

29

1320 Dutton

VPL01-0284

**Violation Complaint Form**

5/11/01 Date Received      LW Staff      Complainant      Phone #

1. Property Address 1320 DUTTON  
 City SRO      95407      Assessor's Parcel # 125-301-0411  
 Zoning R1      Parcel Size \_\_\_\_\_  
 Property Owner's Name Brad Julie Saepel      Phone # \_\_\_\_\_  
 Owner's Mailing Address same

2. Nature of the Complaint (Check Box(es) and describe)

Zoning Code Violation(s)  
CHICKENS      UPLD1-0284

Health Code Violation(s)

Building Code Violation(s)

Construction without Permit(s)

Conversion / Change of Occupancy from \_\_\_\_\_ to \_\_\_\_\_

Hazardous / Substandard (Specify) \_\_\_\_\_

Grading / Fill without Permit(s)

**CODE ENFORCEMENT STAFF USE ONLY BELOW THIS LINE**

3. Report of Investigation

Date 5/22/01      S/      U - CHICKENS ON PROPERTY  
SECTIONS 26-20-010, 020, 030  
5/22/01 P/O CALLED I WAS ASKING ABOUT THE APPEAL  
PROCESS, TOLD HER TO COME IN ON THURSDAY I  
WOULD GIVE HER COPIES OF ZONING REGULATIONS.  
LW

Letter Zone  Track       Letter \_\_\_\_\_  Track       Letter \_\_\_\_\_  Track       Letter \_\_\_\_\_  Track

Hold for Deed       Other \_\_\_\_\_

Priority \_\_\_\_\_       Date Violation Closed \_\_\_\_\_      Permit # \_\_\_\_\_       Close Tracking

# Violation Complaint Form

CDE-001

3/29/02 LC  
Date Received Staff Complainant Phone #  
PAUL HUGHES

1. Property Address 1320 DUTTON AVE  
City SANTA ROSA Assessor's Parcel # 125 - 301 - 044  
Zoning R1 Parcel Size .31  
Property Owner's Name BRAD & JULIE SAYRE Phone # 571-8668  
Owner's Mailing Address

## 2. Nature of the Complaint (Check Box(es) and describe)

Zoning Code Violation(s) Violation No. VPL01-0284  
ROOSTERS, TURKEY, CHICKENS 1st Lt

Health Code Violation(s) Violation No.

Building Code Violation(s) Violation No. VB02-0220

Construction without Permit(s) ILLEGAL CONSTRUCTED GARAGE, LEAN-TO

Hazardous / Substandard (Specify)

Grading / Fill without Permit(s) Violation No.

CODE ENFORCEMENT STAFF USE ONLY BELOW THIS LINE

## 3. Report of Investigation

Date 2nd complaint on VPL

7/6/02 Site investigation - observed garage - shed roof @ North side. Access allowed per const. crew on adjacent parcel. Underframing & hardware noted than is shown on adjacent garage which has a lean lap siding. No evidence of chickens seen on site - Took photos

5-21-03 Reopened file - OK SO RECORDED. [Signature]

Letter  Track  Letter  Track  Letter  Track

Hold for Deed  Other

Priority  Date Violation Closed 11-26-03 Permit # [Signature]  Close Tracking

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue \* Santa Rosa, CA \* 95403-2629 \* (707) 565-1900 \* Fax (707) 565-1103



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

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

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

## NOTICE OF VIOLATION

May 24, 2001

Brad & Julie Sayre  
1320 Dutton Avenue  
Santa Rosa, CA 95407

**Site:** 1320 Dutton Avenue, Santa Rosa  
**APN:** 125-301-044

Information received by the Code Enforcement Division and an investigation conducted on May 21, 2001 revealed that your property at the above location is being used for four chickens.

Your property is currently zoned R1 (Low Density Residential), which does not permit the above described use.

In the absence of any permits or other evidence to show that the existing use was lawfully established on your property, it is in violation of Sonoma County Code Sections 26-20-010, 26-20-020, 26-20-030, and 26-92-200.

In order to bring your property into compliance, you are required to cease/remove the unlawful use.

The unlawful use of your property subjects you to criminal and civil penalties and the assessment of the cost of abatement pursuant to Sonoma County Code Section 1-7 and 1-7.1. If you cease the unlawful use of your property within thirty (30) days from the date of this letter, you may avoid substantial penalties.

If you fail to cease the unlawful use of your property within thirty (30) days, substantial penalties may be imposed. In addition, you will be responsible for the costs of abatement. Finally, failure to cease the unlawful use of your property may result in legal action being commenced. We encourage you to immediately contact our office to make arrangements to cease the unlawful use of your property so that you may be able to avoid penalties and increased costs.

You have the right to appeal this determination of violation to a Hearing Officer. Any such appeal must be made in writing and submitted to the Permit and Resource Management Department within twelve (12) calendar days from the date of this letter.

If you have any questions or would like to discuss this further, please contact our office.

Sincerely,

Lynda M. Worsley  
Code Enforcement Division

cc: File No: VPL 01-0284



*C. Smith*  
*see me*  
*Dee*

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

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

July 26, 2002

The Permit History provided below may not include all records for this property. Due to parcel mergers, splits, retirements, etc., further investigation may be required to obtain a more complete history.

Assessor's Parcel 125-301-044

Current Owner: SAYRE BRAD & JULIE

Permit History:

Number: VBU02-0220 Date: 03/25/2002 Status: INVESTIG Type: )-BLDG  
Desc: GARAGE / LEAN TO  
Number: VPL01-0284 Date: 05/11/2001 Status: 1ST LTR Type: VIO-PLAN  
Desc: CHICKENS

*Take to work*  
*re: determination*  
*P/O called me today.*  
*I advised him to also*  
*use his own civil*  
*means to completely resolve*  
*Dee*

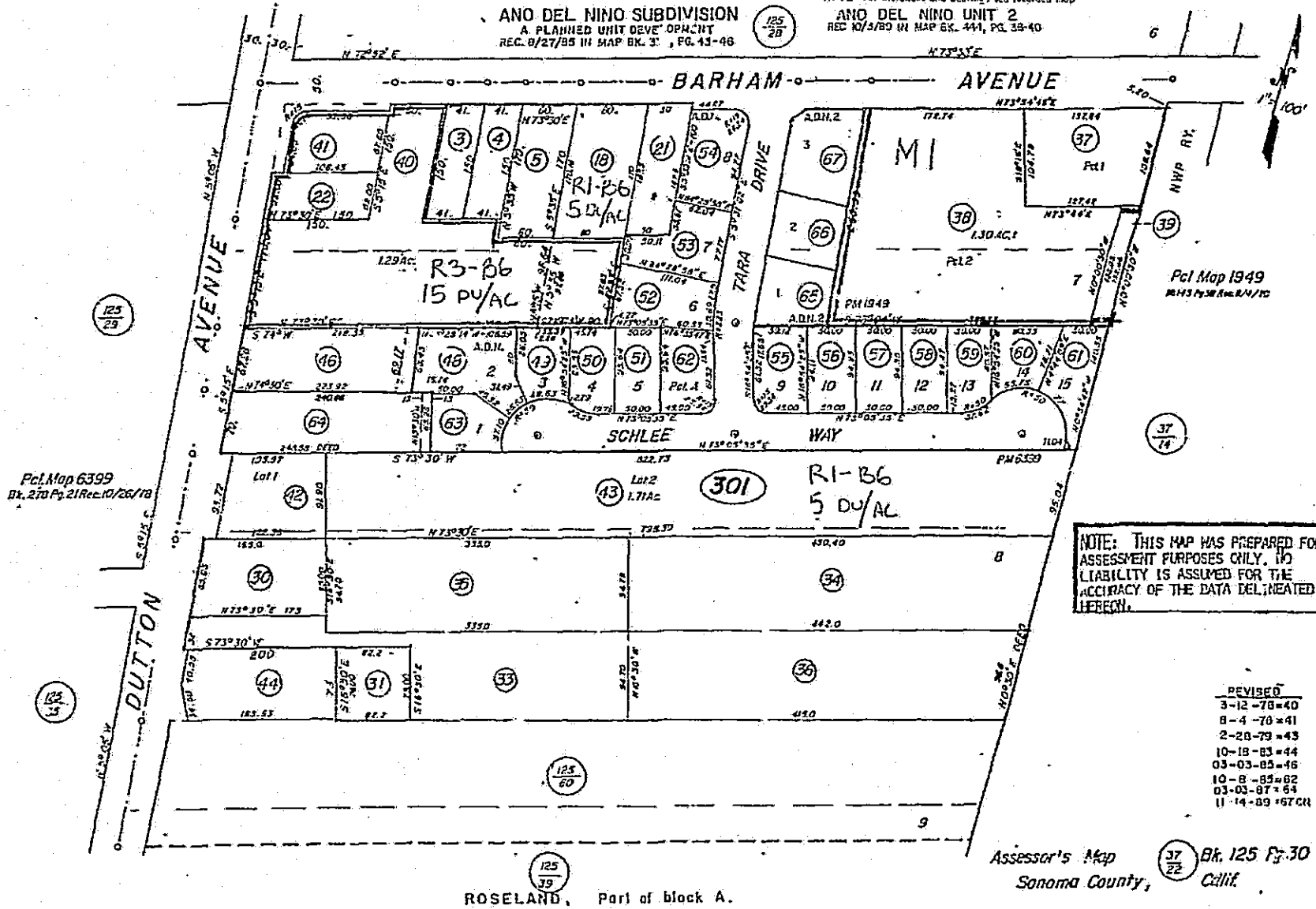
COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA  
150-001

125-30

ANO DEL NINO SUBDIVISION  
A PLANNED UNIT DEVELOPMENT  
REC. 9/27/85 IN MAP BK. 3, PG. 43-48

NOTE: For distances and bearings see recorded map  
ANO DEL NINO UNIT 2  
REC. 10/5/80 IN MAP BK. 441, PG. 33-40



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

- REVISED
- 3-12-78=40
  - 8-4-79=41
  - 2-28-79=43
  - 10-18-83=44
  - 03-03-85=46
  - 10-8-85=82
  - 03-03-87=64
  - 11-14-89=67CN

Assessor's Map  
Sonoma County, Calif.

ROSELAND, Part of block A.

Pcl. Map 6399  
Bk. 270 Pg. 21 Rec. 10/26/78

Pcl. Map 1949  
Bk. 153 Pg. 28 Rec. 8/1/70

125  
29

125  
35

125  
60

125  
39

37  
14

37  
22

125  
28

**DECLARATION OF SERVICE  
OF NOTICE AND ORDER**

I, Mark Franceschi, Enforcement inspector declare:

1. At all times relevant, declarant was and now is a Code Enforcement Inspector employed by the County of Sonoma.
2. On DEC 12 2002, pursuant to the Uniform Housing Code and/or the Uniform Code for the Abatement of Dangerous Buildings, this declarant mailed a copy of the attached Notice and Order by certified mail, postage prepaid, return receipt requested, addressed to:

(name)

(address)

Brad & Julie Sayre  
1320 Dutton Ave.  
Santa Rosa, CA 95407

(city, state, zip)

Date Signed:

DEC 12 2002

Mark Franceschi Code Enforcement Inspector

- 
1. On 12/16/02, pursuant to the Uniform Housing Code and/or the Uniform Code for the Abatement of Dangerous Buildings, this declarant posted the same Notice and Order on the property located at:

(address)

1320 Dutton Ave.  
Santa Rosa, CA 95407

(city, state, zip)

2. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed: 12/16/02

Mark Franceschi Code Enforcement Inspector

*BRAD and JULIE SAYRE*

1320 Dutton Avenue  
Santa Rosa, CA 95407  
707-571-8668

December 24, 2002

Mr. Mark Franceschi  
Code Enforcement Division  
County of Sonoma  
Permit and Resource Management Department  
2550 Ventura Avenue  
Santa Rosa, CA 95403-2829

File: VBU002-0220

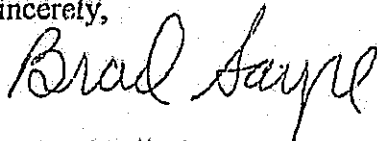
Parcel Number: 125-301-0444

We have received your notice of construction without permit. We are aware that our structure will need to be brought up to code and it requires the proper permit to do so. We understand there was no permit acquired to build the structure by the previous owners. At the time of the construction the current owners were able to use what was then a private drive as access to the structure, so there was no problem with setbacks.

In 1999 we purchased the home "As-is" and were unaware that the structure was built without going through the permitting process. In the past year there has been considerable construction on the neighboring land and a new road has been laid, (Torzelli Lane) where there was once a private drive. We are asking for your advice on how to proceed and willing to cooperate in this matter. We will contact you in the near future to discuss questions/options we may have.

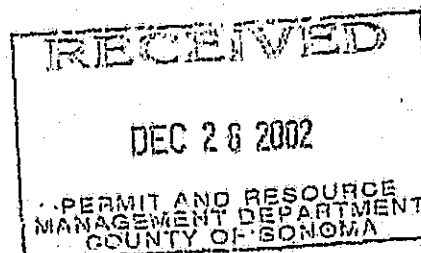
At this time we request an extension of 60 days (as described in the letter) to bring the property into compliance.

Sincerely,



Brad and Julie Sayre  
Property Owners  
1320 Dutton Ave.  
Santa Rosa, California

JS/letter to Sonoma County



RETURN TO

Sonoma County Permit and Resource Management Department, Code Enforcement Division, 2550 Ventura Avenue, Santa Rosa, CA 95403



2003246079

OFFICIAL RECORDS OF SONOMA COUNTY EEEVE T. LEWIS

GENERAL PUBLIC 11/26/2003 10:22 GOVT REL 2 RECORDING FEE: 11.00



NOTICE OF TERMINATION OF ABATEMENT PROCEEDINGS

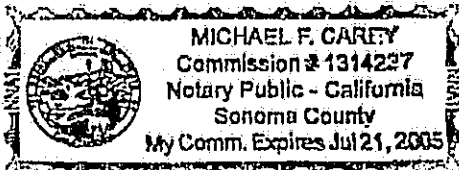
NOTICE IS HEREBY GIVEN that the proceedings described in the Notice of Abatement Proceedings recorded on May 28, 2003, in the Office of the County Recorder of Sonoma County, California, as Instrument No. 2003107395, have been terminated. That Notice of Abatement Proceedings is hereby withdrawn.

The proceedings described in the Notice of Abatement Proceedings were initiated by the County of Sonoma to abate certain described substandard and/or dangerous conditions on the real property located at 1320 Dutton Avenue, Santa Rosa, California, Assessors's Parcel No. 125-301-044, owned by Brad and Julie Sayre, and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference. The substandard and/or dangerous conditions at issue in that action have been abated.

BY: Nancy Lingafeldt for Ben Neuman, Code Enforcement Manager Permit and Resource Management Department

DATED: November 19 2003 at Santa Rosa, California COUNTY OF SONOMA

STATE OF CALIFORNIA, COUNTY OF SONOMA On this 19th day of NOVEMBER, in the year 2003, before me, MICHAEL E. CAREY, a Notary Public in and for said County of Sonoma, personally appeared NANCY LINGAFELDT, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



Michael F. Carey Notary's Signature

Recorded at the request of:  
NORTHWESTERN TITLE SECURITY COMPANY

Return and Mail Tax Statements to:  
BRAD & JULIE SAYRE  
1320 DUTTON AVENUE  
SANTA ROSA, CA 95407

Escrow No. 130362-MM/md  
APN: 125-301-044



1999 0056673

OFFICIAL RECORDS OF  
SONOMA COUNTY  
BERNICE A. PETERSON

AT REQUEST OF:

05/03/1999 NORTHWESTERN TITLE  
FEE: \$ 26.00 08:00:00  
TT: \$ 247.50 PGS PAID 4

### GRANT DEED

The undersigned Grantor(s) declare(s):  
Documentary transfer tax is \$ 247.50. City transfer tax is \$ 0.00.  
(  ) Computed on full value of property conveyed, or  
(  ) Computed on full value less value of liens and encumbrances remaining at time of sale.  
(  ) Unincorporated area: (  ) City of \_\_\_\_\_

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
WILLIAM E. HOLMAN AND SHIRLEY F. HOLMAN, HUSBAND AND WIFE

hereby GRANT(S) to  
BRAD SAYRE AND JULIE SAYRE, HUSBAND AND WIFE, AS JOINT TENANTS

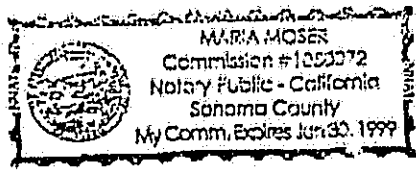
the following described real property in the UNINCORPORATED AREA  
County of SONOMA, State of California:  
REFER TO EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Date APRIL 27 1999  
[Signature]  
WILLIAM E. HOLMAN

[Signature]  
SHIRLEY F. HOLMAN

STATE OF CALIFORNIA }  
COUNTY OF Sonoma } ss.

On 4/27/99 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shirley F. Holman



~~STATE OF CALIFORNIA~~ (or proved to be on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledge 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:

Notary's Signature Maria Moses

(SPACE FOR NOTARY SEAL)

NORTHWESTERN TITLE COMPANY

EXHIBIT  
A

Date

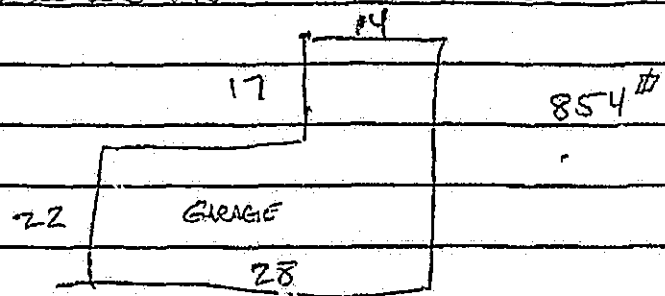
## SUPPLEMENTAL ACTIVITY LOG

7/18 Assessors office - garage assessed 1952. Field notes show:

$$28 \times 22 = 616$$

$$17 \times 14 = 238$$

$$\underline{854 \#}$$



~~to other~~

12/16/02 Met tenant on site while posting N+O. Would not allow access to garage/yard. Posted notice + left card. Tenant says she has lived there for 3 years.

12/16/02 s/w p/o. Discussed visit how to proceed. P/o says structures built by previous owner approx 11 years ago. Bld him 2 issues are zoning (setbacks) + unpermitted construction. P/o wants to legalize. He will bring in dimensioned site plan to talk to zoning as a first step. Reviewed alternative of obtaining demo permit within 30 days.

1/24/03 rec'd extension request

1/26/03 met P/o @ PRM - see comments

1/26/03 Received check from P/O to release loan.  
Processed check. m/z

12/10/03 Close file m/z Permits finalized



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

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

---

**NOTICE OF ABATEMENT**

May 23, 2003

Sayre Brad & Julie  
1320 Dutton Avenue  
Santa Rosa CA 95407-6913

**Re: Notice of Abatement Proceedings**  
**At: 1320 Dutton Ave., Santa Rosa**  
**APN: 125-301-044**

As a result of your failure to abate violations of Sonoma County Code, Chapter 7, and the uniform codes incorporated therein, that exist on your property at the above location, a "Notice of Abatement Proceedings" has been recorded. Continued failure to correct these violations may also result in a lawsuit being filed in Superior Court. Please contact this office if you have any questions.

Sincerely,

*Mark Franceschi*

Mark Franceschi  
Code Enforcement Division

c: File No: VBU 02-0220

RETURN TO

Sonoma County Permit and Resource Management Department, Code Enforcement Division, 2550 Ventura Avenue, Santa Rosa, CA 95403



2003107395

OFFICIAL RECORDS OF SONOMA COUNTY  
EVEE T. LEWIS

GRANTEE  
05/28/2003 11:01 NOTAB  
RECORDING FEE: 0.00

8



RECORDED AT BENEFIT TO THE COUNTY OF SONOMA

NOTICE OF ABATEMENT PROCEEDINGS

NOTICE IS HEREBY GIVEN that, pursuant to Chapter 7 of the Sonoma County Code and the uniform codes incorporated therein, the County of Sonoma has commenced a proceeding to abate substandard and/or dangerous conditions located at

1320 Dutton Ave., Santa Rosa

California, APN 125-301-044, owned by Sayre Brad & Julie, and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference.

The substandard and/or dangerous conditions on the property are as described in the Notice and Order dated 12/12/2002, attached hereto as Exhibit B and incorporated herein by this reference. The owner of record of the property has been notified of the described conditions by service of the Notice and Order in accordance with law.

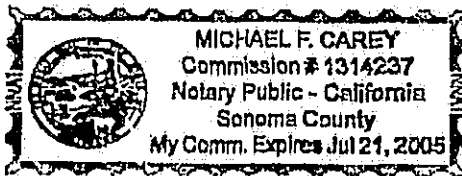
BY: Nancy Lingafeldt for Ben Neuman, Code Enforcement Manager Permit and Resource Management Department

DATED: May 23, 2003 at Santa Rosa, California  
COUNTY OF SONOMA

State of )  
California )  
) SS.  
County of )  
Sonoma )

On this the 23rd day of MAY, 2003, before me, MICHAEL F. CAREY, Notary Public, personally appeared NANCY LINGAFELDT, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Michael F. Carey  
Signature of Notary Public



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**  
2550 Ventura Avenue, Santa Rosa, CA 95403-2829  
(707) 565-1900 FAX (707) 565-1103

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

Brad & Julie Sayre  
1320 Dutton Ave.  
Santa Rosa, CA 95407

DEC 12 2002

**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 1320 Dutton Ave., Santa Rosa, Sonoma County Assessor's Parcel Number 125-301-044, 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 roof structure attached to existing garage.
2. Addition to existing garage.

The construction of these additions does not meet the required building setbacks for this parcel. Your property is currently zoned R1-B6 5DU/AC, which does not permit the above described use. In the absence of any permits or other evidence to show that the existing use was lawfully established on your property, it is in violation of Sonoma County Code Sections 26-20-030. and 26-92-200.

In order to bring your property into compliance, you are required to cease/remove the unlawful use.

The unlawful use of your property subjects you to criminal and civil penalties and the assessment of the cost of abatement pursuant to Sonoma County Code Section 1-7 and 1-7.1. If you cease the unlawful use of your property within thirty (30) days from the date of this letter, you may avoid substantial penalties.

If you fail to cease the unlawful use of your property within thirty (30) days, substantial penalties may be imposed. In addition, you will be responsible for the costs of abatement. Final

EXHIBIT

B

to cease the unlawful use of your property may result in legal action being commenced. We encourage you to immediately contact our office to make arrangements to cease the unlawful use of your property so that you may be able to avoid penalties and increased costs.

You have the right to appeal this determination of violation to a Hearing Officer. Any such appeal must be made in writing and submitted to the Permit and Resource Management Department within twelve (12) calendar days from the date of this letter.

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 uniform 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 Chapter 1, Section 102 and Section 103, of the 1998 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 107.5 of the Uniform 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 thirty (30) days and in the manner prescribed by law. Sonoma County Code Section 7-4 sets forth the appeal process which includes the right to an appeals hearing to the Board of Building Appeals. Copies are available upon request. The fee for an appeals hearing is \$334.00. You may also request an extension of sixty (60) days to bring your property into compliance in lieu

Notice and Order

VBU02-0220

Page 3

**of an appeals 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 4, Section 404, of the 1997 Uniform Code for the Abatement of Dangerous Buildings.

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

Sincerely,



Mark Franceschi  
Code Enforcement Division

C: File VBU02-0220

Recorded at the request of:  
NORTHWESTERN TITLE SECURITY COMPANY

Return and Mail Tax Statements to:  
BRAD & JULIE SAYRE

1320 DUTTON AVENUE

SANTA ROSA, CA 95407

Escrow No. 130362--MM/md

APN: 125-301-044



1999 0056673

OFFICIAL RECORDS OF  
SONOMA COUNTY  
BERNICE A. PETERSON

AT REQUEST OF:

05/13/1999 NORTHWESTERN TITLE  
FEE: \$ 26.00 08:00:00  
TT: \$ 247.50 PAGES PAID 4

### GRANT DEED

The undersigned Grantor(s) declare(s):  
Documentary transfer tax is \$ 247.50. City transfer tax is \$ 0.00.  
(  ) Computed on full value of property conveyed, or  
( ) Computed on full value less value of liens and encumbrances remaining at time of sale.  
(  ) Unincorporated area: ( ) City of \_\_\_\_\_.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
WILLIAM E. HOLMAN AND SHIRLEY F. HOLMAN, HUSBAND AND WIFE

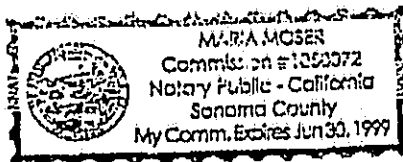
hereby GRANT(S) to  
BRAD SAYRE AND JULIE SAYRE, HUSBAND AND WIFE, AS JOINT TENANTS

the following described real property in the UNINCORPORATED AREA  
County of SONOMA, State of California:  
REFER TO EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Dated APRIL 27 1999  
*William E. Holman*  
WILLIAM E. HOLMAN

*Shirley F. Holman*  
SHIRLEY F. HOLMAN

STATE OF CALIFORNIA }  
COUNTY OF Sonoma } ss.



(SPACE FOR NOTARY SEAL)

On 4/27/99 before me, the undersigned, a  
Notary Public in and for said County and State, personally appeared  
Shirley F. Holman

WHICH SHE HAS ACKNOWLEDGED (or proved to be on the basis of satisfactory evi-  
dence) to be the person(s) whose name(s) is/are subscribed to the within  
instrument, and acknowledge 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 per-  
son(s) acted, executed the instrument.

WITNESS my hand and official seal.

Notary's Signature *M. R. A. Moser*

NORTHWESTERN TITLE COMPANY

EXHIBIT

tabbles  
A

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

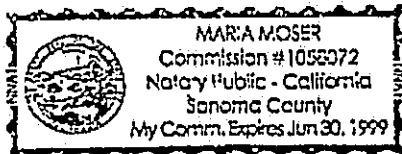
State of California }  
County of Sonoma } ss.

On 4/28/99, before me, Maria Moser, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared William E. Holman  
Name(s) of Signor(s)

- personally known to me
- 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/hers/their authorized capacity(ies), and that by his/hers/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.

Maria Moser  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Grant Deed

Document Date: 4/27/99 Number of Pages: 3 pages

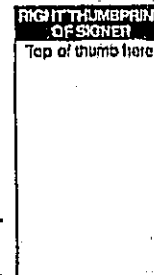
Signer(s) Other Than Named Above: Shirley E. Holman

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



DESCRIPTION

AP No. 125-301-044

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

FIRST PARCEL

BEGINNING at a point in the middle of East Avenue, from which the northwest corner of Lot No. 8 of Block A, of the Roseland Tract, as surveyed and platted by C.C. Grove, and filed in the office of the County Recorder on May 15, 1885, bears North 5° 15' West, 14/100 of a chain distant (being the southwest corner of the tract of land Deeded by George Trowbridge to D.S. Kinnell, by Deed dated January 12, 1907, and recorded in Book 233 of Deeds, page 421, Sonoma County Records); thence running South 5° 15' East, 2.91 chains to an iron pin in the middle of East Avenue (being the southwest corner of the land Deeded to George T. Trowbridge by W.S. Staley and wife, by Deed dated March 20, 1905 and recorded in Book 216 of Deeds, page 607, Sonoma County Records) for the actual point of commencement of the tract to be herein described; thence North 73° 30' East, 150 feet to a point; thence North 5° 15' West, parallel with East Avenue, 75 feet to a point; thence South 73° 30' West, 150 feet to the middle of East Avenue; thence South 5° 15' East, 75 feet to the point of commencement; being a portion of Lot No. 8, Block "A" of said Roseland Tract, courses true, Mag. Var. 17° 45' East.

EXCEPTING THEREFROM that portion deeded to the County of Sonoma, described as follows:

BEING a portion of the lands of Michael and Melissa Garguilo, as recorded under Document No. 82-015337, Sonoma County Records, First Parcel and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe monument found tagged R.C.E. 25133 on the South line of the said lands of Garguilo from which Engineer's Station 234+58.40 P.O.T. as shown on a map entitled "Dutton Avenue Right of Way", dated February 1982 and on file in the office of the Sonoma County Surveyor bears South 74° 06' 51" West, 51.37 feet; thence from said point of beginning and leaving said south line North 28° 27' 30" West, 34.7 feet to a point on the dividing line of the said lands of Garguilo and the County of Sonoma as recorded in Book 123 of Deeds, page 206, Sonoma County Records, from which Engineer's Station 235+00.00 P.O.T. bears South 85° 15' 26" West, 36.49 feet; thence along said dividing line South 4° 41' 00" East, 34.42 feet to a point in said south line; thence along said south line North 74° 06' 51" East, 14.22 feet to the point of beginning.

130362-MM

SECOND PARCEL

BEING a portion of the lands of Elmer J. Anderson, et ux, in Lot 8, Block "A" of Roseland Tract, as described in the Deed dated November 15, 1943 and recorded December 2, 1943, in Book 592 of Official Records, page 252, Sonoma County Records, and more particularly described as follows:

BEGINNING at the northeast corner of the tract of land described in the Deed from Elmer J. Anderson, et ux, to Walter A. Poor, et ux, dated July 6, 1946 and recorded July 19, 1946, under Recorder's Serial No. C-27639, Sonoma County Records; and running thence North 73° 30' East, 50 feet; thence at right angles South 16° 30' East, 73 feet, more or less to the south line of the said lands of Elmer J. Anderson; thence along said line South 73° 30' West, 65 feet, more or less, to the southeast corner of the said lands of Walter A. Poor; thence along the east line thereof; North 5° 15' West, 75 feet to the point of beginning.

565 1900 New

FIELD INSPECTION RECORD

Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue \* Santa Rosa, CA 95403 \* Telephone (707) 565-1900

AUTOMATED INSPECTION REQUEST SYSTEM \* 565-3551

Our automated inspection request system (for use with a touch tone phone) allows you to schedule next day inspections by calling between the hours of 6:00 a.m. to midnight. You must have your permit number, job address number and the inspection code listed below.

JOB CARD MUST BE AVAILABLE AT TIME OF INSPECTION

OWNER DAVID PERMIT# DM03-07A AREA 10  
JOB ADDRESS 1320 Dutton Ave DATE ISSUED 8/4/03

CONTRACTOR \_\_\_\_\_ DESCRIPTION OF WORK DMO Addn. to garage 2nd W460  
CONSTRUCTION INSPECTION CONTACT PERSON William Kelly

Inspection CODE	INSPECTION TYPE	Inspection CODE	INSPECTION TYPE
121	FIRE SAFE STANDARDS	105	ACCESSIBILITY COMPLIANCE
108	PRE-FOUNDATION SPECIAL INSPECTION	144	WATER TANKS
	FORMS/SETBACK	174	ELECTRIC METER AUTHORIZATION
	FOOTING	152	PANEL BOARDS/SERVICE
	WALLS	175	GAS METER AUTHORIZATION
106	UFER GROUND	153	GAS PRESSURE TEST
104	CAISSONS/PIERS		HOUSE
105	SLAB		YARD
107	U/G UTILITIES	190	MANUFACTURED HOME FOUNDATION
110	MASONRY	191	MANUFACTURED HOME INSTALLATION
109	RETAINING WALLS		CONTINUITY
113	FIREPLACE		STAIRS/SKIRTS
	FOOTING		RIDGE BOLTING
	HEARTH/PROTECTION		SPRINKLING POOLS
	THROAT	197	VINYL POOL EXCAVATION
114	CHIMNEY	194	PRE-GUNITE
		195	PRE-DECK
116	U/F ELECTRICAL	196	PRE-PLASTER/FENCE
117	U/F MECHANICAL	101	GRADING ROUGH
118	U/F PLUMBING	102	GRADING FINAL
119	U/F FRAMING	176	ELECTRICAL FINAL
139	U/F INSULATION	177	MECHANICAL FINAL
125	HOLD DOWNS	178	PLUMBING FINAL
126	SHEAR WALLS	179	ENCROACHMENTS
	INTERIOR	140	PROGRESS
	EXTERIOR		CLEARANCES
127	SUBROOF NAILING		FIRE DEPARTMENT
	DIAPHRAGMS		HEALTH DEPARTMENT
134	SIDING/SHEATHING		ZONING
135	STUCCO/PLASTER		SANITATION
	LATH		WELL & SEPTIC
	SCRATCH	183	FINISH
130	TUB/SHOWER PAN		8/15/03
131	SPECIAL INSPECTIONS		116
			CERTIFICATE OF OCCUPANCY
			SUPPLEMENTAL SERVICES/SEPARATE PERMIT REQ'D
122	ROUGH ELECTRICAL	170	TEMPORARY OCCUPANCY
		171	TEMPORARY ELECTRICAL
		172	TEMPORARY GAS

10-23-03  
Rev'd  
ASJ

**Brad Sayre Landscape Services**  
1320 Dutton Avenue, Santa Rosa, CA 95407  
Phone (707) 571-1154 Fax (707) 571-1444  
**DESIGN INSTALLATION MAINTENANCE**  
Contractor's License No. 768000

October 21, 2003

Nancy Atwell  
Sonoma County Permit and Resource Management Department (PRMD)  
2550 Ventura Avenue  
Santa Rosa, CA 95403

Dear Ms. Atwell,

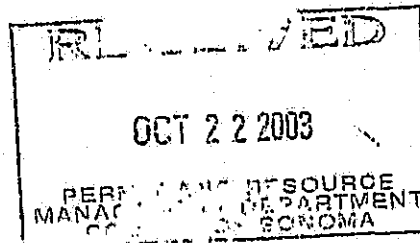
This letter is to formally request that the PRMD lien on the property at 1320 Dutton Avenue, Santa Rosa, 95407 APN: 125-301-044 be lifted.

Please see Permit No. DEM03-0179 (attached), with the inspection signature of William Kelly.

Sincerely,

*Brad Sayre Julie Sayre*

Brad Sayre  
Julie Sayre  
1320 Dutton Avenue  
Santa Rosa, CA 95407  
APN: 125-301-044  
707-571-8668





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

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

---

November 19, 2003

Brad & Julie Sayre  
1320 Dutton Avenue  
Santa Rosa, CA 95407

Site: 1320 Dutton Avenue, Santa Rosa, CA  
APN: 125-301-044  
Property Owner: Brad & Julie Sayre

The violation has been resolved on the above referenced property. Therefore, the violation file has been closed.

During the abatement process a "Notice of Abatement Proceedings" was recorded against your property at the Sonoma County Recorder's Office. In order to clear this recordation, you will need to record a "Notice of Termination of the Abatement Proceedings". This document has been prepared for you.

However, prior to releasing the document for recordation, you are required to pay civil penalties and/or abatement costs to Permit and Resource Management Department in the amount of \$194.00. Please reference your check to Assessor Parcel Number (APN) listed above and include a copy of this letter with the payment.

Please be advised that this Release of Abatement Lien is the property of the County of Sonoma. If for any reason this escrow transaction is not completed, this unrecorded document must be returned to us.

If you have any questions please do not hesitate to call.

Sincerely,

Nancy Lingafeldt, Supervisor  
Code Enforcement Division

c: Assessor  
Fire Services  
File VBU02-0220

# CUSTOMER SERVICE CUBICLES

10,06

CSS-005

Print Your Name: Brad Saure

Site Address: 1320 Dutton APN#: \_\_\_\_\_

What Information Do You Need?

11-26-03. Come in to Cubic to pay fine  
ch # 1078 amount of \$194.00

**NOTE: If Self Help is checked, go there first.**

## Technical Experts

Cubicle #		Needs	Seen
4	Zoning/Planning	<input type="checkbox"/>	<input type="checkbox"/>
5	Plan Check	<input type="checkbox"/>	<input type="checkbox"/>
6	Fire	<input type="checkbox"/>	<input type="checkbox"/>
7	Well & Septic	<input type="checkbox"/>	<input type="checkbox"/>
8	Code Enforcement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ring bell	Survey Counter	<input type="checkbox"/>	<input type="checkbox"/>
<u>Call/page</u>			
<input type="checkbox"/>	Building	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Drainage	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Mapping [USGS Quad, Topo, Aerial, Soil, Land use, G.P., Open Space]	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Permit Specialist	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Road Encroachment	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Sanitation	<input type="checkbox"/>	<input type="checkbox"/>

## Self Help Area

	Needs	Seen
Permit History	<input type="checkbox"/>	<input type="checkbox"/>
File Information Requested:		
Building	<input type="checkbox"/>	<input type="checkbox"/>
Planning/Zoning	<input type="checkbox"/>	<input type="checkbox"/>
Well & Septic	<input type="checkbox"/>	<input type="checkbox"/>
Violations	<input type="checkbox"/>	<input type="checkbox"/>
Maps [at center counter area in Self Help]:		
Flood [FEMA]	<input type="checkbox"/>	<input type="checkbox"/>
Earthquake [Alquist Priolo]	<input type="checkbox"/>	<input type="checkbox"/>
Parcel [includes zoning info]	<input type="checkbox"/>	<input type="checkbox"/>
Reception		
Pick Up W&S Permit	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

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

2550, VENTURA AVENUE, SANTA ROSA, CA 95403-2829  
(707) 565-1900 FAX (707) 565-1103

**Application Fees / Invoice for: VBU02-0220**

Project Address: 1320 DUTTON AVE SRO  
Cross Street: ??

APN: 125-301-044

Description: GARAGE / LEAN TO

Status: RECORDED  
Printed: November 26, 2003  
Initialized by: JMCKENNA  
Activity Type: VIO-BLDG 9501

Owner: SA'VE BRAD & JULIE  
1320 DUTTON AV  
SANTA ROSA CA  
95407-6913

Applicant:

**Fees:**

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
210	STAFF TIME - ABATEMENTS	025015-1341	194.00	.00	.00
			\$194.00	\$0.00	

Total Fees: \$194.00

Total Paid: \$0.00

Balance Due: \$194.00

Refunds will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.

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

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829  
(707) 565-1900 FAX (707) 565-1103

**Application Fees / Invoice for: VBU02-0220**

**Project Address:** 1320 DUTTON AVE SRO  
**Cross Street:** ??

**APN:** 125-301-044

**Description:** GARAGE / LEAN TO

**Status:** RECORDED  
**Printed:** November 26, 2003  
**Initialized by:** JMKENNA  
**Activity Type:** VIO-BLDG 9501

**Owner:** SAYRE BRAD & JULIE  
1320 DUTTON AV  
SANTA ROSA CA  
95407-6913

**Applicant:**

**Fees:**

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
210	STAFF TIME - ABATEMENTS	025015-1341	194.00	.00	.00

\$194.00      \$0.00

**Total Fees:** \$194.00  
**Total Paid:** \$0.00

**Balance Due:** \$194.00

Refunds will not be authorized unless circumstances  
comply with established PRMD refund policy provisions.

When validated below, this is your receipt.

THIS IS NOT A REQUEST FOR PAYMENT  
RECEIPT ONLY

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

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829  
(707) 565-1900 FAX (707) 565-1103

---

**Receipt for: VBU02-0220**

---

**Receipt Number:** R030018517  
**Address:** 1320 DUTTON AVE SRO  
**Parcel Number:** 125301044  
**File Type:** VIO-BLDG 9501  
VIOLATION - Building

---

**Payment Detail:**

**Payment Received By:** MGREEN MJG  
**Transaction Date:** 11/26/2003 11:07 AM  
**Notation:** BRAD SAYRE LANDSCAPING SERVICE

Type	Method	Description	Amount
Payment	Check	1078	194.00
<b>Total:</b>			194.00

Description	Account Code	Current Pmts
STAFF TIME - ABATEMENTS	025015-1341 20	194.00
<b>Total:</b>		194.00

---

BRAD SAYRE LANDSCAPING SERVICE  
1320 DUTTON AVE. 707-571-1154  
SANTA ROSA, CA 95407

1078

Date 11-25-03 90-198/1211

Pay to the Order of Permit & Resource Dept \$ 194.00

One Hundred Ninety Four and 00/100 Dollars

EXCHANGE BANK SINCE 1890  
DUTTON OFFICE PH 707 524 3333  
400 DUTTON AVE, SANTA ROSA, CA 95401  
www.exchangebank.com

APN # 125-321-044

Brad Sayre

⑆ 121 10 198 5⑆ 1078 ⑈ 004 10 17468 ⑈

RTMENT

-0220

RECORDED  
November 26, 2003  
JMCKENNA  
VIO-BLDG 9501

Description: GARAGE / LEAN TO

Owner: SAYRE BRAD & JULIE  
1320 DUTTON AV  
SANTA ROSA CA  
95407-6913

Applicant:

**Fees:**

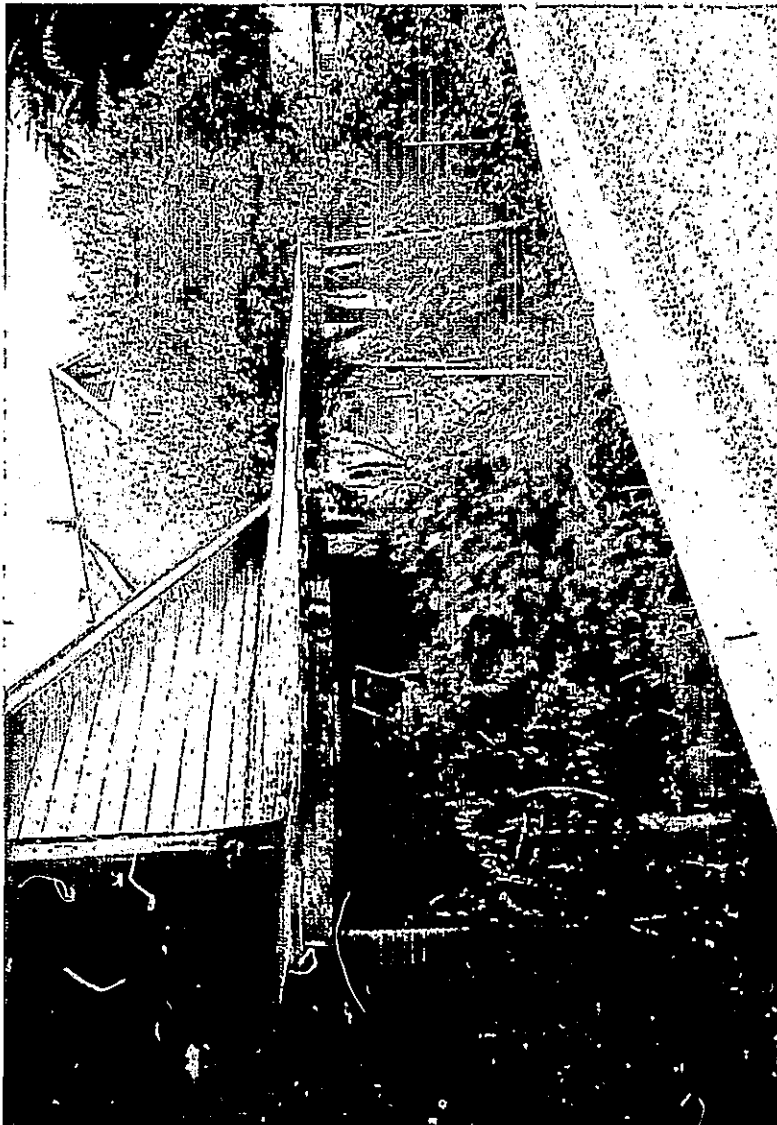
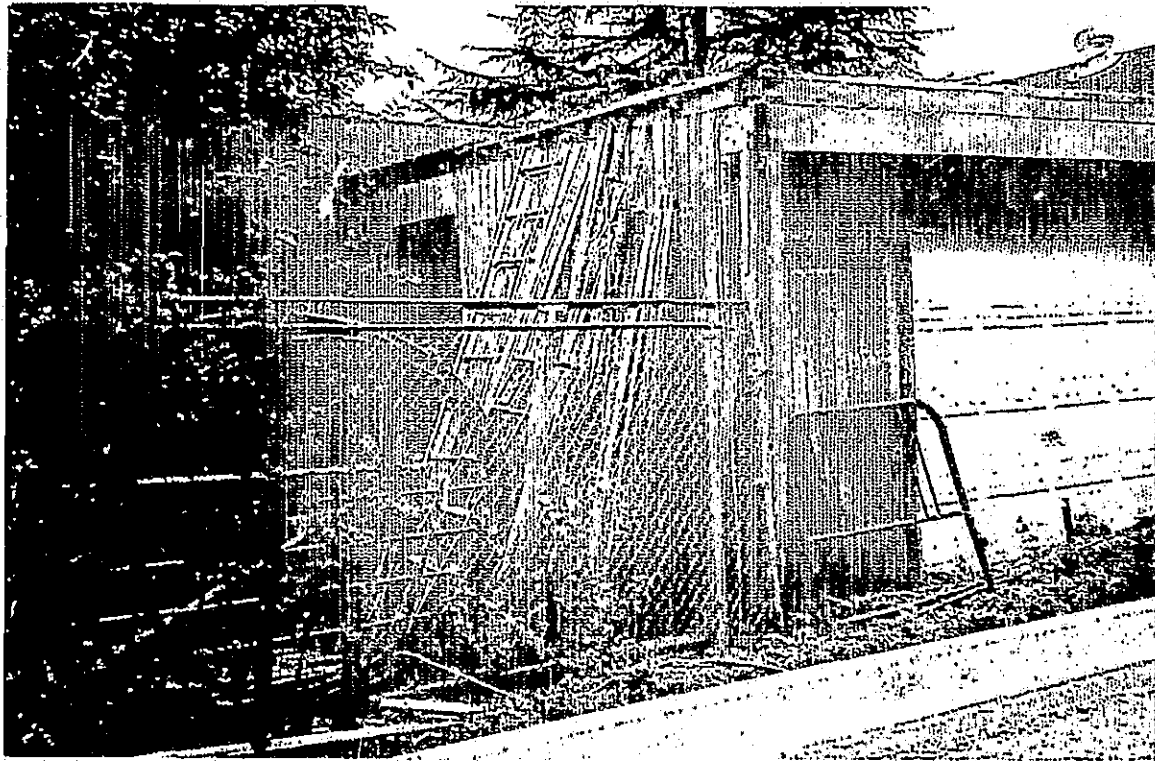
Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
210	STAFF TIME - ABATEMENTS	025015-1341	194.00	.00	.00
			\$194.00	\$0.00	

Total Fees: \$194.00  
Total Paid: \$0.00

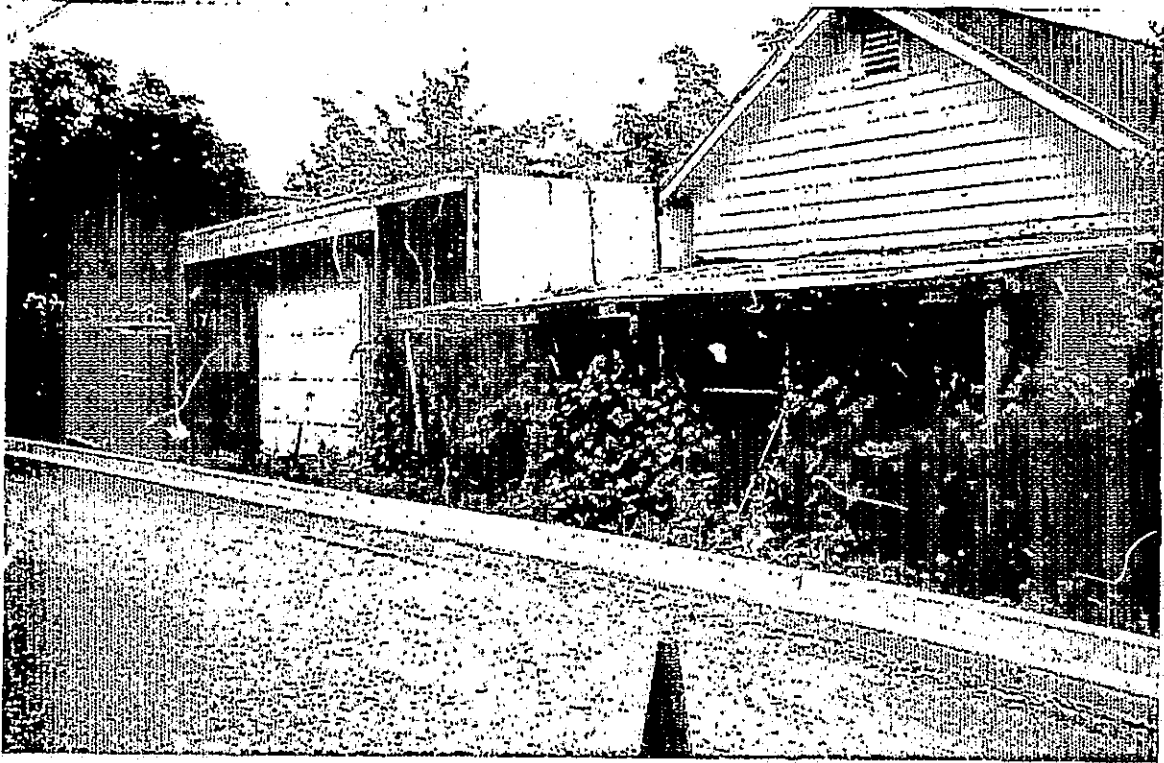
Balance Due: \$194.00

Refunds will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



CASE NAME *Sayre*  
ADDRESS *1320 Dutton Ave*  
DATE OF PHOTO *7/16/02*  
FILE NO *V8402-0220*  
PHOTOGRAPHER *Franceschi*  
COMMENTS .....  
.....  
CODE ENFORCEMENT DIVISION  
PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT



CASE NAME *Sayre*  
ADDRESS *1320 Dutton Ave*  
DATE OF PHOTO *7/16/02*  
FILE NO *VB102-0220*  
PHOTOGRAPHER *Franceschi*  
COMMENTS  
.....  
CODE ENFORCEMENT DIVISION  
PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT