

CE

Type

Plans

URBUIO-015~~13~~4

Permit Number

1524

Street Number

HAMPTON

Street Name

BEL

Community Code

125-082-015

APN



BEZ

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403-2829  
(707) 565-1900 FAX (707) 565-1103

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**THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS**  
**PLEASE READ CAREFULLY**

Hak Su & Miriam G. Choe  
Alan Choe  
7441 Maximillian Place  
Rohnert Park, CA 94928

APR 28 2010

**NOTICE & ORDER - CONSTRUCTION WITHOUT PERMIT**

You are being noticed as Record Owner of real property described on the latest equalized Sonoma County tax roll located at **1524 Hampton Way, Santa Rosa, Sonoma County Assessor's Parcel Number 125-082-015** and more particularly described in Exhibit A, (hereinafter the "Property"), that the Code Enforcement Division of the Sonoma County Permit and Resource Management Department has determined that permits have not been issued for construction work on the Property.

The specific construction for which permits have not been issued includes the following:

**1. A tarp structure and extension cords.**

Pursuant to Sonoma County Code Section 7-5, it is unlawful to erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure, or cause the same to be done without first obtaining a building permit. Permits are required for the above described construction. In the absence of permits and inspections, the construction is unlawful and in violation of Chapter 7 of the Sonoma County Code and the California Building Codes incorporated therein, and further, cause the building or structure to be deemed and declared a dangerous building and a public nuisance by authority of Appendix Chapter 1, Section 113, Section 115, of the 2007 California Building Code.

Accordingly, it is necessary that the nuisance be abated. You are required to either (a) remove the unlawful construction or (b) legalize the unlawful construction by obtaining all required permits and inspections. If you choose to remove the unlawful construction a demolition permit must be obtained within thirty (30) days from the date of this notice and the work completed within sixty (60) days.

If you choose to obtain permits and inspections to legalize the unlawful construction, you must first obtain all required Department clearances, including but not limited to, zoning, well, septic, sewer and fire safe standards. If all Department clearances necessary to obtain building permits cannot be issued, you will be required to remove the unlawful construction.

Within sixty (60) days from the date of this Notice and Order, you must then submit any necessary drawings and plans, together with payment of fees to the Department for review and approval. Within thirty (30) days of approval of plans, you must pay all required fees and penalties and obtain the building permits. All work necessary under those permits must be completed and inspected within the time frames required by the Department. In order to determine what work may need to be done, you may be required to uncover a representative portion of all concealed construction.

Pursuant to Sonoma County Code Sections 1-7 and 1-7.1 and Section 113 of the California Building Code, violations of Chapter 7 of the Sonoma County Code are subject to mandatory civil penalties, the costs of abatement and investigation fees. Further, a "Notice of Abatement Proceedings" may be recorded against the Property. Failure to comply could also result in a lawsuit to be filed against you in Superior Court of the County of Sonoma.

**This constitutes final notice unless any persons having record title, or legal interest in the premises, files an appeal from this action in writing within twelve (12) days and in the manner prescribed by law. Sonoma County Code Section 1-7.3 sets forth the appeal process which includes the right to an appeals hearing with a hearing officer. If a Hearing Officer finds that a violation exists, you may be responsible for paying the County's administrative costs, including, but not limited to, any administrative overhead, salaries, and expenses incurred for the hearing. You may also request an extension of sixty (60) days to bring your property into compliance in lieu of an appeal hearing. Failure to appeal this action constitutes a waiver of all rights to an administrative hearing and determination of this matter.**

This building or structure may be posted as unsafe to enter or occupy in accordance with Chapter 7 of the Sonoma County Code.

If you have any further questions, or if further clarification is necessary, please contact this Department.

Sincerely,



Denise Gooding  
Code Enforcement Division

encl: Assessor's parcel information: Exhibit A

c: Assessor  
Fire Services  
File: VBU10-0154

Recording requested by:  
LAURIE SHIGEKUNI, ESQ.

When recorded, mail to:  
Law Offices of Laurie Shigekuni  
2555 Ocean Avenue, Suite 202  
San Francisco, C.A. 94132

Mail statements to:  
Hak Su and Miriam Choe  
7441 Maximillian Place  
Rohnert Park, C.A. 94928



2007036815

OFFICIAL RECORDS OF  
SONOMA COUNTY  
JANICE ATKINSON

GENERAL PUBLIC  
04/02/2007 08:08 DEED  
RECORDING FEE: 18.00  
PAID

4 PGS



ASSESSOR'S PARCEL NUMBER: 125-082-014 and 015

**GRANT DEED**

The undersigned GRANTORS declare: Documentary transfer tax is NONE. No monetary consideration given--Change in formal title only--See Note #1, below.

FOR NO MONETARY CONSIDERATION, BUT FOR NONMONETARY CONSIDERATION, HAK SU CHOE and MIRIAM G. CHOE, Grantors, do hereby FOREVER GRANT to HAK SU CHOE and MIRIAM G. CHOE as co-trustees of the CHOE FAMILY TRUST created on 3/2/07, all of the right, title and interest of GRANTORS in and to the following described real property in an unincorporated area in the County of Sonoma, State of California:

THE LEGAL DESCRIPTION OF THIS PROPERTY IS SHOWN ON EXHIBIT A, WHICH IS ATTACHED TO THIS GRANT DEED AND IS INCORPORATED IN IT BY REFERENCE.

Note #1: Conveyance transferring GRANTORS' interest into a revocable 'living trust. This conveyance transfers the Grantors' interest into their revocable living trust, which is not pursuant to a sale and is exempt pursuant to Rev & T C §11930.

Note #2: The GRANTORS are the same persons as the co-trustees. This conveyance is to a revocable trust and, pursuant to Rev & T C §62(d)(2), does NOT constitute a change in ownership and does not subject the property to reassessment.

Dated: 3/2/07



Grantor: HAK SU CHOE



Grantor: MIRIAM G. CHOE

The notarial acknowledgment for the signature appears on a separate sheet, which is attached to this Grant Deed and incorporated into it by reference.



**GRANT DEED TRANSFER TO REVOCABLE TRUST, EXHIBIT A**

This Addendum is part of the Grant Deed in which the following are the Grantors and the Grantees, and which the Grantors and Grantees signed on this date: 3/2/07.

GRANTORS: HAK SU CHOE      MIRIAM G. CHOE

GRANTEES: HAK SU CHOE      MIRIAM G. CHOE  
as co-trustees of the CHOE FAMILY TRUST created on 3/2/07.

**LEGAL DESCRIPTION OF REAL PROPERTY:**

**PARCEL ONE:**

BEING A PORTION OF THAT CERTAIN PARCEL CONVEYED TO EWELL H. BAKER, JR., ET UX, BY DEED RECORDED IN BOOK 2136 OFFICIAL RECORDS, PAGE 41, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY CONVEYED TO ANSOK BUILDERS, INC. BY DEED RECORDED FEBRUARY 14, 1968, UNDER RECORDER'S SERIES NO. K-67779, SONOMA COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF ANSOK PARCEL NORTH 84° 11' EAST 195.03 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF AFOREMENTIONED BAKER PARCEL; THENCE ALONG SAID EAST LINE SOUTH 5° 49' EAST 205.00 FEET TO A POINT; THENCE LEAVING SAID LINE SOUTH 84° 11' WEST 195.03 FEET TO A POINT ON THE WEST LINE OF SAID BAKER PARCEL WHICH BEARS SOUTH 5° 49' WEST 205.00 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 5° 49' EAST 205.00 FEET TO THE POINT OF BEGINNING.

**PARCEL TWO:**

BEING A PORTION OF LOT 3, AS SHOWN UPON THE MAP ENTITLED "PLAT OF SURVEY OF DAVIDSON TRACT", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY ON DECEMBER 14, 1885 IN BOOK 6 OF MAPS, PAGE 11, SONOMA COUNTY RECORDS, SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON PIPE MARKING THE NORTHEASTERN CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HENRY H. LAWS BY DEED DATED APRIL 30, 1956 AND RECORDED MAY 9, 1956, UNDER RECORDER'S SERIES NO. E-81511, SONOMA COUNTY RECORDS; THENCE FROM THE POINT OF BEGINNING NORTH 79° 31' 10" EAST, AND ALONG THE SOUTHERN LINE OF THE NORTHWESTERN PACIFIC RAILROAD RIGHT OF WAY, 195.68 FEET TO A 1/2" IRON PIPE MARKING THE

NORTHWESTERN CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF SONOMA BY DEED RECORDED NOVEMBER 24, 1961 UNDER RECORDER'S SERIES NO. G-72249, SONOMA COUNTY RECORDS; THENCE SOUTH 5° 49' EAST AND ALONG THE WESTERN LINE OF SAID COUNTY OF SONOMA PARCEL, 634.94 FEET TO A ½" IRON PIPE; THENCE SOUTH 84° 11' WEST, 195.03 FEET TO A ½" IRON PIPE IN THE EASTERN LINE OF SAID LAWS PARCEL; THENCE NORTH 5° 49' WEST, AND ALONG THE EASTERN LINE OF SAID LAWS PARCEL, 619.03 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 3, AS SHOWN UPON THE MAP ENTITLED "PLAT OF SURVEY OF DAVIDSON TRACT," FILED IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY ON DECEMBER 14, 1885 IN BOOK 6 OF MAPS, PAGE 11, SONOMA COUNTY RECORDS; SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ½" IRON PIPE MARKING THE NORTHEASTERN CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HENRY H. LAWS BY DEED DATED APRIL 30, 1956 AND RECORDED MAY 9, 1956 UNDER RECORDER'S SERIES NO. E-81511, SONOMA COUNTY RECORDS; THENCE FROM THE POINT OF BEGINNING NORTH 79° 31' 10" EAST, AND ALONG THE SOUTHERN LINE OF THE NORTHWESTERN PACIFIC RAILROAD RIGHT OF WAY, 195.68 FEET TO A ½" IRON PIPE MARKING THE NORTHWESTERN CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF SONOMA, BY DEED RECORDED NOVEMBER 24, 1961 UNDER RECORDER'S SERIES NO. G-72249, SONOMA COUNTY RECORDS; THENCE SOUTH 5° 49' EAST AND ALONG THE WESTERN LINE OF SAID COUNTY OF SONOMA PARCEL, 327.00 FEET; THENCE SOUTH 34° 11' WEST, 195.03 FEET TO A POINT IN THE EASTERN LINE OF SAID LAWS PARCEL; THENCE NORTH 5° 49' WEST AND ALONG THE EASTERN LINE OF SAID LAWS PARCEL, 310.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPTING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO EWELL H. BAKER, JR., ET UX, BY DEED RECORDED JUNE 17, 1965 UNDER RECORDER'S SERIES NO. J-48701, SONOMA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT CERTAIN PROPERTY CONVEYED TO ANSOK BUILDERS, INC., BY DEED RECORDED FEBRUARY 14, 1968 UNDER RECORDER'S SERIES NO. K-67779, SONOMA COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF ANSOK PARCEL NORTH 84° 11' EAST, 195.03 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE EAST LINE OF AFOREMENTIONED BAKER PARCEL; THENCE ALONG SAID EAST LINE SOUTH 5° 49' EAST, 205.00 FEET TO A POINT; THENCE LEAVING SAID LINE SOUTH 84° 11' WEST, 195.03 FEET TO A POINT ON THE WEST LINE OF THE SAID BAKER PARCEL WHICH

