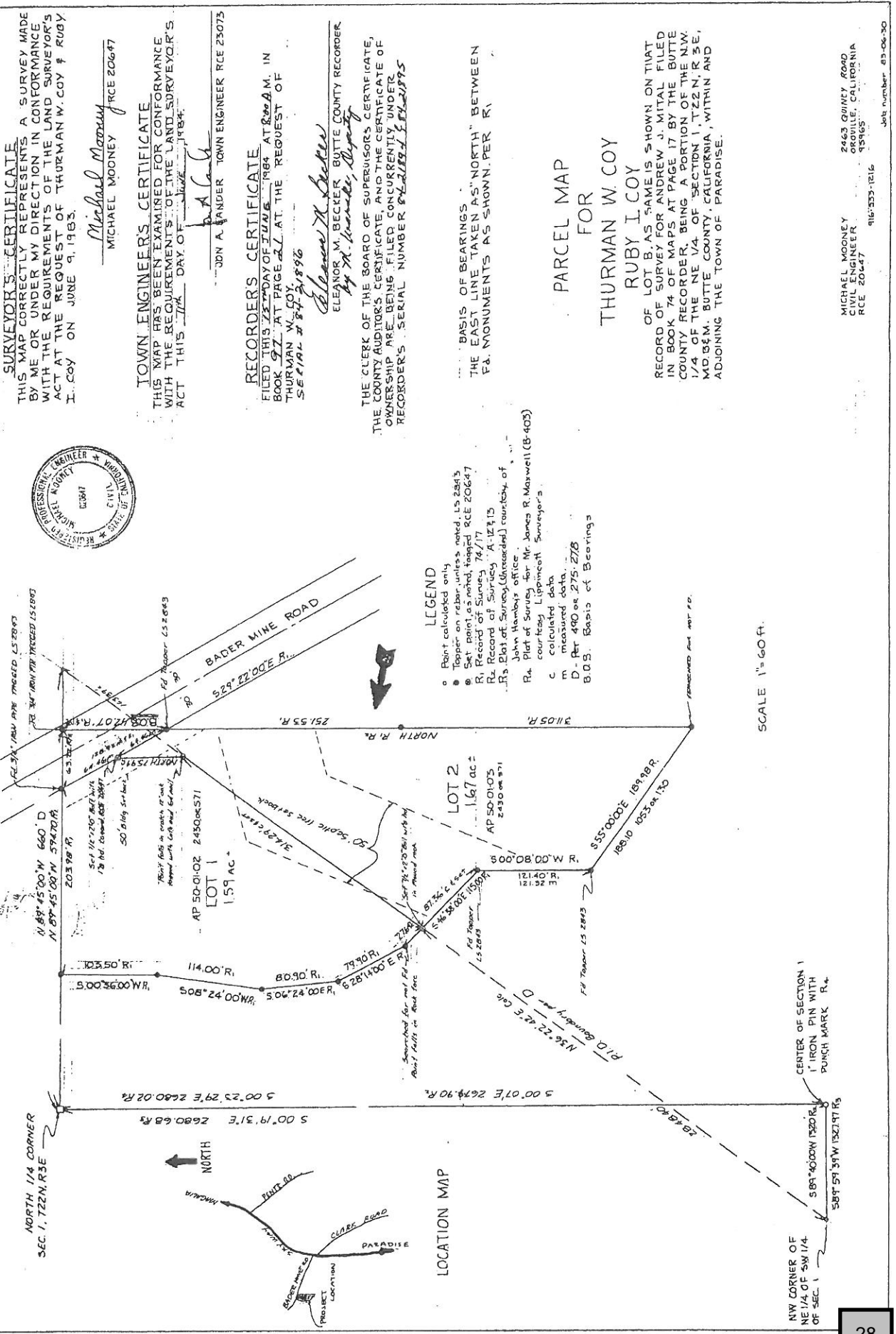
NOTE: ALL INFORMATION SHOWN ON ASSessor PARCEL MAPS ARE FOR ASSessor'S OFFICE USE AND DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.

Butte County Assessor's Map  
Book 50, Page 01

SUBMISSION OF SECTION 1, "A" M.O.R. 12/13  
OPTIMO SUBDIVISION, 35 M.O.R. 40/41, 02-07-1969  
EDEN PINE SUB. #2, 72 M.O.R. 7/8, 08-09-1979

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97-21



# EXHIBIT B

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 08/21/2017	TIME: 11:15 AM	CITATION NUMBER: 17082101AL BLDG
NAME: Estate of Patricia Watson, c/o Priscilla Beckstrom		
ADDRESS: PO Box 293271 Phelan, CA 92329 / 1771 El Monte, Bullhead City AZ 86442		
CITY:	STATE:	ZIP CODE:
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S):**

- 1) **8.04.010.A. – Fire hazards.** Dry or dead shrub, dead tree, combustible refuse and waste, or any material growing on a street, sidewalk or upon private property within the town, which by reason of its size, manner of growth and location is determined by the town fire chief or fire marshal to constitute a fire hazard to a building, improvement, crop or other property, or when dry, will in reasonable probability constitute a fire hazard. **THERE ARE PILES OF TREE SLASH, LUMBER, AND TIRES.**
- 2) **8.04.010.C. – Polluted water.** A swimming pool, pond or other body of water large enough in size to constitute a hazard to human health and safety, and which is abandoned, unattended, unfiltered, or not otherwise maintained, resulting in the water becoming polluted. **THERE ARE POOLS OF STANDING WATER.**
- 3) **8.04.010.D. – Refuse and waste.** Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, detrimentally affects property values in the surrounding neighborhood or community or which would materially hamper or interfere with the prevention or suppression of fire or the obstruction of other public safety or emergency services upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind, including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, mattresses, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles, and barrels. **THERE ARE PILES OF TRASH.**
- 4) **8.04.010.E. – Zoning ordinance.** The violation of a provision of the land use regulations of the town as set forth in Title 17 of this code. **VIOLATION OF PMC SECTION "17.06.1000 – Junk". THERE IS OVER 100 SQ FT OF JUNK BEING STORED.**
- 5) **8.04.010.F. – Septic systems.** The violation of a provision of the septic system regulations of the town as set forth in Chapter 13.04 of this code or the provisions of the on-site manual. **VIOLATIONS OF PMC SECTION "13.04.040 – Sewage disposal system required". THE OPERATING PERMIT FOR THE ON-SITE WASTEWATER DISPOSAL SYSTEM IS EXPIRED AND THERE ARE ILLEGAL RV HOOK-UPS.**
- 6) **8.04.010.H. – Maintenance of residential property.** Any person owning, leasing, occupying or having charge or possession of any residential property and maintaining such property in a manner such that any of the following conditions, but not limited thereto, are visible from public or other private property and exist thereon. **THE BUILDING IS UNSECURED AND SUBSTANTIALLY DETERIORATED. THERE ARE MULTIPLE ABANDONED VEHICLES.**

**CITATIONS WILL BE ISSUED EVERY 30 DAYS UNTIL THE VIOLATIONS ARE ABATED**

**PENALTY AMOUNT (FOR EACH COUNT)  
(6 counts)**

1st Citation \$100.00      2nd Citation \$200.00       3rd and Subsequent Citation(s) \$500.00

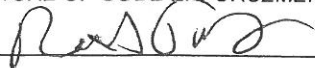
(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$3,000.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
**YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE **WITHIN 30 DAYS** AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE "TOWN OF PARADISE."

SIGNATURE OF CODE ENFORCEMENT OFFICER:



DATE ISSUED:

08/22/2017

30

Rick Trent, Code Enforcement Officer (530)872-6291 ext.124

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: <b>06/13/2017</b>	TIME: <b>04:00 PM</b>	CITATION NUMBER: <b>17061401AL BLDG</b>
NAME: <b>Estate of Patricia Watson, c/o Priscilla Beckstrom</b>		
ADDRESS: <b>PO Box 293271 Phelan, CA 92329 / 1771 El Monte, Bullhead City AZ 86442</b>		
CITY:	STATE:	ZIP CODE:
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: <b>1450 Bader Mine Rd</b>		APN: <b>050-011-024</b>

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**PENALTY AMOUNT (FOR EACH COUNT)**

(6 counts)


1st Citation \$100.00      2nd Citation \$200.00      3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$600.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

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SIGNATURE OF CODE ENFORCEMENT OFFICER: 	DATE ISSUED: <b>06/14/2017</b>
---	-----------------------------------

Rick Trent, Code Enforcement Officer (530)872-6291 ext.124

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 09/30/2015	TIME: 7:55 AM	CITATION NUMBER: 15093002RT
NAME: Patricia Watson C/O Priscilla Beckstrom		
ADDRESS: P.O. Box 293271		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S): 17.31.400**

You are in violation of our cultivation of medical marijuana ordinance. To be in compliance you are required to provide your tenants with a letter authorizing them to grow marijuana, reduce the area in plants to fifty square feet, provide a copy of a valid prescription, and contain the plants within a six foot high solid enclosure with a lockable gate.

**PENALTY AMOUNT (FOR EACH COUNT)**

1st Citation \$100.00      2nd Citation \$200.00      **X**3rd and Subsequent Citation(s) \$500.00

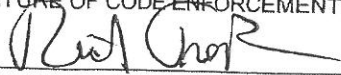
(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE **WITHIN 30 DAYS** AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF CODE ENFORCEMENT OFFICER:



DATE ISSUED:

9/30/15

Rick Trent, Code Enforcement Officer (530)872-6291 ext.124



# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 10/29/2015	TIME: 7:20 AM	CITATION NUMBER: 15102901RT
NAME: Patricia Watson C/O Priscilla Beckstrom		
ADDRESS: P.O. Box 293271		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S):**

1.) Failure to remove or enclose vehicles

Your property was found to have abandoned/inoperative vehicles in violation of the Town of Paradise Municipal Code, Title 10.16.010. If vehicles are not removed or in compliance with Title 10.16.020, exceptions, you may be subject to penalties and a 10 day notice will be sent to remove the vehicles and they can be towed per section 22660 CVC under the Abandoned Vehicle Abatement Authority.

2.) Work done without permits

Section 110.27 of the 2010 California Electrical Code. Obtain a building permit and inspection of work done to main electrical service.

**PENALTY AMOUNT (FOR EACH COUNT)**

1st Citation \$100.00      2nd Citation \$200.00      **XX**3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1,000.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE "TOWN OF PARADISE."

SIGNATURE OF CODE ENFORCEMENT OFFICER:



DATE ISSUED:

10/29/15

Rick Trent, Code Enforcement Officer (530)872-6291 ext.124

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 10/16/2015	TIME: 9:55 AM	CITATION NUMBER: 15101603RT
NAME: Patricia Watson C/O Priscilla Beckstrom		
ADDRESS: P.O. Box 293271		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S): 17.31.400**

You are in violation of our cultivation of medical marijuana ordinance. To be in compliance you are required to provide your tenants with a letter authorizing them to grow marijuana, reduce the area in plants to fifty square feet, provide a copy of a valid prescription, and contain the plants within a six foot high solid enclosure with a lockable gate.

**PENALTY AMOUNT (FOR EACH COUNT)**


1st Citation \$100.00      2nd Citation \$200.00      **X**3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$500.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE "TOWN OF PARADISE."

SIGNATURE OF CODE ENFORCEMENT OFFICER: 	DATE ISSUED: 10/16/15
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Rick Trent, Code Enforcement Officer (530)872-6291 ext.124

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 08/31/2015	TIME: 7:55 AM	CITATION NUMBER: 15083102RT
NAME: Patricia Watson C/O Priscilla Beckstrom		
ADDRESS: P.O. Box 293271		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S): 17.31.400**

You are in violation of our cultivation of medical marijuana ordinance. To be in compliance you are required to provide your tenants with a letter authorizing them to grow marijuana, reduce the area in plants to fifty square feet, provide a copy of a valid prescription, and contain the plants within a six foot high solid enclosure with a lockable gate.

**PENALTY AMOUNT (FOR EACH COUNT)**

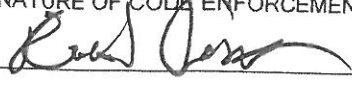
1st Citation \$100.00    **X**2nd Citation \$200.00    3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$200.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE "TOWN OF PARADISE."

SIGNATURE OF CODE ENFORCEMENT OFFICER: 	DATE ISSUED: 8/31/2015
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Rick Trent, Code Enforcement Officer (530)872-6291 ext.124

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 08/31/2015	TIME: 7:50 AM	CITATION NUMBER: 15083101RT
NAME: Patricia Watson C/O Priscilla Beckstrom		
ADDRESS: P.O. Box 293271		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S):**

1.) Failure to remove or enclose vehicles

Your property was found to have abandoned/inoperative vehicles in violation of the Town of Paradise Municipal Code, Title 10.16.010. If vehicles are not removed or in compliance with Title 10.16.020, exceptions, you may be subject to penalties and a 10 day notice will be sent to remove the vehicles and they can be towed per section 22660 CVC under the Abandoned Vehicle Abatement Authority.

2.) Work done without permits

Section 110.27 of the 2010 California Electrical Code. Obtain a building permit and inspection of work done to main electrical service.

**PENALTY AMOUNT (FOR EACH COUNT)**

1st Citation \$100.00      2nd Citation \$200.00      **XX**3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1,000.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF CODE ENFORCEMENT OFFICER:



DATE ISSUED:

8/31/2015

Rick Trent, Code Enforcement Officer (530)872-6291 ext.124

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 07/29/2015	TIME: 8:50 AM	CITATION NUMBER: 15072901RT
NAME: Patricia Watson C/O Priscilla Beckstrom		
ADDRESS: P.O. Box 29327 <span style="margin-left: 50px;"><i>wrong #, resent on 8/7/15</i></span>		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S):**

1.) Failure to remove or enclose vehicles

Your property was found to have abandoned/inoperative vehicles in violation of the Town of Paradise Municipal Code, Title 10.16.010. If vehicles are not removed or in compliance with Title 10.16.020, exceptions, you may be subject to penalties and a 10 day notice will be sent to remove the vehicles and they can be towed per section 22660 CVC under the Abandoned Vehicle Abatement Authority.

2.) Work done without permits

Section 110.27 of the 2010 California Electrical Code. Obtain a building permit and inspection of work done to main electrical service.

**PENALTY AMOUNT (FOR EACH COUNT)**

1st Citation \$100.00      2nd Citation \$200.00      **XX**3rd and Subsequent Citation(s) \$500.00

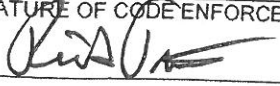
(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1,000.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE "TOWN OF PARADISE."

SIGNATURE OF CODE ENFORCEMENT OFFICER:



DATE ISSUED:

7/29/2015

Rick Trent, Code Enforcement Officer (530)872-6291 ext.124

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 07/29/2015	TIME: 9:20 AM	CITATION NUMBER: 15072902RT
NAME: Patricia Watson C/O Priscilla Beckstrom		
ADDRESS: P.O. Box 293271		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S): 17.31.400**

You are in violation of our cultivation of medical marijuana ordinance. To be in compliance you are required to provide your tenants with a letter authorizing them to grow marijuana, reduce the area in plants to fifty square feet, provide a copy of a valid prescription, and contain the plants within a six foot high solid enclosure with a lockable gate.

**PENALTY AMOUNT (FOR EACH COUNT)**

X 1st Citation \$100.00      2nd Citation \$200.00      3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$100.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE "TOWN OF PARADISE."

SIGNATURE OF CODE ENFORCEMENT OFFICER:

DATE ISSUED:



7/29/2015

Rick Trent, Code Enforcement Officer (530)872-6291 ext.124

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 06/25/2015	TIME: 9:50 AM	CITATION NUMBER: 15062507RT
NAME: Patricia Watson C/O Priscilla Beckstrom		
ADDRESS: 9016 Sierra Vista Road		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

PARADISE MUNICIPAL CODE VIOLATION(S):

1.) Failure to remove or enclose vehicles

Your property was found to have abandoned/inoperative vehicles in violation of the Town of Paradise Municipal Code, Title 10.16.010. If vehicles are not removed or in compliance with Title 10.16.020, exceptions, you may be subject to penalties and a 10 day notice will be sent to remove the vehicles and they can be towed per section 22660 CVC under the Abandoned Vehicle Abatement Authority.

2.) Work done without permits

Section 110.27 of the 2010 California Electrical Code. Obtain a building permit and inspection of work done to main electrical service.

### PENALTY AMOUNT (FOR EACH COUNT)

1st Citation \$100.00      2nd Citation \$200.00      **XX**3rd and Subsequent Citation(s) \$500.00

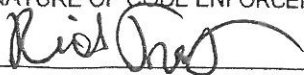
(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1,000.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
**YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE "TOWN OF PARADISE."

SIGNATURE OF CODE ENFORCEMENT OFFICER:



DATE ISSUED:

6/25/2015

Rick Trent, Code Enforcement Officer (530)872-6291 ext.124

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 01/15/2015	TIME: 10:45 AM	CITATION NUMBER: 15011506RT
NAME: Patricia Watson C/O Priscilla Beckstrom		
ADDRESS: 9016 Sierra Vista Road		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S):**

1.) Failure to remove or enclose vehicles

Your property was found to have abandoned/inoperative vehicles in violation of the Town of Paradise Municipal Code, Title 10.16.010. If vehicles are not removed or in compliance with Title 10.16.020, exceptions, you may be subject to penalties and a 10 day notice will be sent to remove the vehicles and they can be towed per section 22660 CVC under the Abandoned Vehicle Abatement Authority.

2.) Work done without permits

Section 110.27 of the 2010 California Electrical Code. Obtain a building permit and inspection of work done to main electrical service.

**PENALTY AMOUNT (FOR EACH COUNT)**

1st Citation \$100.00      2nd Citation \$200.00      **XX**3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1,000.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY. YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE REVERSE SIDE OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE "TOWN OF PARADISE."

SIGNATURE OF CODE ENFORCEMENT OFFICER:



DATE ISSUED:

1/15/2015

Rick Trent, Code Enforcement Officer (530)872-6291 ext.124



# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 12/01/2014	TIME: 8:45 AM	CITATION NUMBER: 14120106RT
NAME: Patricia Watson C/O Priscilla Beckstrom		
ADDRESS: 9016 Sierra Vista Road		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S):**

1.) Failure to remove or enclose vehicles

Your property was found to have abandoned/inoperative vehicles in violation of the Town of Paradise Municipal Code, Title 10.16.010. If vehicles are not removed or in compliance with Title 10.16.020, exceptions, you may be subject to penalties and a 10 day notice will be sent to remove the vehicles and they can be towed per section 22660 CVC under the Abandoned Vehicle Abatement Authority.

2.) Work done without permits

Section 110.27 of the 2010 California Electrical Code. Obtain a building permit and inspection of work done to main electrical service.

**PENALTY AMOUNT (FOR EACH COUNT)**

1st Citation \$100.00      2nd Citation \$200.00      **XX**3rd and Subsequent Citation(s) \$500.00

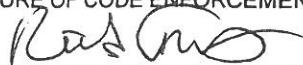
(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1,000.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

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SIGNATURE OF CODE ENFORCEMENT OFFICER:



DATE ISSUED:

12/01/2014

Rick Trent, Senior Code Enforcement Officer (530)872-6291 ext.124

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 10/20/2014	TIME: 9:25 AM	CITATION NUMBER: 14102006RT
NAME: Patricia Watson C/O Priscilla Beckstrom		
ADDRESS: 9016 Sierra Vista Road		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S):**

1.) Failure to remove or enclose vehicles

Your property was found to have abandoned/inoperative vehicles in violation of the Town of Paradise Municipal Code, Title 10.16.010. If vehicles are not removed or in compliance with Title 10.16.020, exceptions, you may be subject to penalties and a 10 day notice will be sent to remove the vehicles and they can be towed per section 22660 CVC under the Abandoned Vehicle Abatement Authority.

2.) Work done without permits

Section 110.27 of the 2010 California Electrical Code. Obtain a building permit and inspection of work done to main electrical service.

**PENALTY AMOUNT (FOR EACH COUNT)**

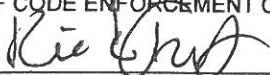
1st Citation \$100.00      2nd Citation \$200.00      **XX**3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1,000.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE "TOWN OF PARADISE."

SIGNATURE OF CODE ENFORCEMENT OFFICER: 	DATE ISSUED: 10/20/14
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Rick Trent, Senior Code Enforcement Officer (530)872-6291 ext.124

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 09/16/2014	TIME: 2:25 PM	CITATION NUMBER: 14091605RT
NAME: Patricia Watson		
ADDRESS: P.O. Box 293271		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S):**

Your property was found to have abandoned/inoperative vehicles in violation of the Town of Paradise Municipal Code, Title 10.16.010. If vehicles are not removed or in compliance with Title 10.16.020, exceptions, you may be subject to penalties and a 10 day notice will be sent to remove the vehicles and they can be towed per section 22660 CVC under the Abandoned Vehicle Abatement Authority.

Section 110.27 of the 2010 California Electrical Code. Obtain a building permit and inspection of work done to main electrical service.

**PENALTY AMOUNT (FOR EACH COUNT)**

1st Citation \$100.00      2nd Citation \$200.00      **XX**3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1,000.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE **WITHIN 30 DAYS** AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE **"TOWN OF PARADISE."**

SIGNATURE OF CODE ENFORCEMENT OFFICER:

*Rick Trent*

DATE ISSUED:

9/16/2014

Rick Trent, Senior Code Enforcement Officer (530)872-6291 ext.124

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: <b>08/15/2014</b>		TIME: <b>8:50 AM</b>	CITATION NUMBER: <b>14081506RT</b>
NAME: <b>Patricia Watson</b>			
ADDRESS: <b>P.O. Box 293271</b>			
CITY: <b>Phelan</b>		STATE: <b>Ca.</b>	ZIP CODE: <b>92329</b>
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: <b>1450 Bader Mine Rd., Paradise, Ca.</b>			APN: <b>050-011-024</b>

**PARADISE MUNICIPAL CODE VIOLATION(S):**

Your property was found to have abandoned/inoperative vehicles in violation of the Town of Paradise Municipal Code, Title 10.16.010. If vehicles are not removed or in compliance with Title 10.16.020, exceptions, you may be subject to penalties and a 10 day notice will be sent to remove the vehicles and they can be towed per section 22660 CVC under the Abandoned Vehicle Abatement Authority.

Section 110.27 of the 2010 California Electrical Code. Obtain a building permit and inspection of work done to main electrical service.

**PENALTY AMOUNT (FOR EACH COUNT)**

1st Citation \$100.00      2nd Citation \$200.00      **XX**3rd and Subsequent Citation(s) \$500.00

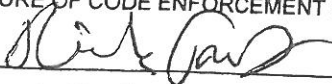
(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1,000.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY. YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE **WITHIN 30 DAYS** AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE **"TOWN OF PARADISE."**

SIGNATURE OF CODE ENFORCEMENT OFFICER:



DATE ISSUED:

8/15/2014

Rick Trent, Senior Code Enforcement Officer (530)872-6291 ext.124

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 06/03/2014	TIME: 8:30 AM	CITATION NUMBER: 14060301RT
NAME: Patricia Watson		
ADDRESS: P.O. Box 293271		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S):**

Your property was found to have abandoned/inoperative vehicles in violation of the Town of Paradise Municipal Code, Title 10.16.010. If vehicles are not removed or in compliance with Title 10.16.020, exceptions, you may be subject to penalties and a 10 day notice will be sent to remove the vehicles and they can be towed per section 22660 CVC under the Abandoned Vehicle Abatement Authority.

Section 110.27 of the 2010 California Electrical Code. Obtain a building permit and inspection of work done to main electrical service.

**PENALTY AMOUNT (FOR EACH COUNT)**

1st Citation \$100.00      2nd Citation \$200.00      **XX**3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1,000.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL  
PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY.  
YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE WITHIN 30 DAYS AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND **MAKE PAYABLE TO THE "TOWN OF PARADISE."**

SIGNATURE OF CODE ENFORCEMENT OFFICER:

DATE ISSUED:

Rick Trent, Senior Code Enforcement Officer (530)872-6291 ext.124

Rick 5-29

# TOWN OF PARADISE NOTICE OF VIOLATION ADMINISTRATIVE CITATION

DATE OF VIOLATION: 04/29/2014	TIME: 10:00 AM	CITATION NUMBER: 14042901RT
NAME: Patricia Watson		
ADDRESS: P.O. Box 293271		
CITY: Phelan	STATE: Ca.	ZIP CODE: 92329
LOCATION OF VIOLATION(S) IF DIFFERENT THAN ABOVE ADDRESS: 1450 Bader Mine Rd., Paradise, Ca.		APN: 050-011-024

**PARADISE MUNICIPAL CODE VIOLATION(S):**

Your property was found to have abandoned/inoperative vehicles in violation of the Town of Paradise Municipal Code, Title 10.16.010. If vehicles are not removed or in compliance with Title 10.16.020, exceptions, you may be subject to penalties and a 10 day notice will be sent to remove the vehicles and they can be towed per section 22660 CVC under the Abandoned Vehicle Abatement Authority.

Section 110.27 of the 2010 California Electrical Code. Obtain a building permit and inspection of work done to main electrical service.

**PENALTY AMOUNT (FOR EACH COUNT)**

1st Citation \$100.00      2nd Citation \$200.00      **XX**3rd and Subsequent Citation(s) \$500.00

(PENALTIES PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 36900)

**\$1,000.00 TOTAL PENALTY DUE WITHIN THIRTY (30) DAYS.**

**FAILURE TO PAY THE PENALTY WILL RESULT IN 100% ADDITIONAL PENALTY AND RECORDED LIEN AGAINST ANY REAL PROPERTY. YOU CAN BE CITED EACH AND EVERY DAY THE VIOLATION(S) EXISTS.**

**IMPORTANT INFORMATION:** ORDER, PENALTY INFORMATION, PAYMENT AND APPEAL PROCEDURES ARE PRINTED ON THE **REVERSE SIDE** OF THIS CITATION. PENALTIES SHALL BE DUE AND PAYABLE **WITHIN 30 DAYS** AFTER ISSUANCE OF THE CITATION. PLEASE WRITE THE ABOVE CITATION NUMBER ON THE CHECK OR MONEY ORDER (CASH OR CREDIT CARDS ARE ALSO ACCEPTABLE) AND MAKE PAYABLE TO THE "TOWN OF PARADISE."

SIGNATURE OF CODE ENFORCEMENT OFFICER:

DATE ISSUED:

4-29-2014

Rick Trent, Senior Code Enforcement Officer (530)872-6291 ext.124

# EXHIBIT C

# NOTICE SUBSTANDARD BUILDING

Location: 1450 BADER MINE ROAD, PARADISE CALIFORNIA 95969

APN: 050-011-024-000

Owner: WATSON PATRICIA ESTATE OF

C/O BECKSTROM PRISCILLA

PO BOX 293271

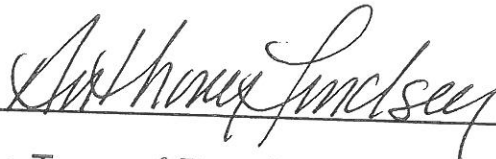
PHELAN CA 92329

Cc: 1771 EL MONTE DRIVE

BULLHEAD CITY, AZ 86442

The Building Official/Fire Marshal has determined the buildings to be Substandard pursuant to California Health and Safety Code section 17920.3 (see attached report for list of defects).

Signed: \_\_\_\_\_



Anthony Lindsey, Town of Paradise Building – Onsite Official/Fire Marshal

APRIL 19, 2017

CONTACT THE BUILDING DEPARTMENT FOR ADDITIONAL  
INFORMATION OR REQUIREMENTS

Town of Paradise 530- 872-6291





# Town of Paradise

## Development Services

5555 Skyway Paradise CA 95969  
(530) 872-6291 Fax (530)877-5059  
[www.townofparadise.com](http://www.townofparadise.com)

April 19, 2017

### **WATSON PATRICIA ESTATE OF C/O BECKSTROM PRISCILLA,**

This letter is to notify you of the following:

1. PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980, YOU ARE BEING NOTIFIED AS Owner of Record and /or beneficiary the Town of Paradise Building Official has determined the structures located at 1450 Bader Mine Road, Paradise California 95969 APN: 050-011-024 property are in substandard condition under the provisions of California Health and Safety Code Section 17920.3 and Paradise Municipal Code section 8.04.010 Unlawful Public Nuisance
2. The property is fully described in Attachment A.
3. Conditions which render the buildings substandard dangerous and detrimental to the public health, safety or general welfare are set forth on Attachment B. Pictures attached are for reference and do not represent the entire scope of compliance issues.
4. To avoid issuance of administrative citations and further action, you must secure Building permits to repair or abate the structures at the property.
5. If you elect to repair the buildings, all required **Building permits for the repairs shall be obtained** and the work physically commenced and completed within 30 days from the date of this notice.
6. If you elect to abate the buildings, all **Demolition permits required shall be obtained** and demolition commenced and completed within 30 days from the date of this notice. Demolition work shall include the removal of all structures or portions thereof, foundations, trash and debris, and the lot shall be left clean, level condition.
7. **Failure to comply with this Notice of Violation may result in enforcement actions such as administrative citations and abatement, civil penalties, receivership, re-inspection fees, revocation of permits, recordation of the notice of violation or suit for civil injunction. In accordance with sections 17274 and 24436.5 of the Revenue and Taxation Code, no California tax deduction is allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year with respect to substandard housing.**
8. Pursuant to Civil Code section 1942.5, you shall not retaliate against any tenants at the property.



# Town of Paradise

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5555 Skyway Paradise CA 95969  
(530) 872-6291 ext.123 Fax (530)877-5059  
[www.townofparadise.com](http://www.townofparadise.com)

April 19 2017

## Health and Safety Substandard Building and Paradise Municipal Code Violations

Location: **1450 Bader Mine Road**  
APN: **050-011-024-000**  
Owner: **WATSON PATRICIA ESTATE OF  
C/O BECKSTROM PRISCILLA  
PO BOX 293271  
PHELAN CA 92329**

**Cc: 1771 EL MONTE DRIVE  
BULLHEAD CITY, AZ 86442**

The Town of Paradise performed an inspection with benefit of an inspection warrant on April 12, 2017 at approximately 09:15 located at 1450 Bader Mine Road, Paradise CA 95969. The Town was previously denied access to the property by Christina Jean Howell tenant. While making contact with the tenant several California Health and Safety Code (H&S) and Paradise Municipal Code (PMC) Violations were observed. During the inspection California Health and Safety Code (H&S) and Paradise Municipal Code (PMC) Violations were confirmed.

### **PMC 8.04.010 Declaration of what constitutes an unlawful public nuisance.**

Each of the following conditions or acts is declared by the town council to be an unlawful public nuisance; and the violation of which shall be an infraction.

(Each of the following public nuisance conditions were discovered at time of inspection)

- A. Fire hazards: dry or dead shrub, dead tree, combustible refuse and waste, or any material growing on a street, sidewalk or upon private property within the town, which by reason of its size, manner of growth and location is determined by the town fire chief to constitute a fire hazard to a building, improvement, crop or other property, or when dry, will in reasonable probability constitute a fire hazard;
- C. Polluted water: A swimming pool, pond or other body of water large enough in size to constitute a hazard to human health and safety, and which is abandoned, unattended, unfiltered, or not otherwise maintained, resulting in



# Town of Paradise

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the water becoming polluted. "Polluted water" means water contained as a body of water, which includes, but is not limited to, bacterial growth, including algae, remains of insects, remains of deceased animals, rubbish, refuse, debris, papers, and any other foreign matter or material which because of its nature or location constitutes an unhealthy or unsafe condition;

D. Refuse and waste: Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, detrimentally affects property values in the surrounding neighborhood or community or which would materially hamper or interfere with the prevention or suppression of fire or the obstruction of other public safety or emergency services upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind, including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, mattresses, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels;

E. Zoning ordinance: the violation of a provision of the land use regulations of the town as set forth in Title 17 of this code;

**PMC 17.06.1000 - Junk.** More than one hundred (100) square feet of junk may not be stored in any zoning district if the planning director or the planning commission determines that such junk is a nuisance or provides a health or safety hazard to persons or property. The storage of junk within a front yard or general setback zone shall be prohibited, except as permitted by this title. (Ord. 313, § 3(part), 1998; Ord. 264, § 2(part), 1995; Ord. 214, § 2(part), 1992)

F. Septic systems: The violation of a provision of the septic system regulations of the town as set forth in Chapter 13.04 of this code or the provisions of the on-site manual;

**PMC 13.04.040- Sewage disposal system required.** Unlawful to occupy a building with a sewage disposal system that does not comply with the onsite manual or the municipal code.



# Town of Paradise

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- Current Operating permit is expired and septic evaluation is required.
  - Unpermitted RV dump station was verified.
- H. Maintenance of residential: Any person owning, leasing, occupying or having charge or possession of any residential property and maintaining such property in a manner such that any of the following conditions, but not limited thereto, are visible from public or other private property and exist thereon:
1. Buildings that are abandoned, boarded up, partially destroyed, substantially deteriorated or left unreasonably in a state of partial construction without an active building permit.
  2. Buildings with broken or missing windows or doors that are unsecured in such a manner that allows unauthorized entry.
  3. Graffiti that is not removed within five (5) calendar days after town's code enforcement officer has given property owner written notice to remove it. Graffiti shall include the writing, defacing, marring, marking, inscribing, scratching, painting, or affixing of markings on buildings or structures, including, but not limited to, walls, fences, signs retaining walls, driveways, walkways, sidewalks, curbs, traffic control devices, signs and utility boxes.
  4. (4) Abandoned and inoperative vehicles not in compliance with the provisions of Chapter 10.16.
  5. Outdoor attractive nuisances, including but not limited to junk, wrecked and/or dismantled vehicles, vehicles precariously raised off the ground on a jack, jack stand, or similar device, or on wood, rocks, or blocks; open containers of oil, gasoline, other petroleum products, antifreeze, or other hazardous or flammable chemicals; power machinery; broken or discarded furniture, household appliances and equipment including refrigerators, freezers, washers and dryers; and hazardous pools, ponds, or excavations.
  6. Maintenance of premises in such a condition as to be detrimental to the public health, safety or general welfare, including large and precarious diseased, uprooted, dead or dying trees; open containers of oil, gasoline, other petroleum products, antifreeze, or other hazardous or flammable chemicals; or in such a manner as to constitute a public nuisance as defined by California Civil Code Section 3480.

**PMC 8.32.060 - Permit for parking or occupying beyond five days.**



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- A. No person shall park any trailer coach on public or private property within the town for a period in excess of five days in any consecutive thirty days without first having obtained a permit as provided in this article, except in an approved trailer camp or labor camp.
- B. No person shall occupy any camp space on public or private property in the town for a period longer than five days after notification in any thirty consecutive days without first having obtained a permit as provided in this article. (Ord. 16 §§1(Q)(part), 2(B)(part), 1980: county code §22-6)
- One (1) travel trailers powered by extension cords without approved connections to septic system.
  - One (1) motorhome powered by extension cords.

### PMC 10.16.– Abandoned vehicles

**PMC 10.16.010 – Findings and declarations.** In addition to and in accordance with the determination made and the authority granted by the state under Section 22660 of the Vehicle Code to remove abandoned, wrecked, dismantled or inoperative vehicles or parts thereof as unlawful public nuisances, the town council makes the following findings and declarations:

The accumulation and storage of abandoned, wrecked, dismantled or inoperative vehicles or parts thereof, on private or public property not including highways is found to create conditions tending to reduce the value of private property, to promote blight and deterioration, to invite theft, to create fire hazards, to constitute an attractive nuisance creating a hazard to the health and safety of minors, to create a harborage for rodents, insects and vectors, and to be injurious to the health, safety and general welfare.

Therefore, the presence of an abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, on private or public property not including highways, except as expressly permitted in this chapter, is declared to constitute an unlawful public nuisance which may be abated and/or prosecuted by penalty as such in accordance with the provisions of this chapter.

(Ord. 16 §§1(K)(part), 2(A)(part), 1980: county code §14-51; Ord. No. 401, § 12, 8-26-2003)

- 1 passenger cars, 1 SUV, 1 pick-up truck, 1 pick-up truck and camper, 1 RV trailer.

The structures and grounds are maintained in such a condition to be an attractive nuisance that is dangerous and detrimental to the public health, safety or general welfare.



# Town of Paradise

## Development Services

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[www.townofparadise.com](http://www.townofparadise.com)

Reference attached Substandard Housing conditions discovered at time of inspection attempt. PMC §8.04.010 A,C,D,E,F,H.

Reference attached pictures. Pictures are for reference only and do not represent the entire scope of compliance issues.

To avoid issuance of administrative citations and further action please secure building permits to repair or abate the structures within 30 days from April 19, 2017. After obtaining the appropriate building permits you will then have 30 days to complete the repair or abatement.

Yours in service,

Anthony Lindsey C.B.O., CASp  
Building/Onsite Sanitary Official/Fire Marshal  
Town of Paradise

# Attachment A

1 Real property situated in the State of California, County of Butte commonly known as  
2 1450 BADER MINE ROAD, PARADISE, CALIFORNIA, and more particularly described as  
3 follows:  
4

5 Lot 2, as shown on that certain Parcel Map entitled, "A portion of Lot B, as  
6 is shown on that Record of Survey for Andrew J Mital, filed in Book 74 of  
7 Maps at Page 17, by the Butte County Recorder, being a portion of the N.W.  
8 ¼ of the N.E. ¼ of Section 1, T. 22N., R. 3E., M.D.B. & M., Butte County,  
9 California, within and adjoining the Town of Paradise", said Parcel Map  
10 was filed in the Office of the Recorder of the County of Butte, State of  
11 California on June 15, 1984 in Book 97 of Parcel Maps, at Page 21.  
12 [Excepting therefrom all mineral rights].  
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# Attachment B

1450 BADER MINE ROAD SUBSTANDARD CONDITIONS

Date Inspected	Location	Violation	Code Section	Correction
4/12/2017	Exterior Front, Side and Rear area of house	Excessive and disorderly storage of combustible and waste material pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (j,l,n) CFC 315 Title 19 § 3.14	Abate
4/12/2017	Site Maintenance Yard area	Piles of combustible and vegetative debris pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (h) Title 19 § 3.14	Abate
4/12/2017	Building Front Porch area	Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,j,l,n) CFC 315 Title 19 §3.14	Abate
4/12/2017	Building Exterior Front porch area	Exposed wiring, surface mounted on wall, exposed wire connections. Place in conduit and properly terminated in junction box with cover.	H&S 17920.3 (d)	Repair
4/12/2017	Building Exterior Front porch area	Overall general dilapidation or improper maintenance, faulty weather protection damaged ceiling is falling hazard.	H&S 17920.3 (a13,h,g2,k,m)	Repair
4/12/2017	Building exterior	Overall general dilapidation or improper maintenance. Peeling paint dry routed siding allowing moisture to enter structure.	H&S 17920.3 (a13)	Repair
4/12/2017	Building exterior windows	Faulty weather protection allowing moisture to enter structure.	H&S 17920.3 (g2)	Repair
4/12/2017	Building Electrical Service Panel	Exposed wiring, surface mounted on wall, exposed wire connections, broken meter, jumper wiring between PG&E lugs and domestic supply	H&S 17920.3 (d)	Repair

1450 BADER MINE ROAD SUBSTANDARD CONDITIONS

4/12/2017	Building Interior	Excessive and disorderly storage of combustible material have impeded the access to exits, create rodent harborages and pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (h,j,l,n) CFC 315 Title 19 § 3.14	Abate
4/12/2017	Building Interior	Inoperable/Missing Smoke and CO detectors.	CFC 907.2.11 Title 19 §3.24	Repair
4/12/2017	Building Interior	Lack of hot running water to plumbing fixtures. Water is turned off by supplier.	H&S 17920.3 (a,5)	Repair
4/12/2017	Building Interior	Exposed wiring, surface mounted on wall, exposed wire connections and open electrical sockets. Throughout building.	H&S 17920.3 (d)	Repair
4/12/2017	Building Interior	Deteriorated flooring throughout.	H&S 17920.3 (b2)	Repair
4/12/2017	Building Interior	Lack of mechanical ventilation.	H&S 17920.3 (f)	Repair
4/12/2017	Building Interior	Dampness of habitable rooms.	H&S 17920.3 (a,11)	Repair
4/12/2017	Building Interior	Lack of Adequate heating. Improper woodstove installations.	H&S 17920.3 (a6,f)	Repair
4/12/2017	Building Interior	Water heater improper installation. Lacks adequate venting, strapping and insulation.	H&S 17920.3 (e)	Repair
4/12/2017	Sheds (1,2,3,4,5,6)	Exterior. General dilapidation or improper maintenance. Structure is compromised.	H&S 17920.3 (a13)	Repair

1450 BADER MINE ROAD SUBSTANDARD CONDITIONS

4/12/2017	Sheds (1,2,3,4,5,6)	Interior. Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,l,n) CFC 315 Title 19 §3.14	Abate
4/12/2017	Motor home	General dilapidation or improper maintenance. Interior. Excessive and disorderly storage of combustible material have impeded the access to exits, create rodent harborages and pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (a13,h,l,n) CFC 315 Title 19 3.14	Abate
4/12/2017	RV trailer	General dilapidation or improper maintenance. Interior. Excessive and disorderly storage of combustible material have impeded the access to exits, create rodent harborages and pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (a13,h,l,n) CFC 315 Title 19 3.14	Abate
4/12/2017	Abandoned vehicles ( 1,2,3, 4)	Accumulation of junk, rodent harborages, health and safety hazards.	H&S 17920.3 (c,j)	Abate

Abbreviations used

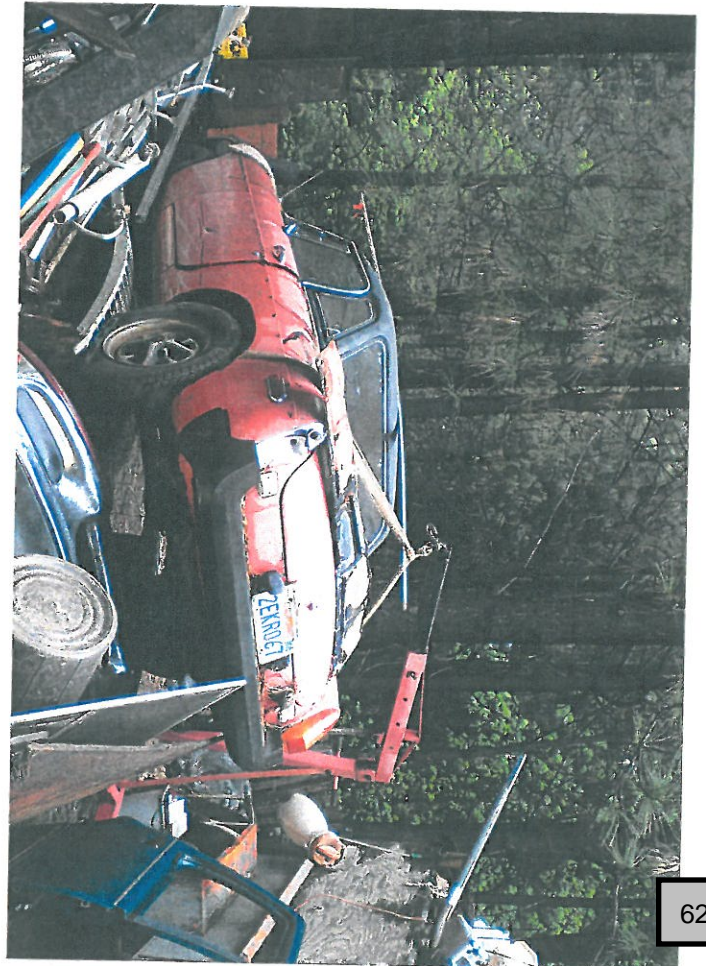
California Health and Safety Code	H&S
California Fire Code	CFC
California Building Code	CBC
California Plumbing Code	CPC
California Electrical Code	CEC
California Mechanical Code	CMC
American Society for Testing and Materials	ASTM

Definitions

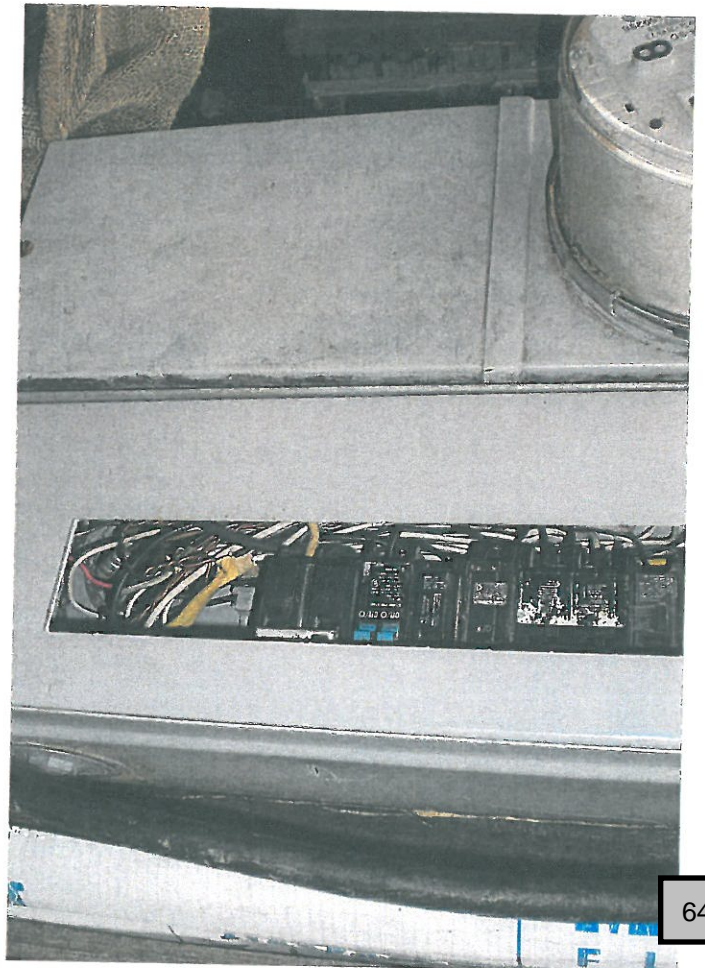
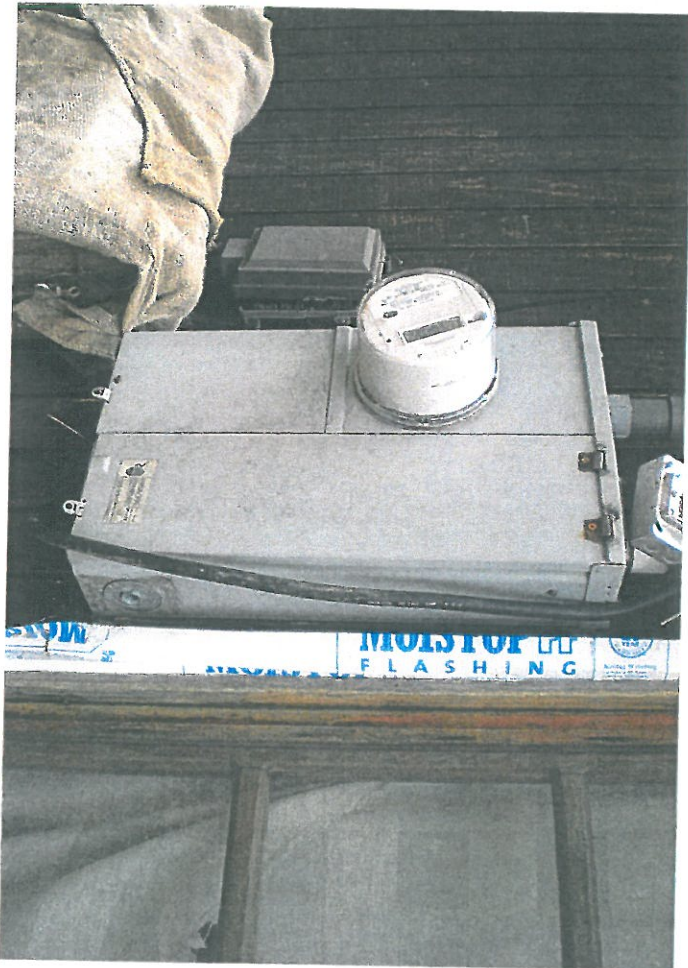
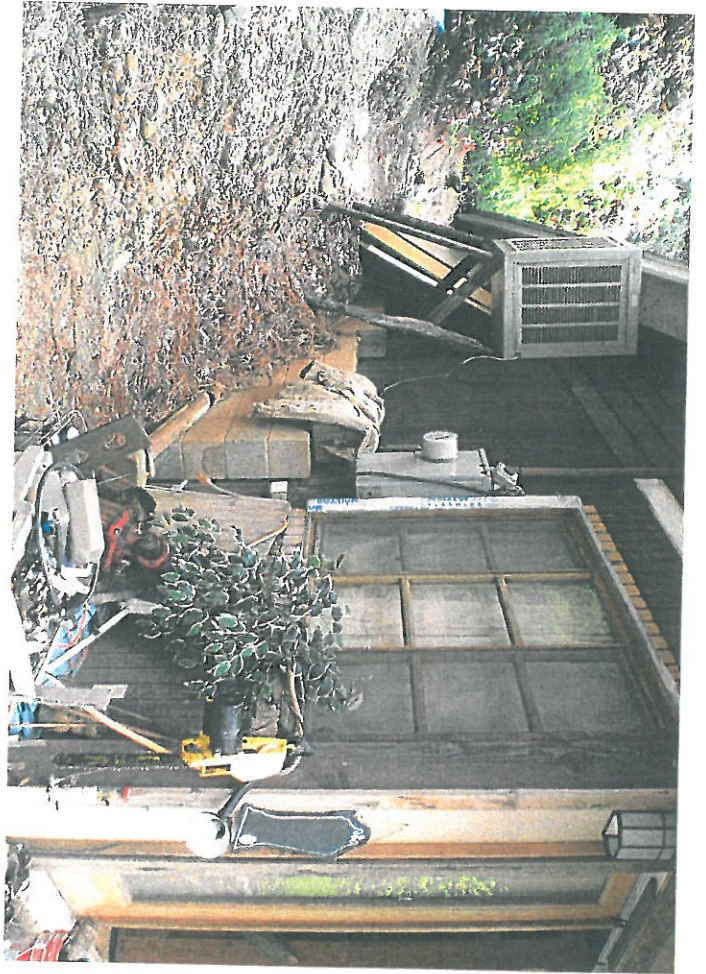
Abate, means to eliminate violation and to make code compliant, if applicable.

Repair, means to correct to code compliant condition.

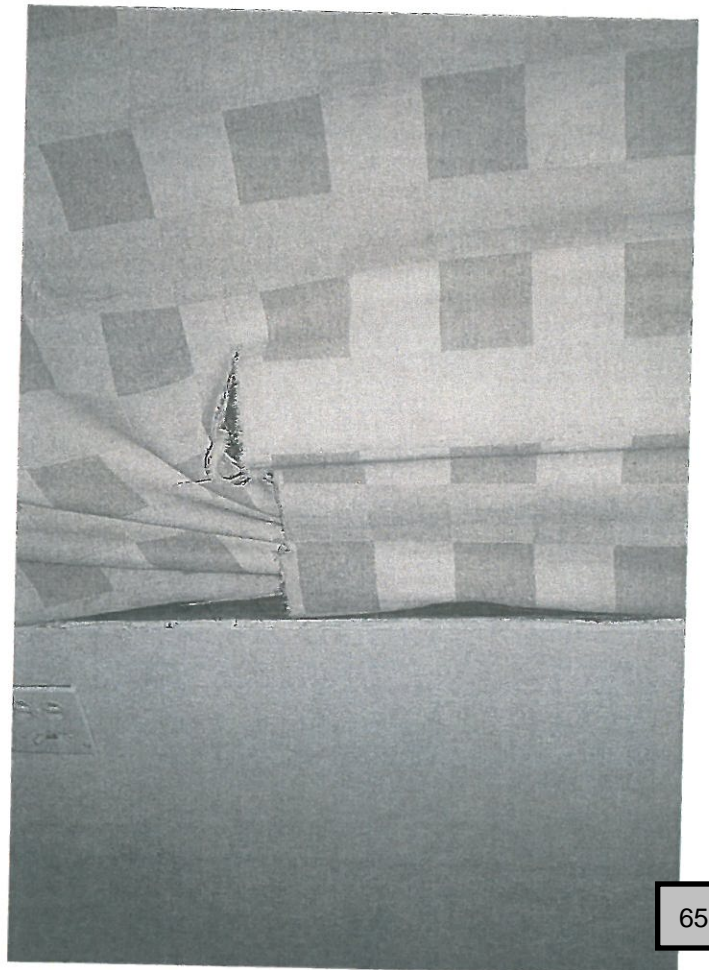
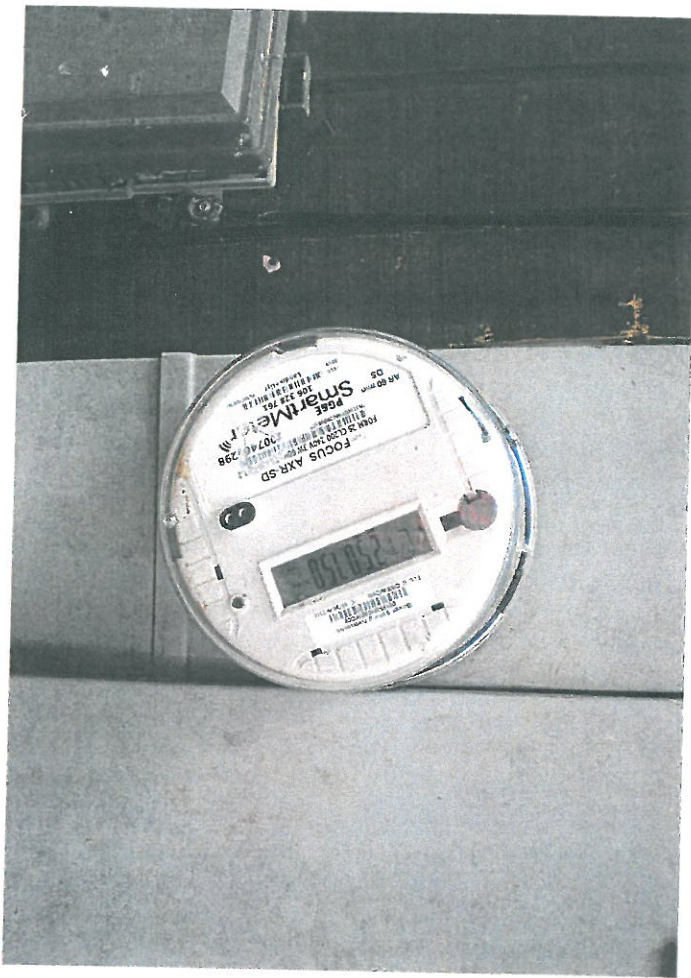




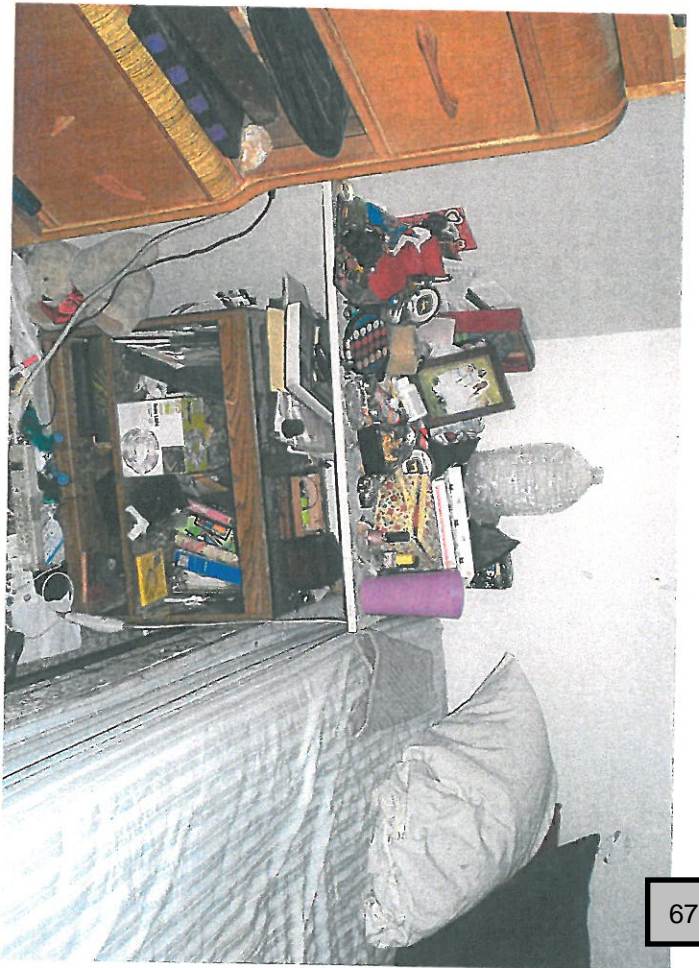
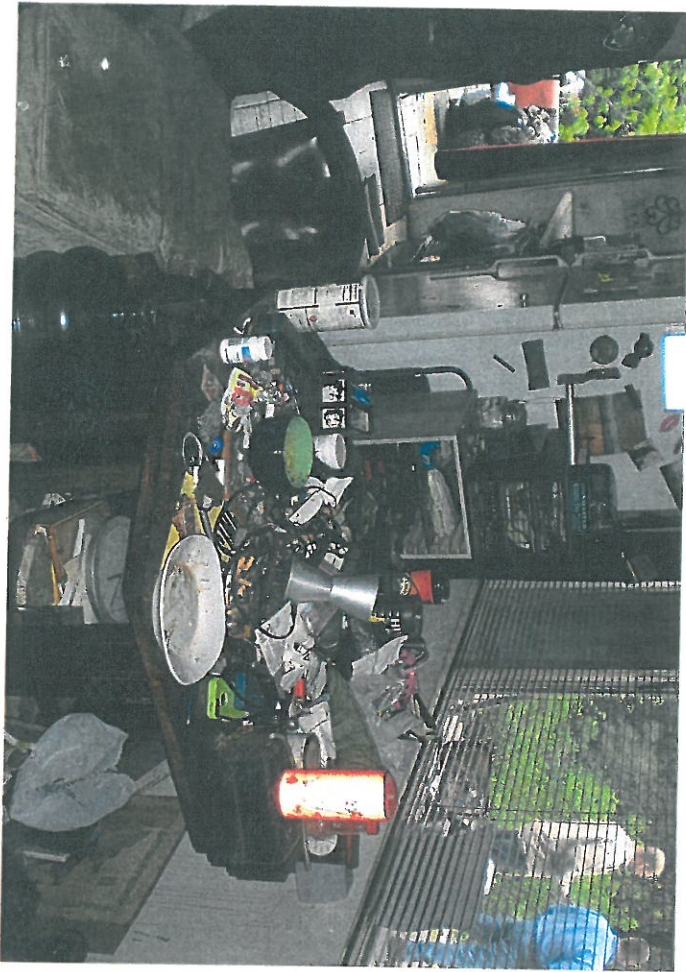


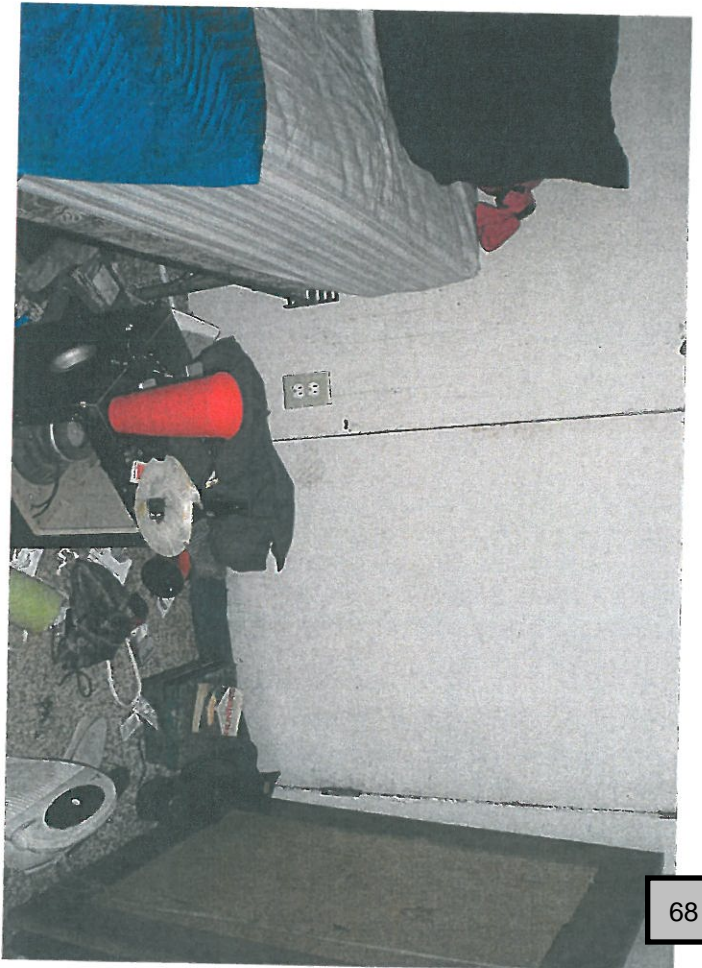


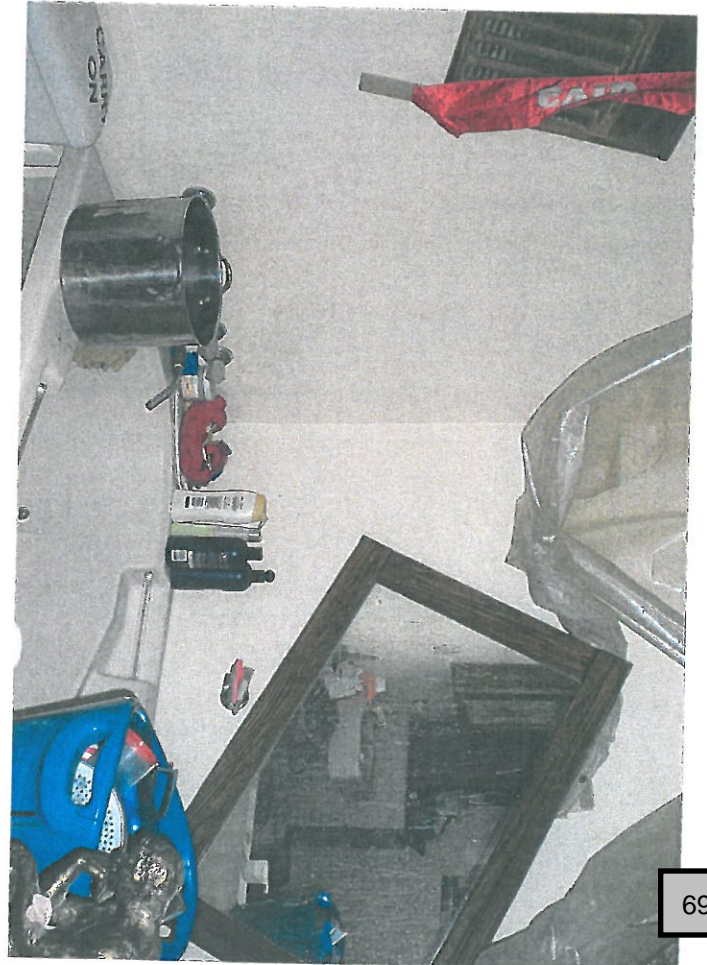
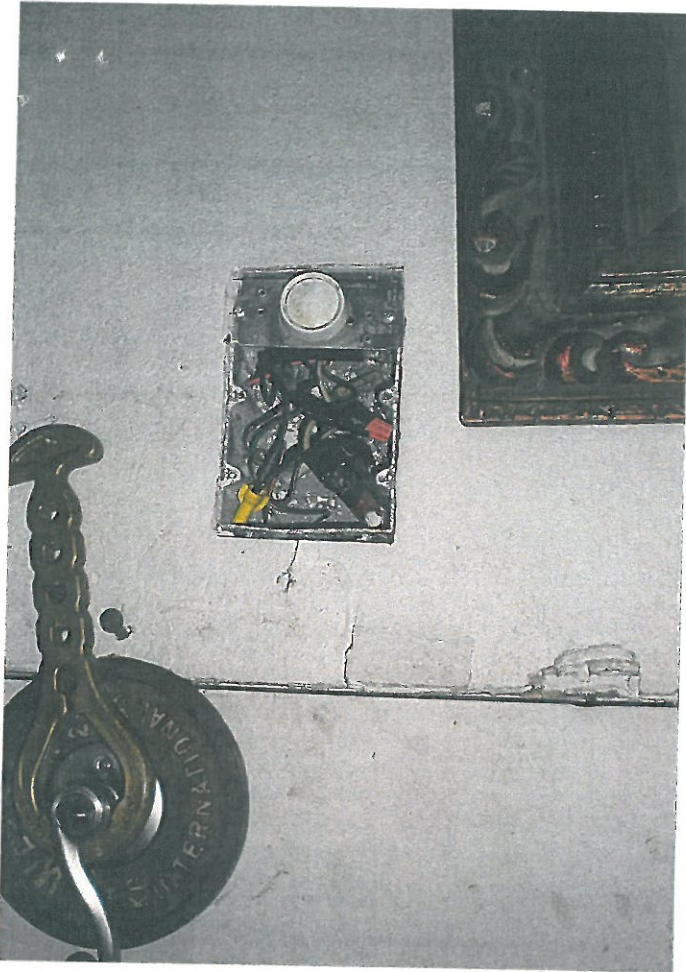


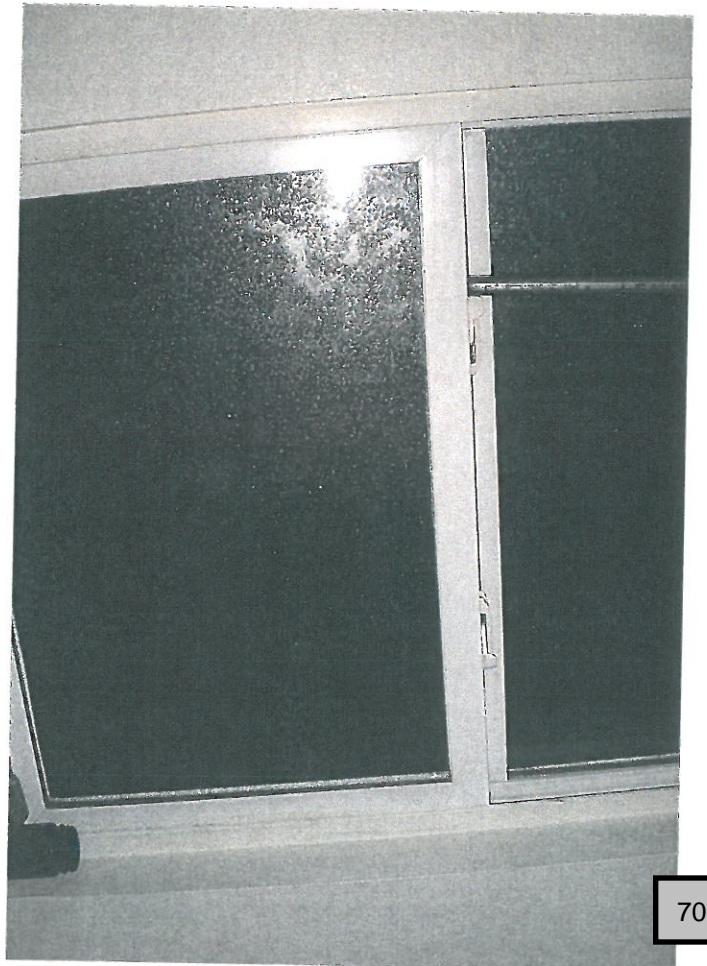


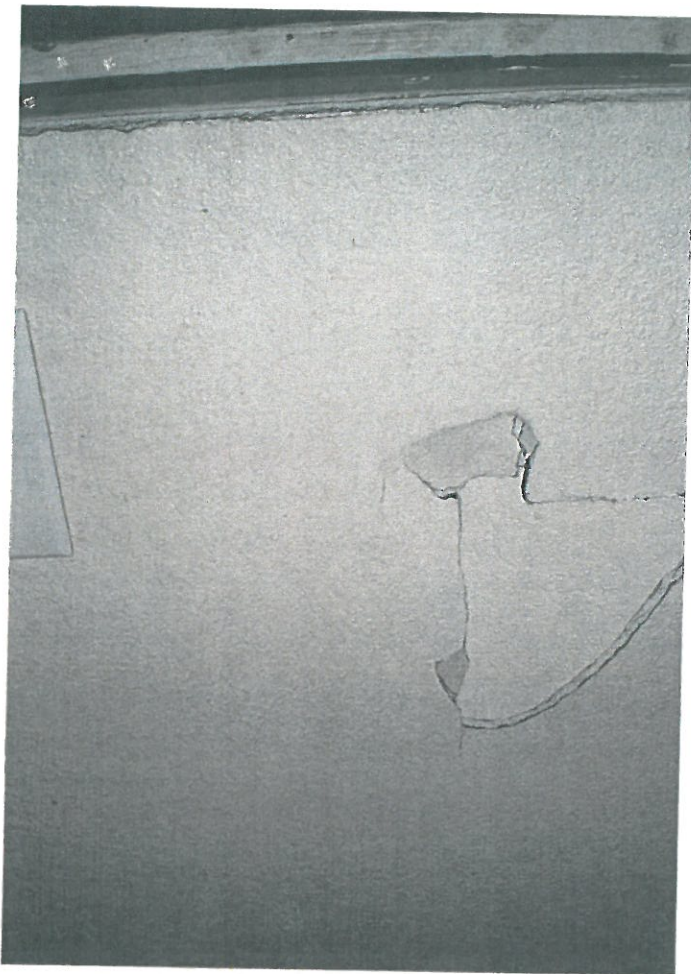


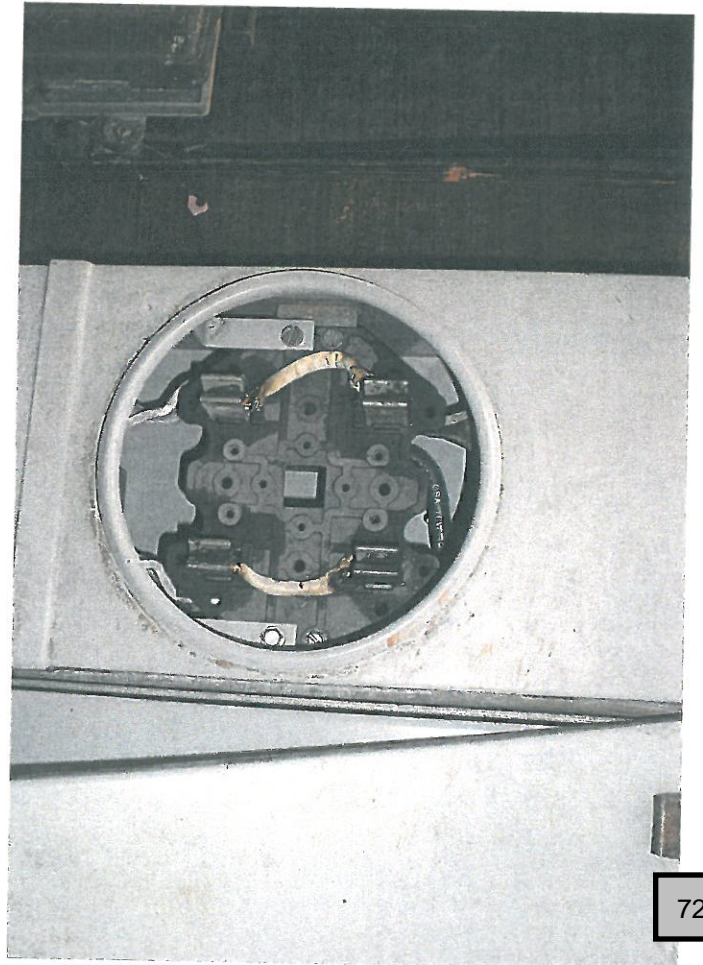
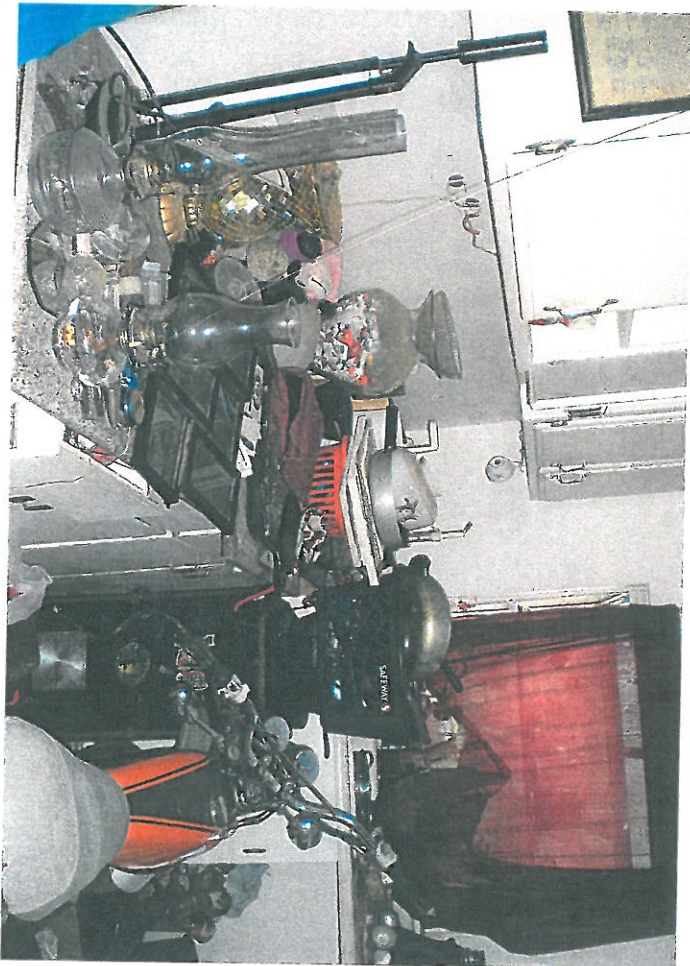
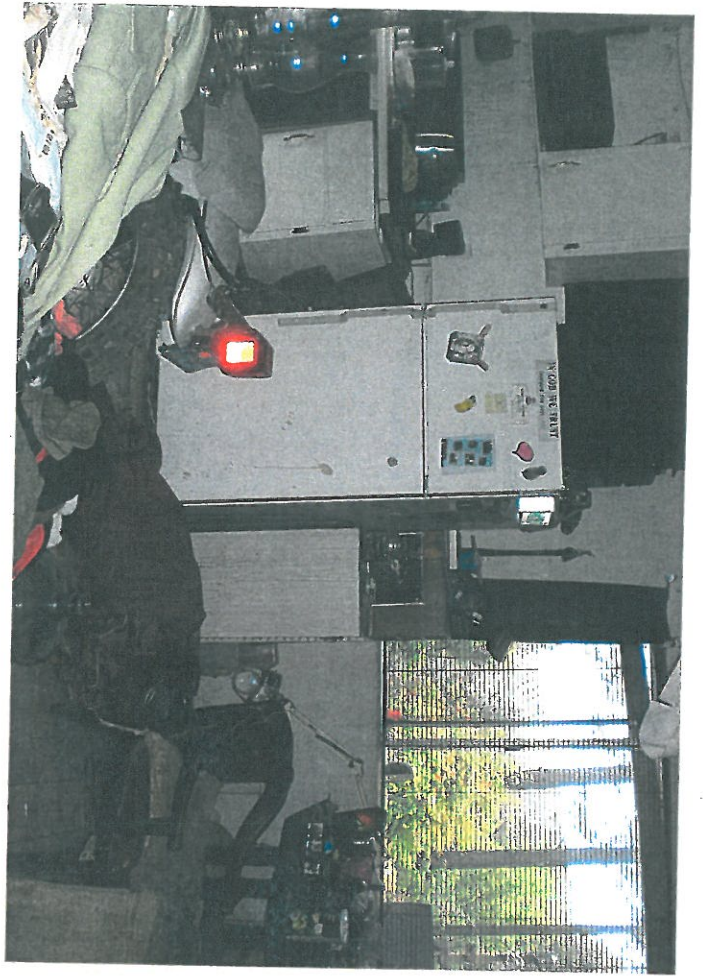
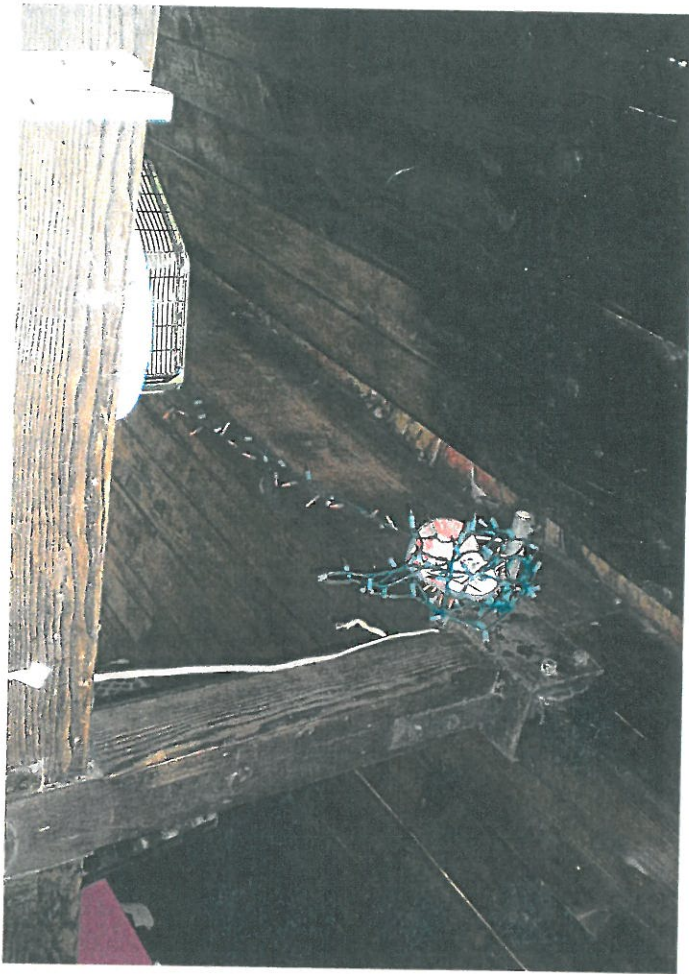




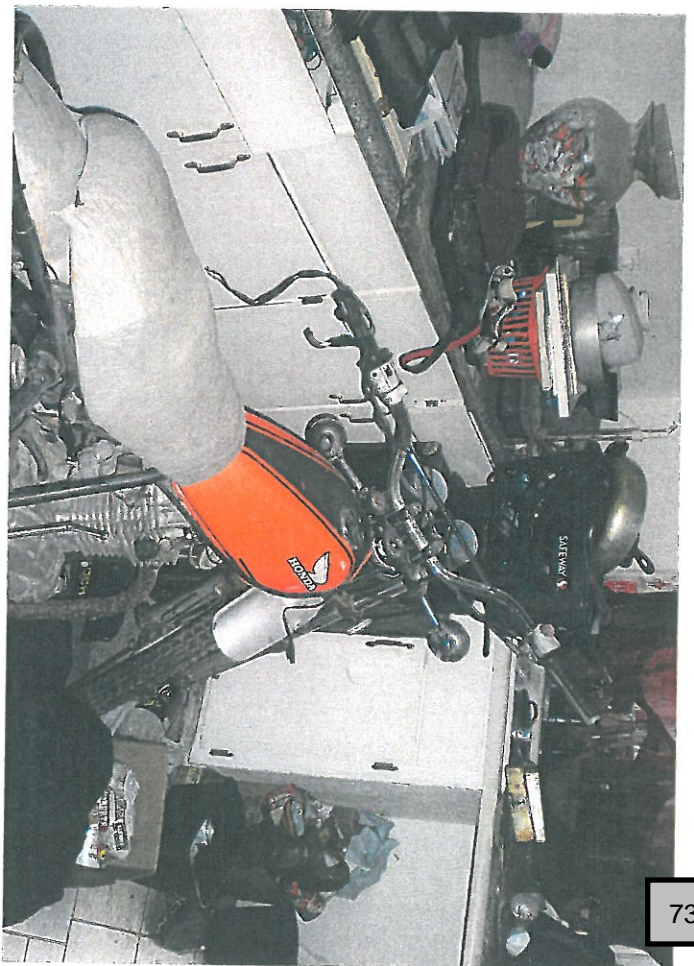
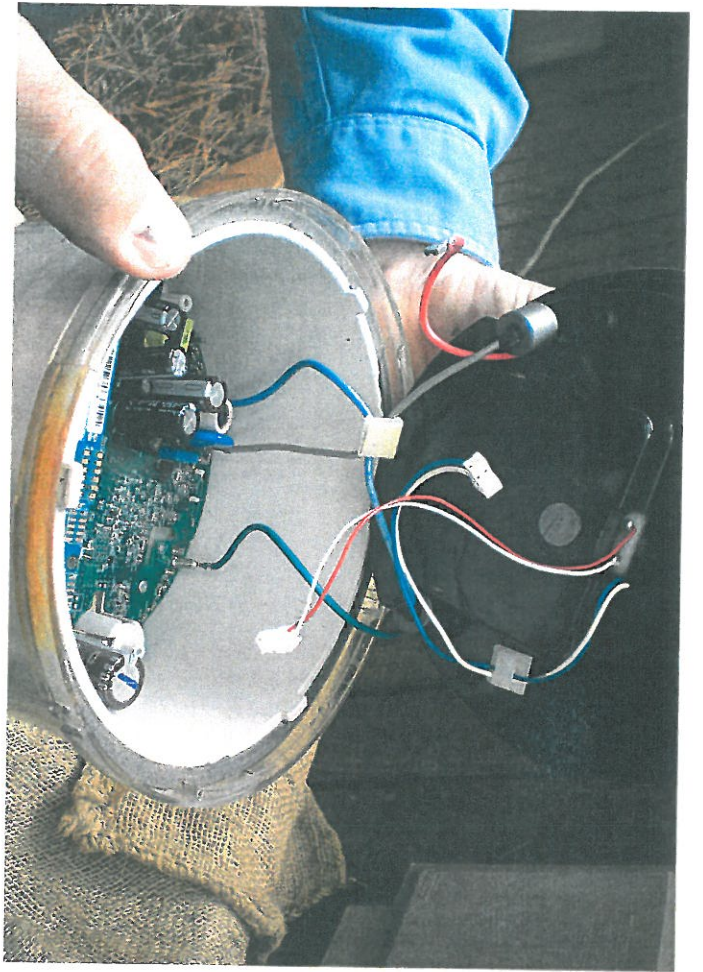
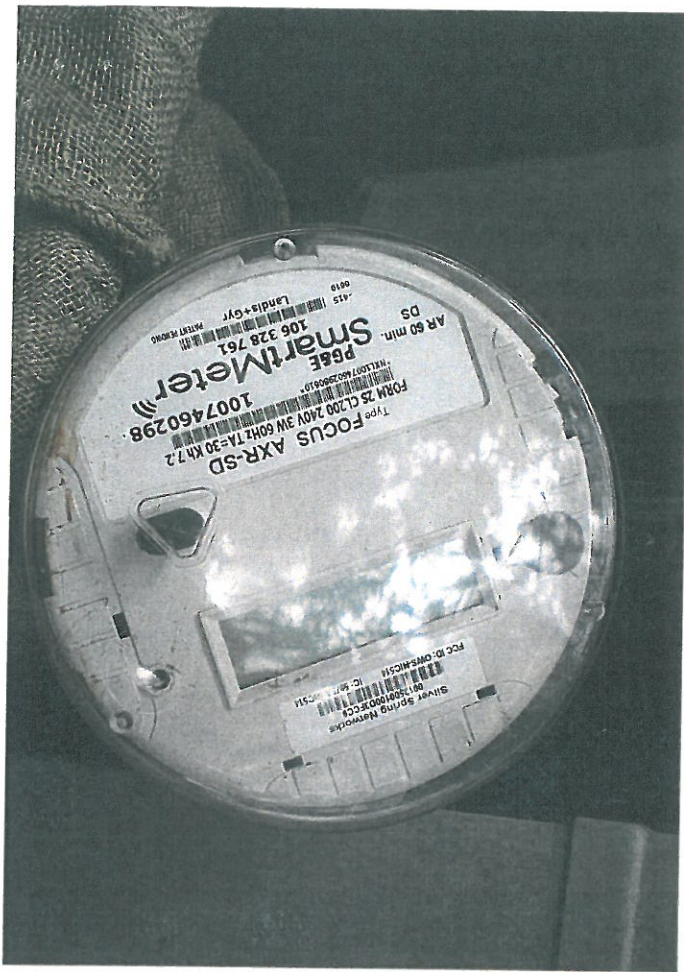


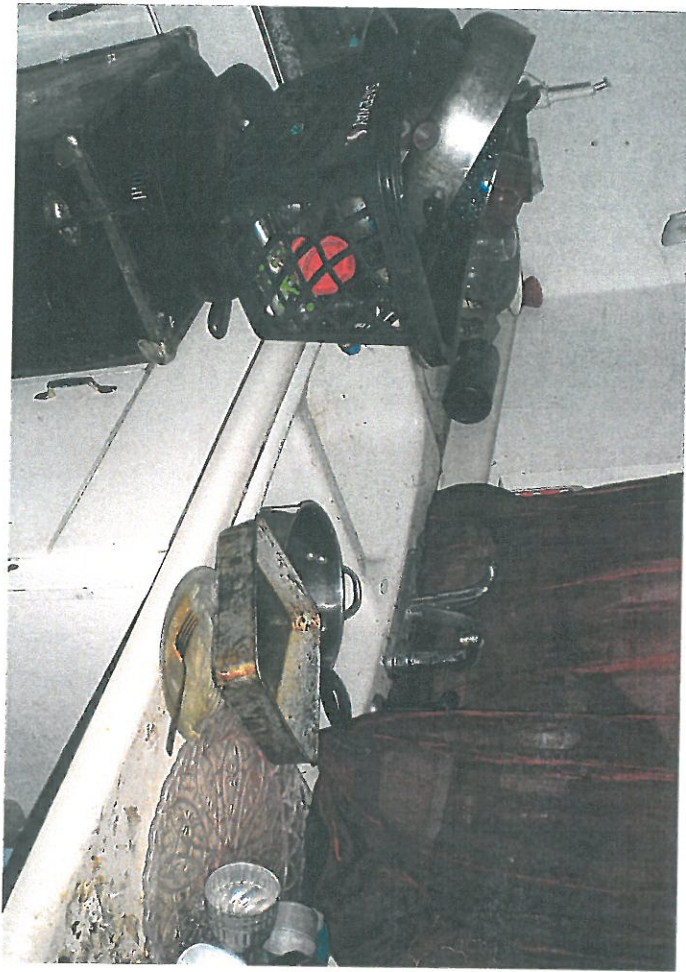




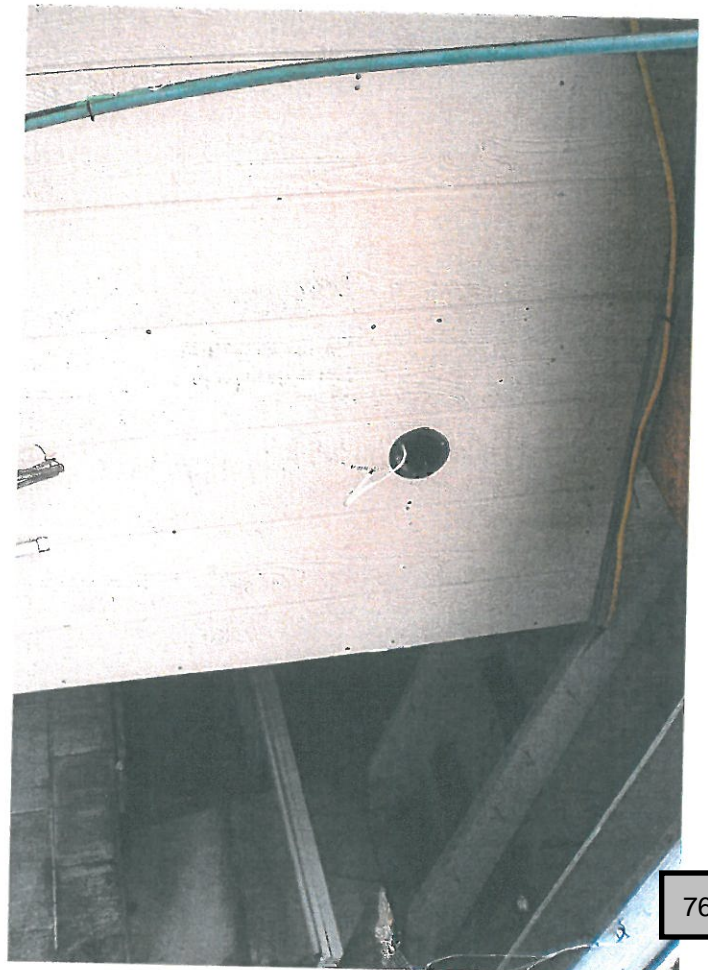


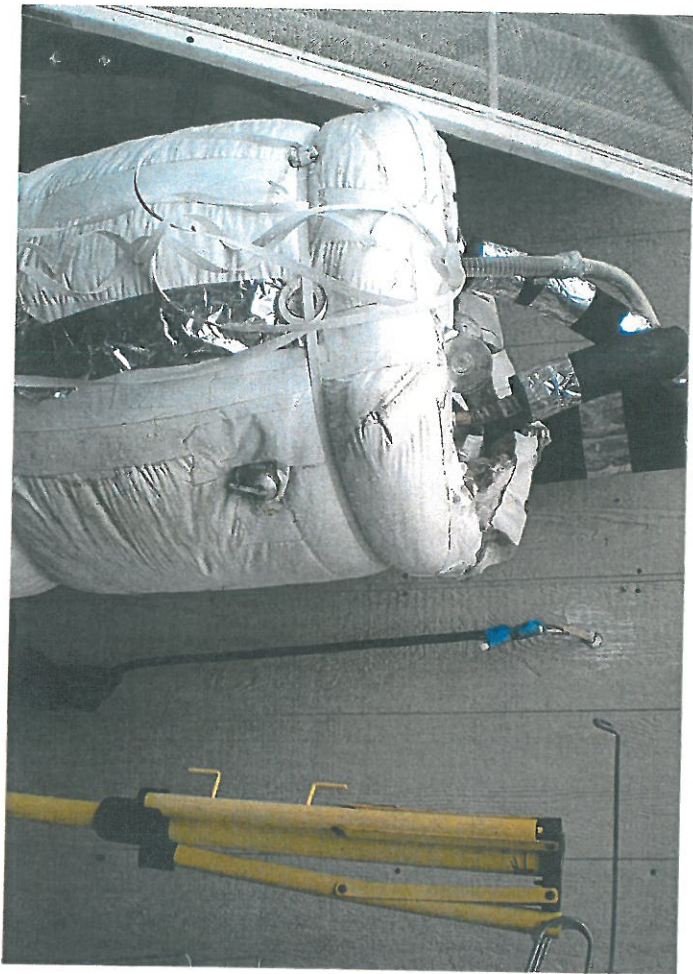




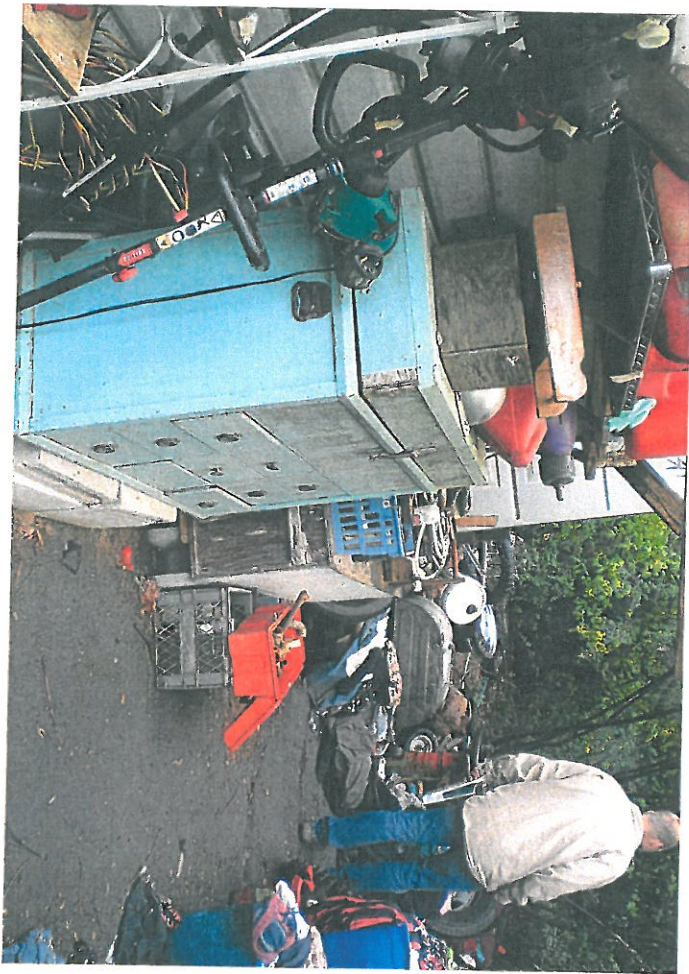


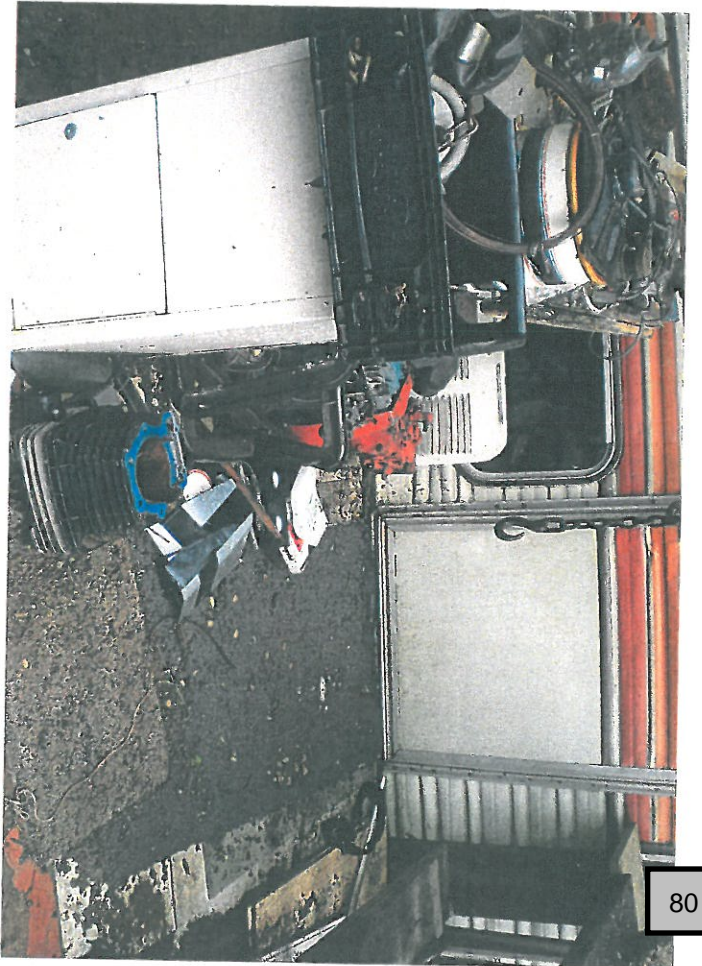




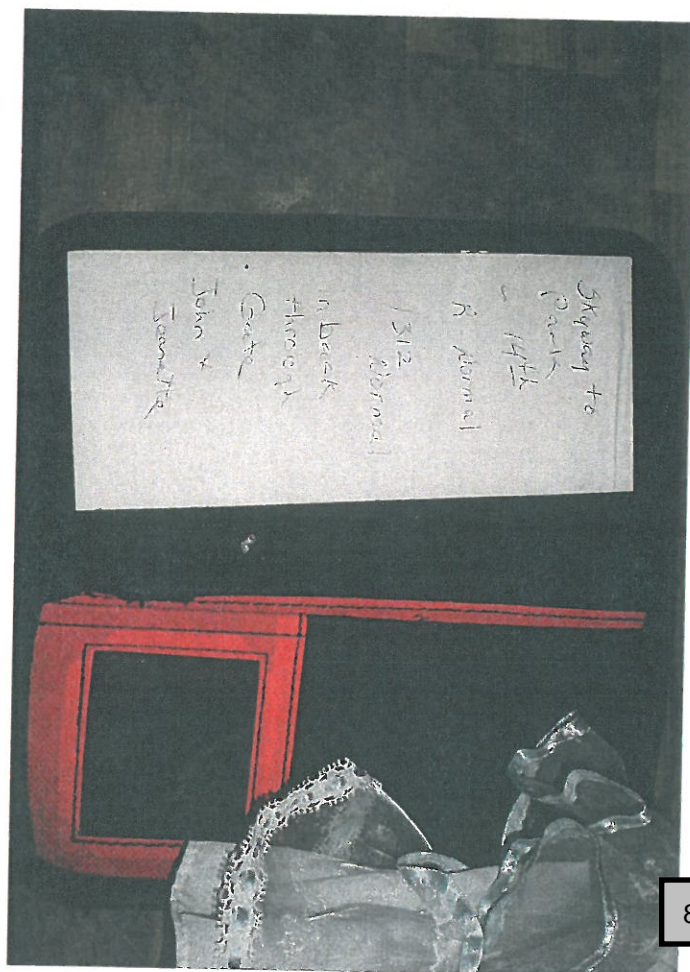
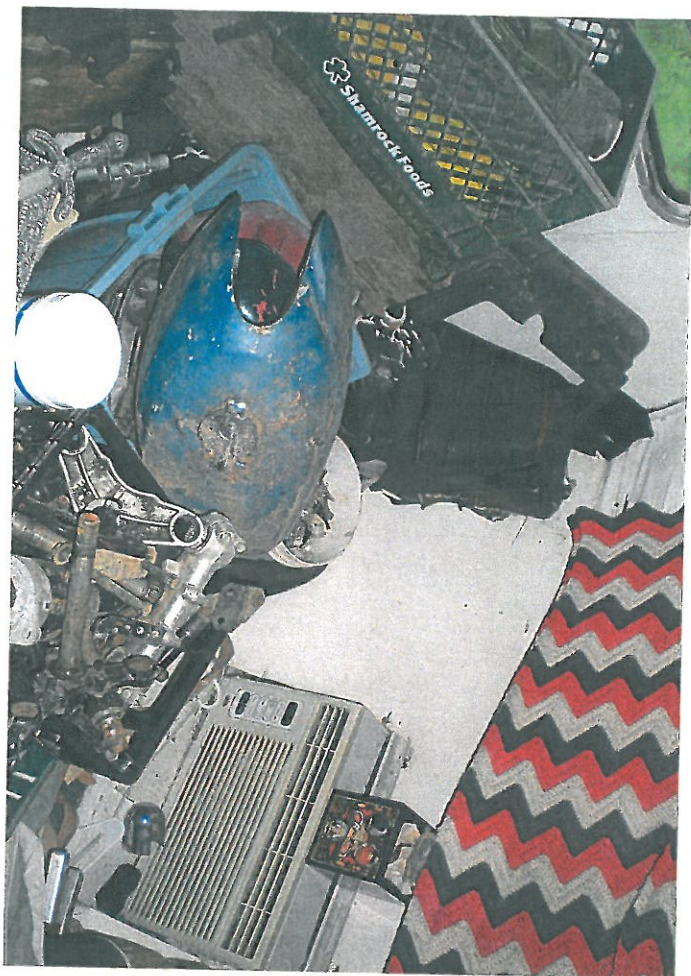
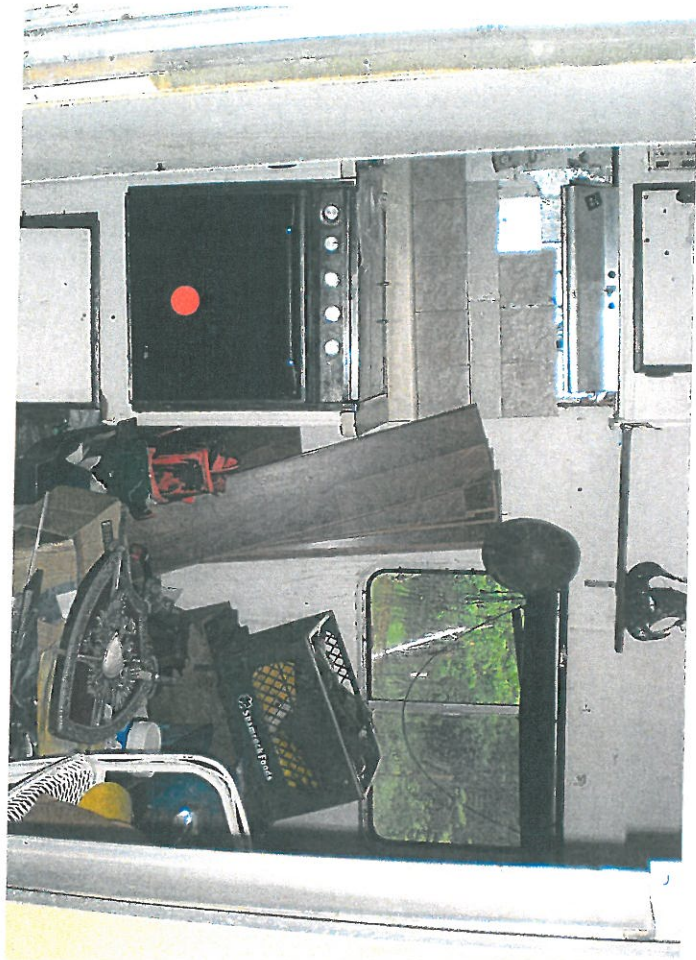


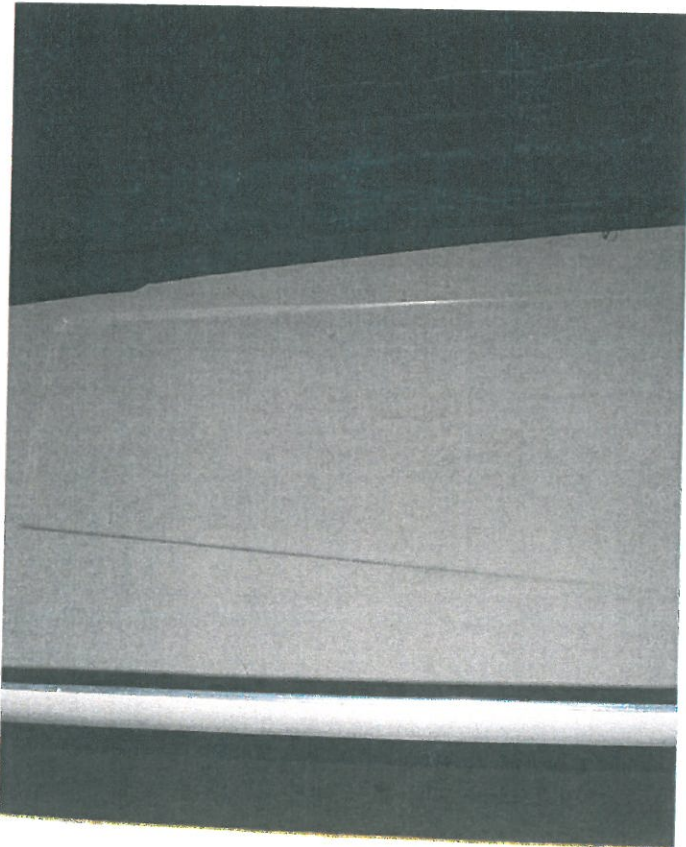




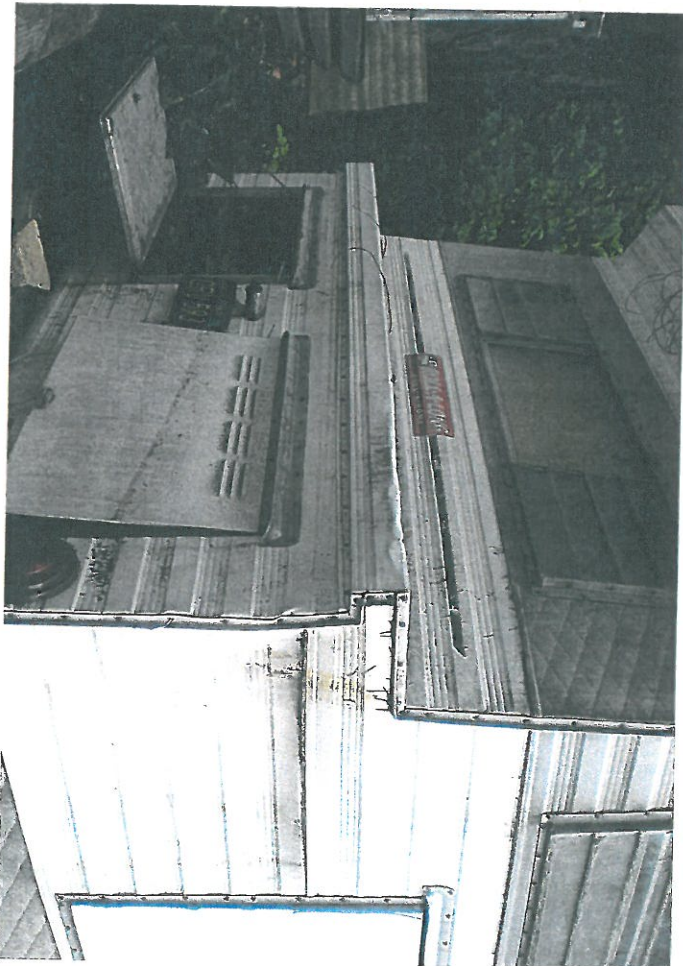
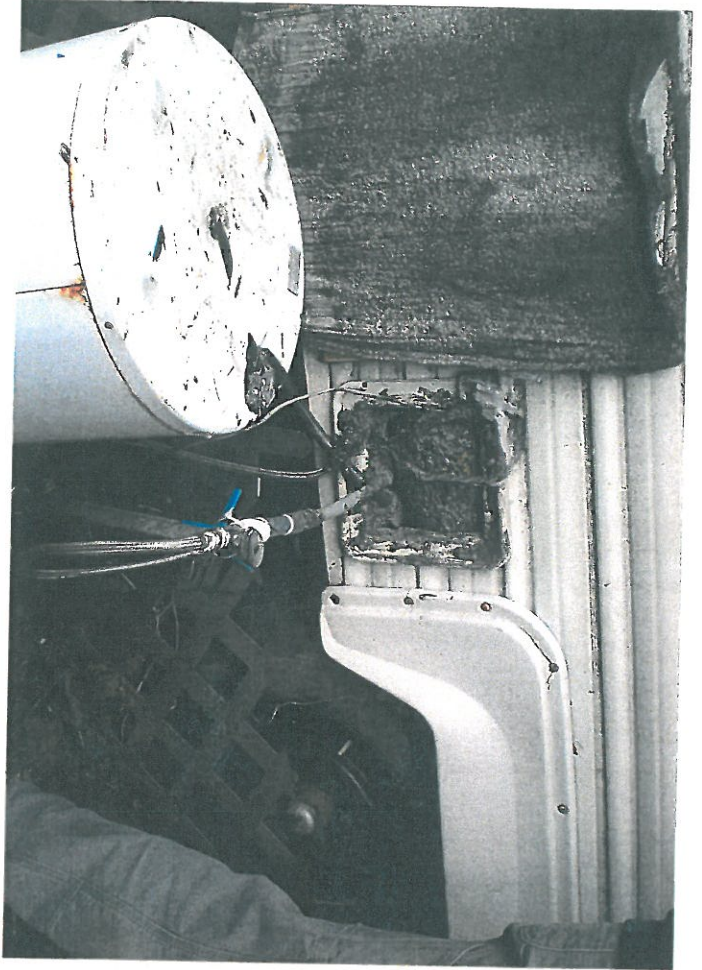






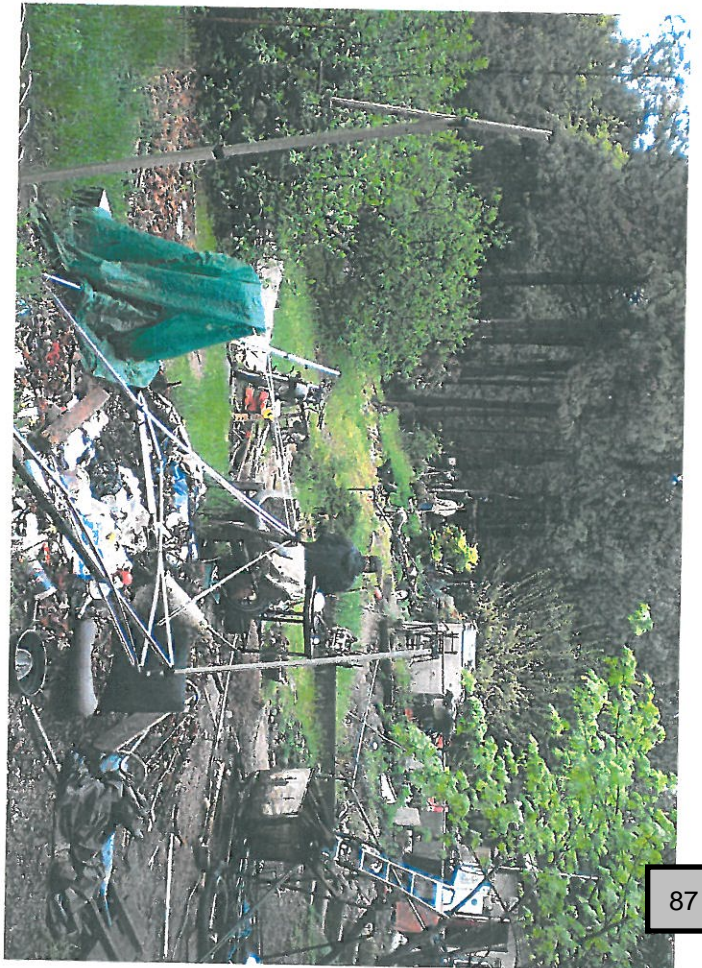
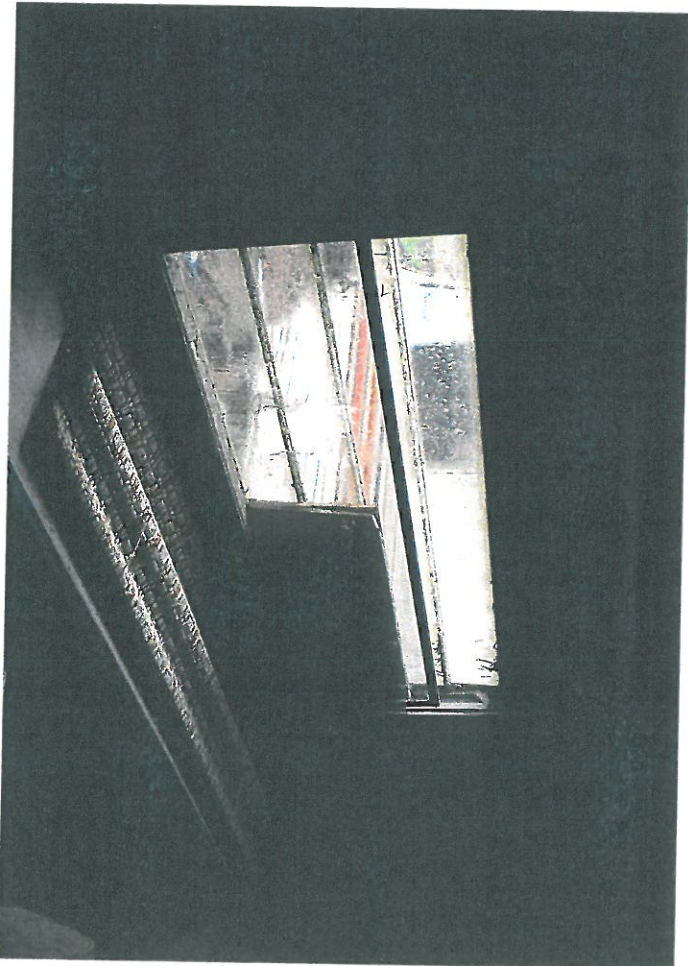
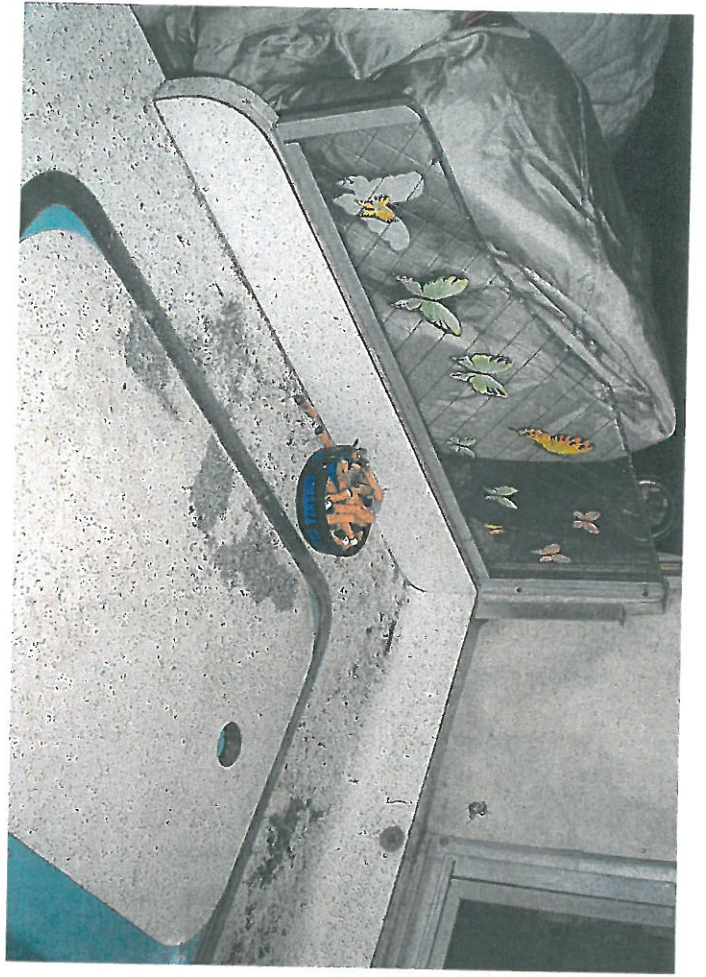


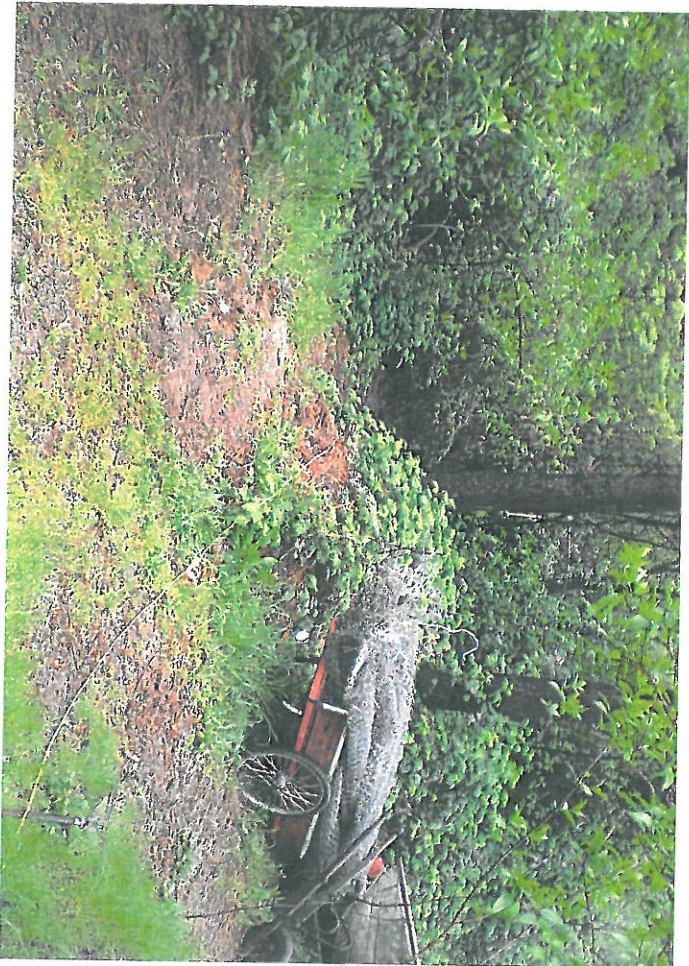




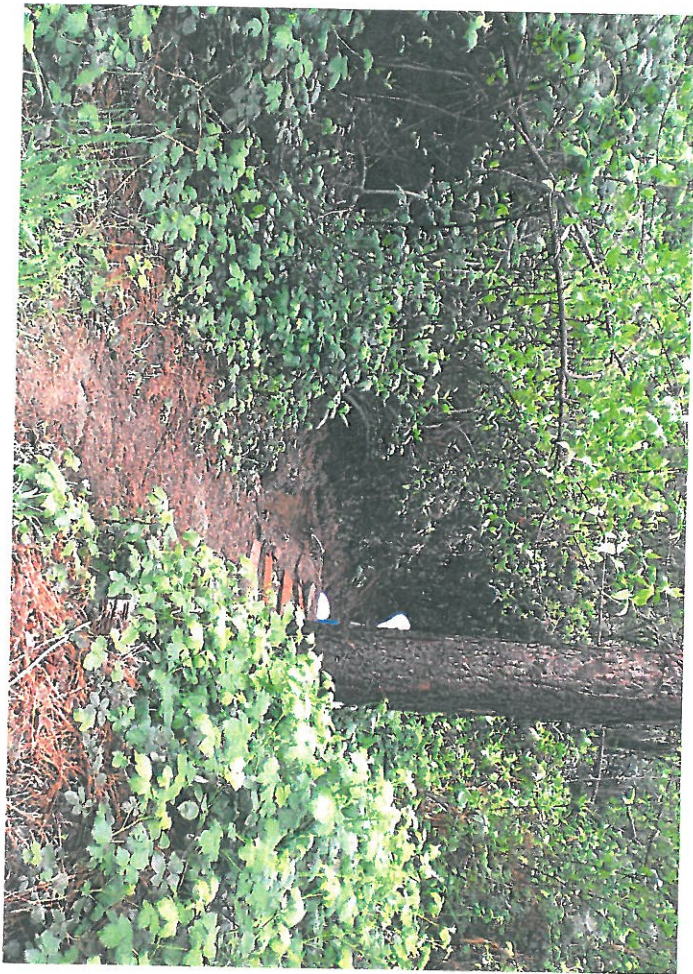


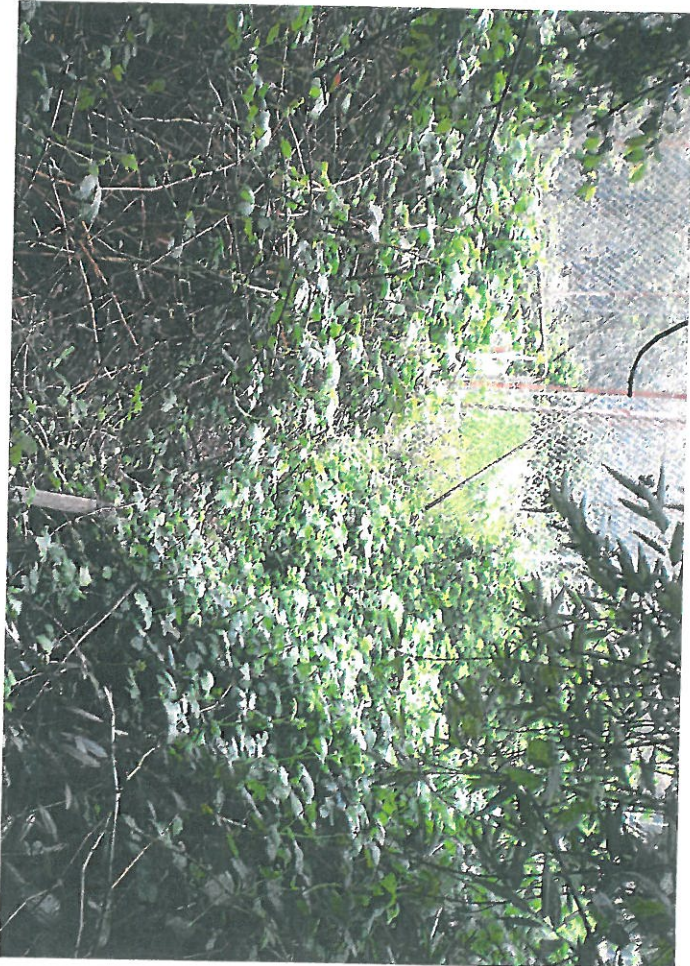








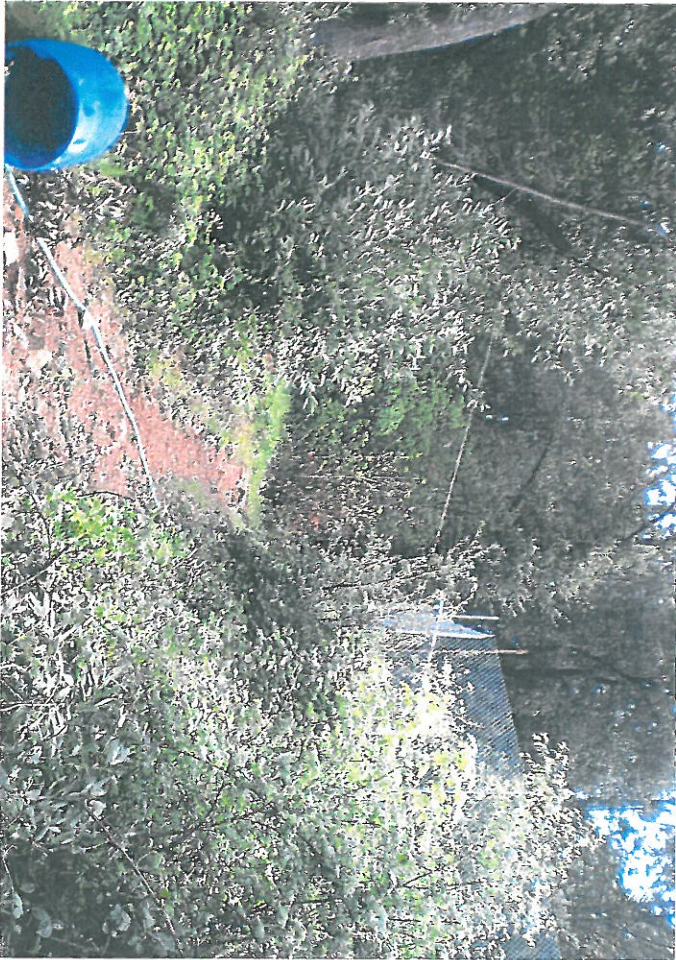


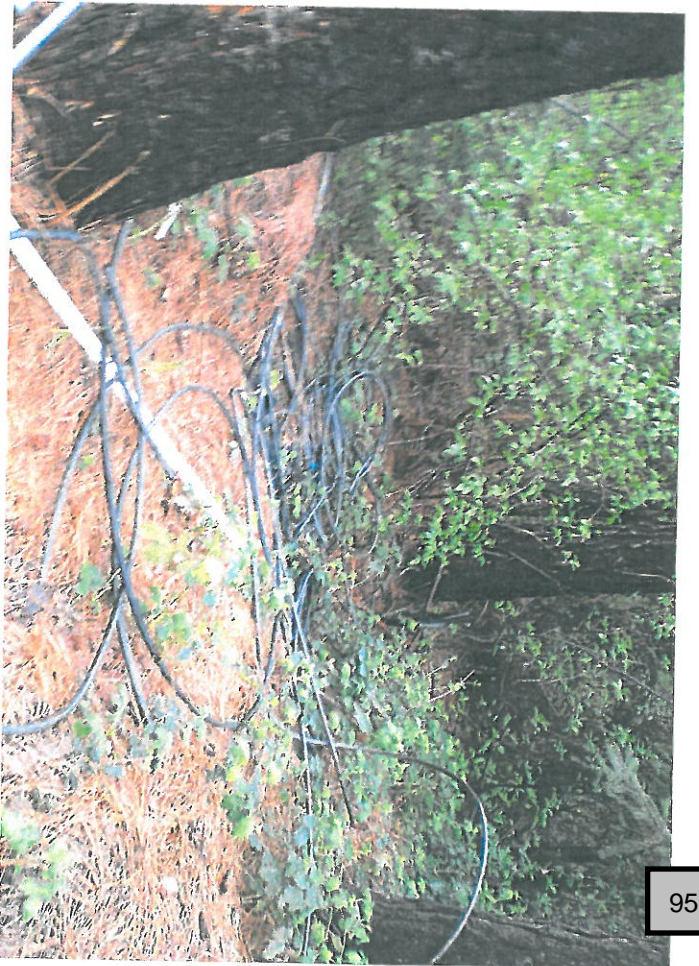


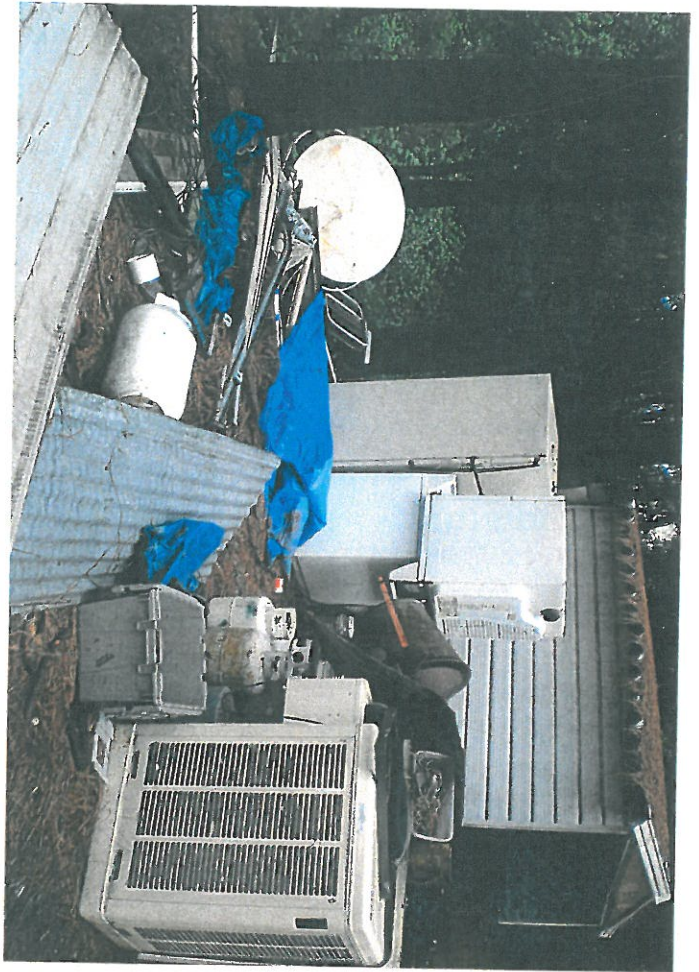




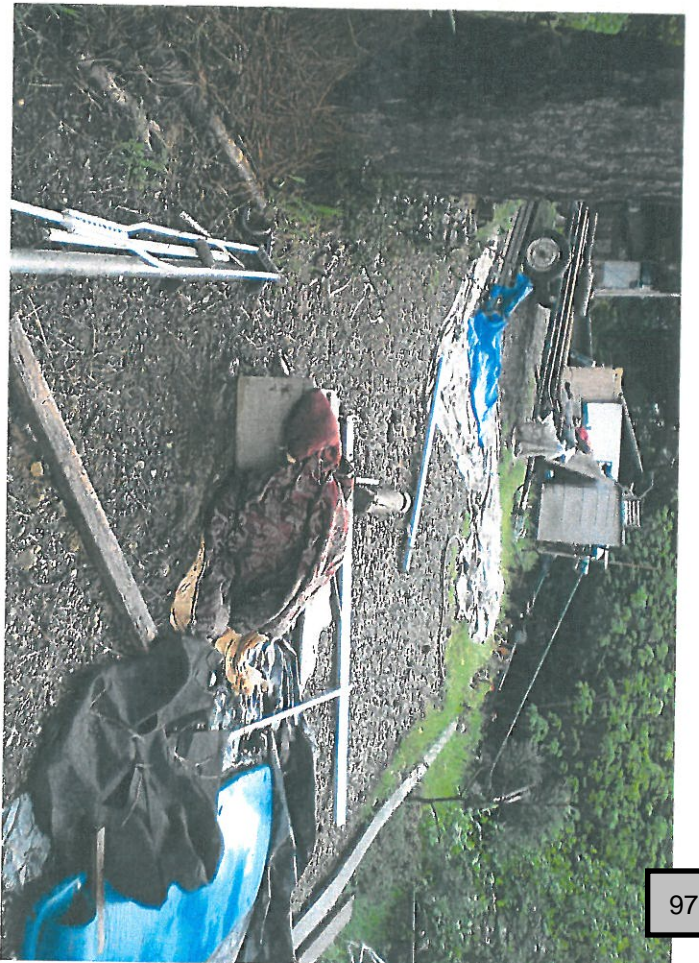




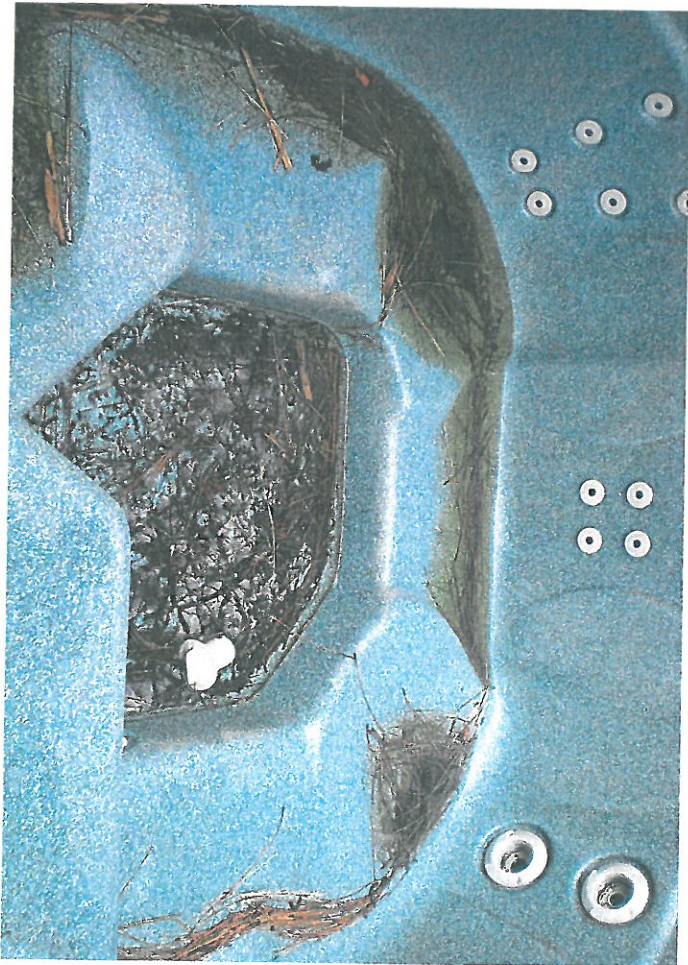


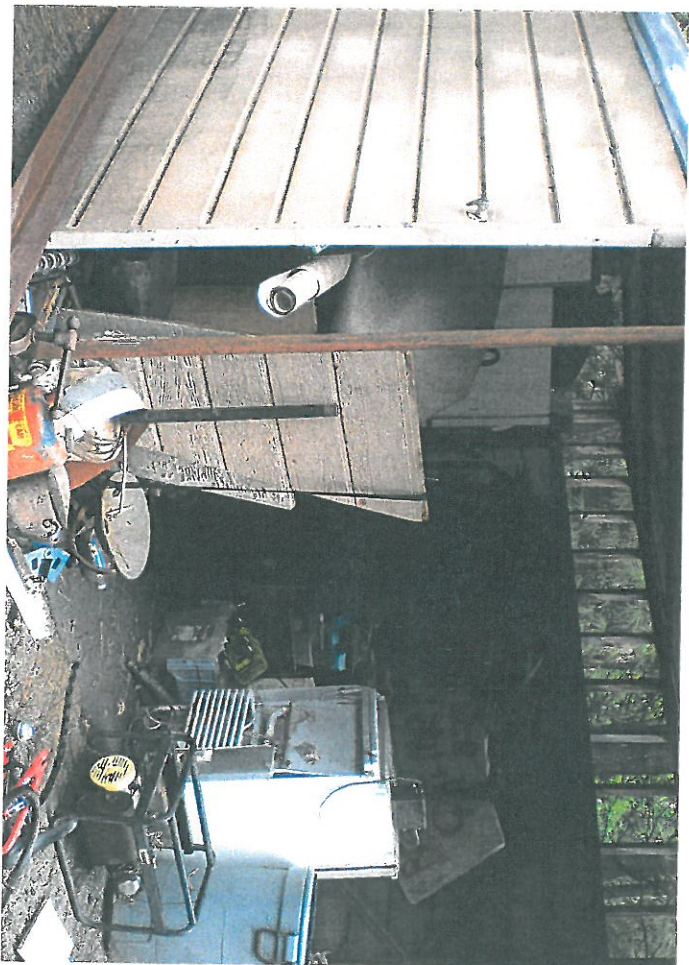


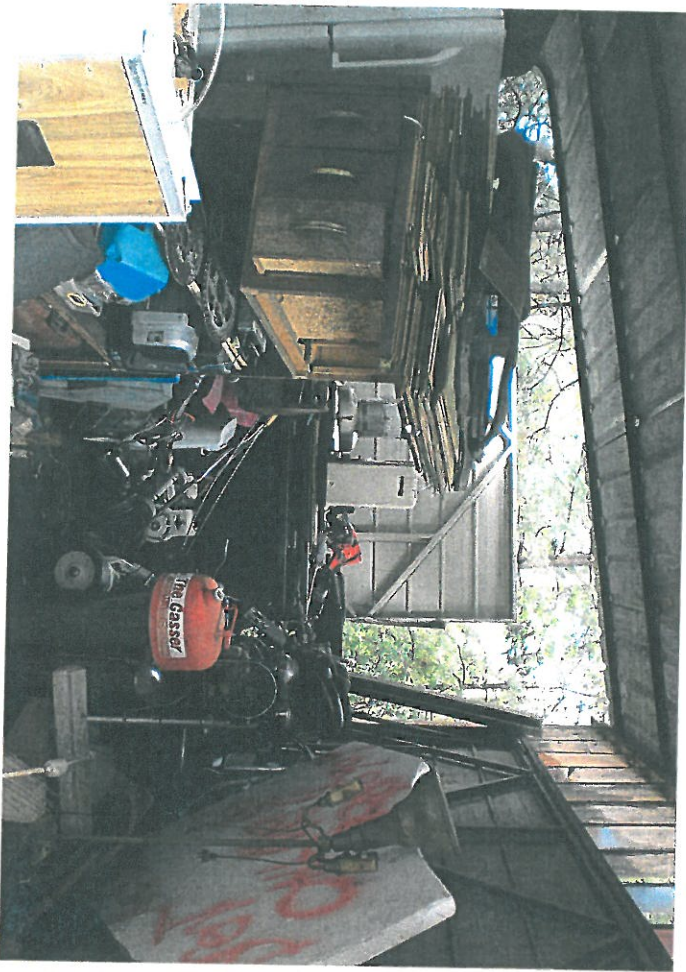












# EXHIBIT D



# Town of Paradise

## Development Services

5555 Skyway Paradise CA 95969  
(530) 872-6291 ext.123 Fax (530)877-5059

[www.townofparadise.com](http://www.townofparadise.com)

6/14/2017

## Health and Safety Substandard Building and Paradise Municipal Code Violations

Location: 1450 Bader Mine Road  
APN: 050-011-024-000  
Owner: WATSON PATRICIA ESTATE OF  
C/O BECKSTROM PRISCILLA  
PO BOX 293271  
PHELAN CA 92329

Cc: 1771 EL MONTE DRIVE  
BULLHEAD CITY, AZ 86442

The Town of Paradise performed a re-inspection with benefit of an inspection warrant on June 13, 2017 at approximately 10:00 located at 1450 Bader Mine Road, Paradise CA 95969. The Town was previously denied access to the property by Christina Jean Howell tenant. While making contact with the tenant several California Health and Safety Code (H&S) and Paradise Municipal Code (PMC) Violations were observed. During the inspection California Health and Safety Code (H&S) and Paradise Municipal Code (PMC) Violations were confirmed.

### **PMC 8.04.010 Declaration of what constitutes an unlawful public nuisance.**

Each of the following conditions or acts is declared by the town council to be an unlawful public nuisance; and the violation of which shall be an infraction.

(Each of the following public nuisance conditions were discovered at time of inspection)

- A. Fire hazards: dry or dead shrub, dead tree, combustible refuse and waste, or any material growing on a street, sidewalk or upon private property within the town, which by reason of its size, manner of growth and location is determined by the town fire chief to constitute a fire hazard to a building, improvement, crop or other property, or when dry, will in reasonable probability constitute a fire hazard;
- C. Polluted water: A swimming pool, pond or other body of water large enough in size to constitute a hazard to human health and safety, and which is abandoned, unattended, unfiltered, or not otherwise maintained, resulting in



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the water becoming polluted. "Polluted water" means water contained as a body of water, which includes, but is not limited to, bacterial growth, including algae, remains of insects, remains of deceased animals, rubbish, refuse, debris, papers, and any other foreign matter or material which because of its nature or location constitutes an unhealthy or unsafe condition;

D. Refuse and waste: Refuse and waste matter, which by reason of its outdoor location and substantive character is unsightly and interferes with the reasonable enjoyment of property by neighbors, detrimentally affects property values in the surrounding neighborhood or community or which would materially hamper or interfere with the prevention or suppression of fire or the obstruction of other public safety or emergency services upon real properties in the town. "Refuse and waste" means unused or discarded matter and material which consists of rubbish, refuse, debris and matter of any kind, including, but not limited to, rubble, asphalt, concrete, plaster, tile, rocks, bricks, building materials, crates, cartons, mattresses, containers, boxes, machinery or parts thereof, scrap metal and other pieces of metal, ferrous or nonferrous, furniture, inoperative vehicles and parts, cans, bottles and barrels;

E. Zoning ordinance: the violation of a provision of the land use regulations of the town as set forth in Title 17 of this code;

**PMC 17.06.1000 - Junk.** More than one hundred (100) square feet of junk may not be stored in any zoning district if the planning director or the planning commission determines that such junk is a nuisance or provides a health or safety hazard to persons or property. The storage of junk within a front yard or general setback zone shall be prohibited, except as permitted by this title. (Ord. 313, § 3(part), 1998; Ord. 264, § 2(part), 1995; Ord. 214, § 2(part), 1992)

F. Septic systems: The violation of a provision of the septic system regulations of the town as set forth in Chapter 13.04 of this code or the provisions of the on-site manual;

**PMC 13.04.040- Sewage disposal system required.** Unlawful to occupy a building with a sewage disposal system that does not comply with the onsite manual or the municipal code.





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- Current Operating permit is expired and septic evaluation is required.
  - Unpermitted RV dump station was verified.
- H. Maintenance of residential: Any person owning, leasing, occupying or having charge or possession of any residential property and maintaining such property in a manner such that any of the following conditions, but not limited thereto, are visible from public or other private property and exist thereon:
1. Buildings that are abandoned, boarded up, partially destroyed, substantially deteriorated or left unreasonably in a state of partial construction without an active building permit.
  2. Buildings with broken or missing windows or doors that are unsecured in such a manner that allows unauthorized entry.
  3. Graffiti that is not removed within five (5) calendar days after town's code enforcement officer has given property owner written notice to remove it. Graffiti shall include the writing, defacing, marring, marking, inscribing, scratching, painting, or affixing of markings on buildings or structures, including, but not limited to, walls, fences, signs retaining walls, driveways, walkways, sidewalks, curbs, traffic control devices, signs and utility boxes.
  4. (4) Abandoned and inoperative vehicles not in compliance with the provisions of Chapter 10.16.
  5. Outdoor attractive nuisances, including but not limited to junk, wrecked and/or dismantled vehicles, vehicles precariously raised off the ground on a jack, jack stand, or similar device, or on wood, rocks, or blocks; open containers of oil, gasoline, other petroleum products, antifreeze, or other hazardous or flammable chemicals; power machinery; broken or discarded furniture, household appliances and equipment including refrigerators, freezers, washers and dryers; and hazardous pools, ponds, or excavations.
  6. Maintenance of premises in such a condition as to be detrimental to the public health, safety or general welfare, including large and precarious diseased, uprooted, dead or dying trees; open containers of oil, gasoline, other petroleum products, antifreeze, or other hazardous or flammable chemicals; or in such a manner as to constitute a public nuisance as defined by California Civil Code Section 3480.



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### PMC 8.32.060 - Permit for parking or occupying beyond five days.

- A. No person shall park any trailer coach on public or private property within the town for a period in excess of five days in any consecutive thirty days without first having obtained a permit as provided in this article, except in an approved trailer camp or labor camp.
- B. No person shall occupy any camp space on public or private property in the town for a period longer than five days after notification in any thirty consecutive days without first having obtained a permit as provided in this article. (Ord. 16 §§1(Q)(part), 2(B)(part), 1980: county code §22-6)
- One (1) travel trailer powered by extension cords without approved connections to septic system.
  - One (1) motorhome powered by extension cords.

### PMC 10.16.- Abandoned vehicles

**PMC 10.16.010 – Findings and declarations.** In addition to and in accordance with the determination made and the authority granted by the state under Section 22660 of the Vehicle Code to remove abandoned, wrecked, dismantled or inoperative vehicles or parts thereof as unlawful public nuisances, the town council makes the following findings and declarations:

The accumulation and storage of abandoned, wrecked, dismantled or inoperative vehicles or parts thereof, on private or public property not including highways is found to create conditions tending to reduce the value of private property, to promote blight and deterioration, to invite theft, to create fire hazards, to constitute an attractive nuisance creating a hazard to the health and safety of minors, to create a harborage for rodents, insects and vectors, and to be injurious to the health, safety and general welfare.

Therefore, the presence of an abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, on private or public property not including highways, except as expressly permitted in this chapter, is declared to constitute an unlawful public nuisance which may be abated and/or prosecuted by penalty as such in accordance with the provisions of this chapter.

(Ord. 16 §§1(K)(part), 2(A)(part), 1980: county code §14-51; Ord. No. 401, § 12, 8-26-2003)

- 1 passenger car, 1 SUV, 1 pick-up truck, 1 pick-up truck and camper, 1 RV trailer.



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The structures and grounds are maintained in such a condition to be an attractive nuisance that is dangerous and detrimental to the public health, safety or general welfare.

Reference attached Substandard Housing conditions discovered at time of inspection attempt. PMC §8.04.010 A,C,D,E,F,H.

Reference attached pictures. Pictures are for reference only and do not represent the entire scope of compliance issues.

To avoid continued issuance of administrative citations and further action please secure building permits to repair or abate the structures within 30 days from June 14, 2017.

Yours in service,

Anthony Lindsey C.B.O., CASp  
Building/Onsite Sanitary Official/Fire Marshal  
Town of Paradise

**ATTACHMENT C**

**VIOLATIONS  
AND  
SUBSTANDARD CONDITIONS**

ON JUNE 13, 2017, ANTHONY LINDSEY, TOWN OF PARADISE BUILDING OFFICIAL, CONDUCTED INSPECTIONS OF ALL THE GROUNDS AND BUILDINGS LOCATED AT 1450 BADER MINE ROAD, PARADISE, CALIFORNIA (PROPERTY). AS A RESULT OF SUCH INSPECTIONS, MR. LINDSEY IDENTIFIED THE FOLLOWING VIOLATIONS AND SUBSTANDARD CONDITIONS AT THE PROPERTY.

1450 BADER MINE ROAD SUBSTANDARD CONDITIONS

Date Inspected	Location	Violation	Code Section	Correction
4/12/2017 6/13/2017	Exterior Front, Side and Rear area of house	Excessive and disorderly storage of combustible and waste material pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (j,l,n) CFC 315 Title 19 § 3.14	Abate
4/12/2017 6/13/2017	Site Maintenance Yard area	Piles of combustible and vegetative debris pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (h) Title 19 § 3.14	Abate
4/12/2017 6/13/2017	Building Front Porch area	Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,j,l,n) CFC 315 Title 19 §3.14	Abate
4/12/2017 6/13/2017	Building Exterior Front porch area	Exposed wiring, surface mounted on wall, exposed wire connections. Place in conduit and properly terminated in junction box with cover.	H&S 17920.3 (d)	Repair
4/12/2017 6/13/2017	Building Exterior Front porch area	Overall general dilapidation or improper maintenance, faulty weather protection damaged ceiling is falling hazard.	H&S 17920.3 (a13,h,g2,k,m)	Repair
4/12/2017 6/13/2017	Building exterior	Overall general dilapidation or improper maintenance. Peeling paint dry routed siding allowing moisture to enter structure.	H&S 17920.3 (a13)	Repair
4/12/2017 6/13/2017	Building exterior windows	Faulty weather protection allowing moisture to enter structure.	H&S 17920.3 (g2)	Repair
4/12/2017 6/13/2017	Building Electrical Service Panel	Exposed wiring, surface mounted on wall, exposed wire connections, broken meter, jumper wiring between PG&E lugs and domestic supply	H&S 17920.3 (d)	Repair

1450 BADER MINE ROAD SUBSTANDARD CONDITIONS

4/12/2017 6/13/2017	Building Interior	Excessive and disorderly storage of combustible material have impeded the access to exits, create rodent harborages and pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (h,j,l,n) CFC 315 Title 19 § 3.14	Abate
4/12/2017 6/13/2017	Building Interior	Inoperable/Missing Smoke and CO detectors.	CFC 907.2.11 Title 19 §3.24	Repair
4/12/2017 6/13/2017	Building Interior	Lack of hot running water to plumbing fixtures. Water is turned off by supplier.	H&S 17920.3 (a,5)	Repair
4/12/2017 6/13/2017	Building Interior	Exposed wiring, surface mounted on wall, exposed wire connections and open electrical sockets. Throughout building.	H&S 17920.3 (d)	Repair
4/12/2017 6/13/2017	Building Interior	Deteriorated flooring throughout.	H&S 17920.3 (b2)	Repair
4/12/2017 6/13/2017	Building Interior	Lack of mechanical ventilation.	H&S 17920.3 (f)	Repair
4/12/2017 6/13/2017	Building Interior	Dampness of habitable rooms.	H&S 17920.3 (a,11)	Repair
4/12/2017 6/13/2017	Building Interior	Lack of Adequate heating. Improper woodstove installations.	H&S 17920.3 (a6,f)	Repair
4/12/2017 6/13/2017	Building Interior	Water heater improper installation. Lacks adequate venting, strapping and insulation.	H&S 17920.3 (e)	Repair
4/12/2017 6/13/2017	Sheds (1,2,3,4,5,6)	Exterior. General dilapidation or improper maintenance. Structure is compromised.	H&S 17920.3 (a13)	Repair

1450 BADER MINE ROAD SUBSTANDARD CONDITIONS

4/12/2017 6/13/2017	Sheds (1,2,3,4,5,6)	Interior. Excessive and disorderly storage of combustible material have impeded the access to exits and pose a significant "FIRE HAZARD" to the occupants.	H&S 17920.3 (h,l,n) CFC 315 Title 19 §3.14	Abate
4/12/2017 6/13/2017	Motor home	General dilapidation or improper maintenance. Interior. Excessive and disorderly storage of combustible material have impeded the access to exits, create rodent harborages and pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (a13,h,l,n) CFC 315 Title 19 3.14	Abate
4/12/2017 6/13/2017	RV trailer	General dilapidation or improper maintenance. Interior. Excessive and disorderly storage of combustible material have impeded the access to exits, create rodent harborages and pose a significant "FIRE HAZARD" to the structures, neighboring properties and occupants.	H&S 17920.3 (a13,h,l,n) CFC 315 Title 19 3.14	Abate
4/12/2017 6/13/2017	Abandoned vehicles (1,2,3,4)	Accumulation of junk, rodent harborages, health and safety hazards.	H&S 17920.3 (c,j)	Abate

Abbreviations used

California Health and Safety Code	H&S
California Fire Code	CFC
California Building Code	CBC
California Plumbing Code	CPC
California Electrical Code	CEC
California Mechanical Code	CMC
American Society for Testing and Materials	ASTM

Definitions

Abate, means to eliminate violation and to make code compliant, if applicable.

Repair, means to correct to code compliant condition.

