



Type



Plans

VBUI2-0039

Permit Number

22062

Street Number

TIMBER COVE

Street Name

TM

Community Code

109-400-028

APN



TM

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-3767

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS
PLEASE READ CAREFULLY

Minnis Patterson Trust
Jennifer Vanrensburg Trust
1952 Rancho Verde Circle W
Danville, CA 94526-6224

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 **22062 Timber Cove Road, Timber Cove**, Sonoma County Assessor's Parcel Number **109-400-025** 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. Shed greater than 120 sq ft with deck, windows & other appurtenances

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.

Notice of Violation
22062 Timber Cove Road
Page 2

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 Ward
Code Enforcement Section

Electronic copy

encl: Assessor's parcel information: Exhibit A

cc: Assessor
Fire Services
File: VBU12-0039



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PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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Sincerely,



Denise Ward
Code Enforcement Section

encl: Assessor's parcel information: Exhibit A

cc: Assessor
Fire Services
File: VBU12-0039

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Minnis Patterson
1952 Rancho Verde Circle
Danville, CA 94526



2006048127

OFFICIAL RECORDS OF
SONOMA COUNTY
EVEE T. LEWIS

GENERAL PUBLIC
04/21/2006 08:04 DEED
RECORDING FEE: 13.00
PAID

3

PGS



Space Above This Line for Recorder's Use Only

A.P.N.: 109-400-025

GRANT DEED

The Undersigned Grantor(s) declare(s): DOCUMENTARY TRANSFER TAX \$0.00; CITY TRANSFER TAX \$0.00;
SURVEY MONUMENT FEE \$0.00

This conveyance transfers Grantor's interest into or out of his/her revocable trust and is EXEMPT from the
imposition of the Documentary Transfer Tax pursuant to § 11911 of the Revenue and Taxation Code.

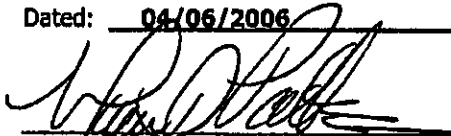
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Minnis D. Patterson, Trustee of the Minnis David Patterson Trust, dated December 2, 1994

hereby GRANT(s) to **Minnis Patterson and Jennifer Van Rensburg, Trustees of the Minnis Patterson
and Jennifer Van Rensburg Trust dated October 26, 2005**

the following described property in the City of Jenner, County of Sonoma, State of California:

Attached hereto as Exhibit A.

Dated: 04/06/2006



Minnis D. Patterson, trustee

Mail Tax Statements To: **SAME AS ABOVE**

EXHIBIT

A

A.P.N.: 109-400-025

File No.: (DR)

STATE OF California)SS
COUNTY OF Alameda)

On April 12 2006, before me, Diane M. Elsbach
Notary Public, personally appeared

Minnie D. Patterson, 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.

Signature

Diane M. Elsbach

My Commission Expires: March 15 2007

This area for official notarial seal

Notary Name: Diane M. Elsbach

Notary Phone: 925-227-8907

Notary Registration Number: 1405635

County of Principal Place of Business: Alameda

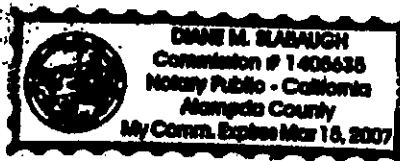


EXHIBIT A LEGAL DESCRIPTION

LOT 27, BLOCK 1, AS SHOWN UPON THAT CERTAIN MAP ENTITLED TIMBER COVE PROPERTIES INC., UNIT 2, FILED IN THE OFFICE OF THE COUNTY RECORDER ON MARCH 5, 1965, IN BOOK 103 OF MAPS, AT PAGE(S) 11 THROUGH 25, SONOMA COUNTY RECORDS.

EXCEPTING THEREFROM ONE HALF OF ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED BY PALLE H. ANDERSON, ET AL, BY DEED RECORDED OCTOBER 26, 1960 IN BOOK 1790 OF OFFICIAL RECORDS, PAGE 883, SERIES NO. Q-28438, SONOMA COUNTY RECORDS.

RIGHT OF SURFACE ENTRY BEING RELINQUISHED BY DOCUMENTS RECORDED DECEMBER 21, 1964 AND JANUARY 7, 1965 IN BOOK 2097 OF OFFICIAL RECORDS, PAGE 254 AND IN BOOK 2100 OF OFFICIAL RECORDS, PAGE 35, SONOMA COUNTY RECORDS.