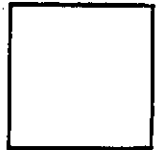




Type



Plans

VBUI-0007

Permit Number

3616

Street Number

CHURCH

Street Name

074

Community Code

074-312-060

APN



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

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

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

Joseph F. & Evelyn M. Negri  
PO Box 45  
Occidental, CA 95465-0045

**NOTICE & ORDER - DANGEROUS BUILDING**

You are being notified as Record Owner of real property described on the latest equalized Sonoma County tax roll located at **3616 Church Street, Occidental, Sonoma County**

Assessor's Parcel Number **074-312-060**, 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 conditions or defects exist on the Property to the extent that the life, health, property or safety of the public or its occupants are endangered. These conditions render the structure or building a dangerous building pursuant to Chapter 7 of the Sonoma County Code. As a result, the building has been posted as unsafe and is not to be entered or occupied.

The following specific conditions or defects render the building or structure a dangerous building:

1. A building (*Occidental Yacht Club*) has partially collapsed.
2. The building is vacant and not secured against entry.
3. A separation is occurring between two parts of the building.
4. The roof has been displaced from the wall(s).
5. Building off foundation.

The following general conditions or defects render the building or structure a dangerous building:

Sonoma County Code Chapter 7-13(a)12 - Dangerous Building

1. A portion, member or appurtenance of the structure is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
2. The building or structure, or a portion thereof, is manifestly unsafe for the purpose for which it is being used.
3. The building or structure has been so damaged by lack of maintenance and collapse as to become an attractive nuisance to children, a harbor for vagrants, criminals or immoral persons, or as to enable persons to resort thereto for the purpose of committing unlawful or immoral acts.
4. The building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

The building is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or its occupants, and shall be vacated, secured and maintained against entry. After the building has been vacated, it shall be made to comply with one of the following:

1. The building shall be repaired in accordance with the current building code or other current code applicable to the type of substandard conditions requiring repair; or
2. The building shall be demolished at the option of the building owner; or

If you choose to rehabilitate, repair, demolish or secure the building, you must first obtain all required Department clearances, including but not limited to, zoning, well, septic, and/or sewer. 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 all fees to the Department for review and approval. Upon approval of any necessary drawings and plans, you must then pay all required fees and obtain the building permits. All work necessary under those permits must be completed and inspected by this Department within the time frames required. If you cannot obtain all required Department clearances necessary to obtain building permits, you may be required to demolish the building. If you choose to demolish the building, a demolition permit is required.

Failure to vacate this dangerous building and failure to either repair, demolish or secure and maintain this building against entry so that it does not constitute an immediate danger to the life, limb, property or safety of the public is a violation of Chapter 7 of the Sonoma County Code and the California Building Codes incorporated therein. Pursuant to Sonoma County Code Sections 1-7 and 1-7.1, violations of Chapter 7 of the Sonoma County Code are subject to mandatory civil penalties and the costs of abatement. Further, a "Notice of Abatement Proceedings" may be recorded against the title of the Property. Failure to comply could also result in a lawsuit being 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 questions, please contact this Department.

Sincerely,

Jim Maertz  
Code Enforcement Division

**Electronic copy**

encl: Assessor's parcel records: Exhibit A

c: Assessor  
Fire Services  
File VBU11-0007



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

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

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Joseph F. & Evelyn M. Negri  
PO Box 45  
Occidental, CA 95465-0045

**NOTICE & ORDER - FAILURE TO MAINTAIN PREMISES**

You are being notified as Record Owner of real property described on the latest equalized Sonoma County tax roll located at **3616 Church Street, Occidental**, Sonoma County Assessor's Parcel Number

**074-312-060**, 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 conditions exist on the Property to the extent that the life, limb, health, property, safety or welfare of the public or the occupants thereof are endangered. These conditions render the **building** to be substandard pursuant to Chapter 7 of the Sonoma County Code (hereinafter "SCC") and Section 17920.3 of the Health and Safety Code and select sections of the Uniform Housing Code. As a result, the building and/or premises has been posted as unsafe and is not to be entered or occupied.

**NOTICE:**

The specific conditions that cause the building to be deemed substandard are:

1. Vacant, unsecured building that is not secured against entry.

Section 2929.3 of the California Civil Code requires a legal owner to maintain vacant residential property purchased at a foreclosure sale, or acquired by that owner through foreclosure under a mortgage or deed of trust. Failure to do so, subjects the legal owner to substantial civil penalties up to \$1,000 per day.

**ORDER:**

Within thirty (30) days, you shall secure and maintain the structure against entry. **Furthermore, the structure is in such condition that boarding the structure or securing the property per PRMD Policy 7-0-11 (attached) will be required.** Within fifteen (15) days of securing the property any accumulation of materials or conditions that are hazardous or unsanitary, shall be abated and the property maintained. Failure to secure this substandard premises and/or failure to remove the accumulation of

materials or conditions that are hazardous or unsanitary is a violation of Chapter 7 of the Sonoma County Code, California Health and Safety Code and the California Civil Code.

Pursuant to Sonoma County Code Sections 1-7 and 1-7.1, violations of Chapter 7 of the Sonoma County Code are subject to mandatory civil penalties and the assessment of the costs of abatement. In lieu of the penalties outlined under Section 1-7.1 of the Sonoma County Code, penalties up to \$1,000 per day may be assessed per Section 2929.3 of the California Civil Code. If you remove the violation within thirty (30) days of the date of this Notice of and Order, you may avoid these penalties and costs.

Failure to comply within this thirty (30) day time period will result in the assessment of penalties and costs.

Further, a Notice of Abatement Proceedings may be recorded against the Property. Failure to comply could also result in a lawsuit being 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 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 questions, please contact this Department.

Sincerely,

Jim Maertz  
Code Enforcement Division

Electronic copy

encl: Assessor's parcel information: Exhibit A

c: Assessor  
Fire Services  
File VBU11-0008



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

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Joseph F. & Evelyn M. Negri  
PO Box 45  
Occidental, CA 95465-0045

JAN 05 2011

**NOTICE & ORDER - FAILURE TO MAINTAIN PREMISES**

You are being notified as Record Owner of real property described on the latest equalized Sonoma County tax roll located at **3616 Church Street, Occidental**, Sonoma County Assessor's Parcel Number **074-312-060**, 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 conditions exist on the Property to the extent that the life, limb, health, property, safety or welfare of the public or the occupants thereof are endangered. These conditions render the **building** to be substandard pursuant to Chapter 7 of the Sonoma County Code (hereinafter "SCC") and Section 17920.3 of the Health and Safety Code and select sections of the Uniform Housing Code. **As a result, the building and/or premises has been posted as unsafe and is not to be entered or occupied.**

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Notice and Order  
3616 Church Street  
Page 2

Pursuant to Sonoma County Code Sections 1-7 and 1-7.1, violations of Chapter 7 of the Sonoma County Code are subject to mandatory civil penalties and the assessment of the costs of abatement. In lieu of the penalties outlined under Section 1-7.1 of the Sonoma County Code, penalties up to \$1,000 per day may be assessed per Section 2929.3 of the California Civil Code. If you remove the violation within thirty (30) days of the date of this Notice of and Order, you may avoid these penalties and costs.

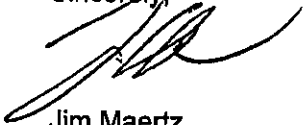
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If you have any questions, please contact this Department.

Sincerely,



Jim Maertz  
Code Enforcement Division

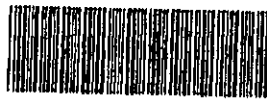
encl: Assessor's parcel information: Exhibit A

c: Assessor  
Fire Services  
File VBU11-0008



**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
WILLIAM C. HUNTER**

Lawyer  
465 Healdsburg Avenue  
P. O. Drawer 1910  
Healdsburg, CA 95448



**2003070193**

OFFICIAL RECORDS OF  
SONOMA COUNTY  
EVEE T. LEWIS

GENERAL PUBLIC  
04/08/2003 09:16 DEED  
RECORDING FEE: 10.00

**2**



**MAIL TAX STATEMENTS TO:**

Mr. and Mrs. Joseph F. Negri  
P. O. Box 45  
Occidental, CA 95465

The undersigned declares the documentary transfer tax is \$-0- and is computed on the full value of property conveyed, or is computed on the full value less liens or encumbrances remaining thereon at the time of sale.

*[Signature]*

Signature of Declarant or Agent Determining Tax  
**EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO R&T §11911**

**GRANT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JOE NEGRI and EVELYN NEGRI, his wife,

HEREBY GRANT to: JOSEPH F. NEGRI and EVELYN M. NEGRI, as Trustees of the JOSEPH F. NEGRI AND EVELYN M. NEGRI 2003 TRUST,

All that real property situated in the unincorporated area of the County of Sonoma, State of California, more particularly described as follows:

PARCEL ONE: Beginning at the Northwest corner of Church and First Street, running thence North along the Westerly line of Church Street, a distance of 47 1/2 feet; thence at right angles, West, a distance of 50 feet, more or less, to an alley; thence South along the East line of said alley a distance of 47 1/2 feet to the North line of First Street; thence Easterly along the North line of First Street, a distance of 50 feet, more or less, to the point of beginning.

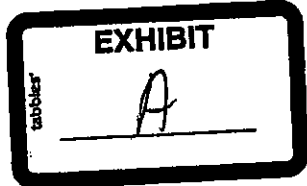
Being Lot 87 and the South 22 1/2 feet, front and rear measurements, of Lot 86, as numbered and designated on Map entitled, "Plan of Town of Occidental, Sonoma County, California" filed in the office of the County Recorder of the County of Sonoma, on May 18, 1887, in Book 5 of Maps, page 18.

A.P.N. 074-312-060 (formerly 74-312-26-5)

DATED: March 18, 2003

*Joe Negri*  
\_\_\_\_\_  
JOE NEGRI

*Evelyn Negri*  
\_\_\_\_\_  
EVELYN NEGRI



STATE OF CALIFORNIA        )  
                                      : ss.  
COUNTY OF SONOMA        )

On March 18, 2003, before me, a Notary Public, personally appeared JOE NEGRI AND EVELYN NEGRI, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Kathleen D. Hunter*  
\_\_\_\_\_  
Notary Public

