

Attachment G

Notice to Abate Nuisance and
Notice of Violation and
Proposed Administrative Civil
Penalty



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT

3015 H Street • Eureka CA 95501
Phone: (707) 476-2429 • Fax: (707) 268-3792

September 12, 2022

Certified Mail No.: 9171969009350252891668

Bonnie Mulder
11744 Highway AK
Cabool, MO 65689

**Re: Service of Notice to Abate Nuisance and
Notice of Violation and Proposed Administrative Civil Penalty
Property location: 7695 State Highway 36, Carlotta, CA 95528 APN: 206-291-016**

Dear Bonnie Mulder,

The Code Enforcement Unit recently observed your above-described property and confirmed violations of County Code. As a result, we are serving you with the attached Notice to Abate Nuisance and Notice of Violation and Proposed Administrative Civil Penalty. The Notice of Violation and Proposed Administrative Civil Penalty informs you that we have issued an administrative penalty in the amount of \$2,000 per day for a period of ninety (90) days. The penalty will begin to accumulate ten days after the Notice is served. You have the following options:

1. Correct the violations within ten (10) days of the service of the Notice. Once you contact us with this information and we are able to confirm it, the penalty will be dismissed as if it was never issued.
2. Request a hearing before a hearing officer to contest the determination that a violation exists and/or the reasonableness of the amount of the penalty. You may request a hearing by completing the attached hearing request form and submitting it to Code Enforcement within ten (10) days of the service of the Notice.
3. Enter into a Compliance Agreement with the County that would suspend the penalty for a reasonable amount of time to allow you to correct the violations. If the conditions of the agreement are met, then some and possibly the entire penalty could be dismissed.
4. You can do nothing. At the end of the ninety (90) day period, the penalty will become final and the County will take steps to have the total amount of the penalty (\$180,000) recorded as a lien against your properties.

Furthermore, please be aware the Code Enforcement Unit charges property owners the direct administrative costs associated with remedying the violations. Charges for recovery of administrative costs may be waived if violations are corrected within 10 days of the service of the Notice.

If you have any questions or concerns, please feel free to contact me by phone at (707) 441-2621 or by email at squenell@co.humboldt.ca.us

Sincerely,

A handwritten signature in black ink that reads "Sara Quenell". The signature is written in a cursive style with a large initial "S".

Sara Quenell

Code Enforcement Investigator

Attachments: Notice to Abate Nuisance
Notice of Violation and Proposed Administrative Civil Penalty
Notice of Unsafe Structure: Do Not Enter or Occupy



COUNTY OF HUMBOLDT
CODE ENFORCEMENT UNIT
3015 H Street
Eureka, California 95501
(707) 476-2429

NOTICE TO ABATE NUISANCE

[Humboldt County Code §351-7]

Address of Affected Property:

7695 State Highway 36, Carlotta, CA 95528

Assessor's Parcel Numbers:

206-291-016

Owner:

Bonnie Mulder
11744 Highway AK
Cabool, MO 65689

NOTICE IS HEREBY GIVEN that conditions described in "Attachment A – Conditions Constituting a Nuisance" exist on property situated in the County of Humboldt, State of California, as described in "Attachment B – Legal Description," which are in violation of state law and/or the Humboldt County Code. Such conditions exist to an extent that constitutes a "nuisance" pursuant to Humboldt County Code Section 351-3.

YOU ARE HEREBY ORDERED to ABATE said nuisance within ten (10) calendar days after service of this Notice to Abate Nuisance.

NOTICE IS FURTHER GIVEN that, if the Humboldt County Code Enforcement Unit determines that the condition or conditions causing said nuisance is imminently dangerous to human life or limb or is detrimental to the public health or safety, the Code Enforcement Unit may order that the affected property be vacated pending the correction or abatement of the condition or conditions causing the nuisance.

NOTICE IS FURTHER GIVEN that you may not retaliate against a lessee of the affected property pursuant to Section 1942.5 of the California Civil Code.

NOTICE IS FURTHER GIVEN that you may file with the Code Enforcement Unit an appeal of the determination that a nuisance exists on the affected property within ten (10) calendar days after service of this Notice to Abate Nuisance.

NOTICE IS FURTHER GIVEN that an appeal of the Code Enforcement Unit's determination that a nuisance exists on the affected property must be prepared using the form attached hereto as "Attachment C – Code Enforcement Appeal Hearing Request Form."

NOTICE IS FURTHER GIVEN that, upon receipt of an appeal of the determination that a Nuisance exists on the affected property, the Code Enforcement Unit shall set the matter for hearing before a County appointed hearing officer and issue a Notice of Code Enforcement Appeal Hearing as set forth in Humboldt County Code Section 351-9.

NOTICE IS FURTHER GIVEN that the date of the Code Enforcement Appeal Hearing shall be no sooner than fifteen (15) calendar days after the date on which the Notice of Code Enforcement Appeal Hearing is served.

NOTICE IS FURTHER GIVEN that, if the required corrective action or actions set forth in "Attachment A – Conditions Constituting a Nuisance" is not commenced, prosecuted and completed within ten (10) calendar days after service of this Notice to Abate Nuisance, or in case of an appeal, the time limits set forth in the Finding of Nuisance and Order of Abatement, the Code Enforcement Unit may correct or abate the condition or conditions causing the nuisance on the affected property pursuant to Humboldt County Code Section 351-13.

NOTICE IS FURTHER GIVEN that the costs of the required abatement may become a charge against the affected property and made a special assessment against the property, and that said special assessment may be collected at the same time and in the same manner, and shall be subject to the same penalties, interest and procedures of foreclosure and sale in the case of delinquency, as is provided for ordinary property taxes.

NOTICE IS FURTHER GIVEN that the costs of the required abatement may also become a charge against the affected property which has the same force, effect and priority of a judgment lien governed by the provisions of California Code of Civil Procedure Sections 697.310, et seq., and may be extended as provided in California Code of Civil Procedure Sections 683.110, et seq.

NOTICE IS FURTHER GIVEN that any personal property collected by the Code Enforcement Unit during the correction or abatement of the condition or conditions causing the nuisance on the affected property may be sold in the same manner as surplus personal property of the County of Humboldt, and the proceeds from such sale shall be paid into the revolving fund created pursuant to the provisions of the Humboldt County Code.

For the Humboldt County Code Enforcement Unit:

Signature: 

Title: Code Enforcement Investigator

Name: Sara Quenell

Date: 9/12/2022

ATTACHMENT A CONDITIONS CONSTITUTING A NUISANCE

Code Section	Description	Corrective Action
521-4	Improper Storage and Removal of Solid Waste	Contain and dispose of all solid waste in a proper and legal manner.
351-3(c), 352(t)(3), IPMC 108.1.5(4)	Building Conditions Endanger Life, Health, Safety, or Welfare of the Public.	<p>Pursuant to the County of Humboldt Planning and Building Department's Notice of Unsafe Structure: Do Not Enter or Occupy, dated August 16, 2022:</p> <ol style="list-style-type: none"> 1.) Apply for and obtain a demolition permit from County of Humboldt's Building Department. In your submittal include current photos of the structure, provide North Coast Unified Air Quality Management – Acknowledgement of receipt of your completed abatement and demolition notification form, provide PG&E form for building demolition confirming no PG&E gas or electric facility on this building, and location of debris letter and contract with a valuation. 2.) With the demolition permit, take the structure down. All construction debris must be removed in a legal manner and receipts must be provided to Humboldt County Code Enforcement.

ATTACHMENT B

LEGAL DESCRIPTION

That real property situate in the County of Humboldt, State of California, described as follows:

PARCEL ONE

BEGINNING on the Section line at a point distant thereon 1320.00 feet Northerly from the Southeast corner of said Section;

thence Southerly along said Section line, 12 feet to a point on the Southerly line of a lane 12 feet wide;

thence along the Southerly line of said lane, North 89 degrees 31 minutes West, 405 feet to an iron pipe monument, which monument is the TRUE POINT OF BEGINNING of the parcel to be here described:

thence from said true point of beginning continuing along said Southerly line of the County Road;

thence Southeasterly along said Easterly line, 146.94 feet to the most Southerly corner of the parcel of land conveyed to Lewis Murrish and wife, by Deed dated July 31, 1954, and recorded in Book 302 of Official Records, Page 31, Humboldt County Records;

thence North 53 degrees 28 minutes East, 62 feet;

thence North 02 degrees 14 minutes East, 25 feet 6 inches to the South-easterly line of the land conveyed to Murrish and wife, by Deed date February 17, 1950, and recorded in Book 122 of Official Records, Page 269, Humboldt County Records;

thence North 53 degrees 28 minutes East to a point which bears South 02 degrees 14 minutes West from the true point of beginning;

thence North 02 degrees 14 minutes East, 35.38 feet to the true point of beginning.

PARCEL TWO

An easement to drill and excavate for water resources, to erect and maintain a water well and pumps, and to install and maintain a water pipeline, all as conveyed by Carroll Brownfield and wife, to Rodney T. Church and others, by Deed dated February 14, 1980, and recorded March 7, 1980, in Book 1605 of Official Records, Page 1285, as Recorder's Serial No. 4693, Humboldt County Records.

ATTACHMENT C

CODE ENFORCEMENT APPEAL HEARING REQUEST FORM

Address of Affected Property: 7695 State Highway 36, Carlotta, CA 95528

Assessor's Parcel Number: 206-291-016

To: Humboldt County Code Enforcement Unit
3015 H Street
Eureka California, 95501

Pursuant to Humboldt County Code Section 351-9, I am requesting a hearing to contest the Humboldt County Code Enforcement Unit's determination that a nuisance exists on the above-referenced property.

[Brief statement setting forth the interest that the requesting party has in the Code Enforcement Unit's determination that a violation has occurred or exists on the affected property]:

[Brief statement of the material facts that the requesting party claims support the contention that a nuisance does not exist on the affected property]:

[Address at which the requesting party agrees to accept service of any additional notices or documents relating to the Code Enforcement Unit's determination that a nuisance exists on the affected property]:

Name: _____

Address: _____

City, State: _____

Telephone Number: _____

I understand, and agree, that if I fail to appear at the place and time set for the requested appeal hearing, as set forth in the Notice of Code Enforcement Appeal Hearing issued pursuant to Humboldt County Code Section 351-9, the Code Enforcement Unit's determination that a nuisance exists on the affected property will become final after ten (10) calendar days after service of the Notice to Abate Nuisance pursuant to Humboldt County Code Section 351-13.

I hereby declare under the penalty of perjury, under the laws of the State of California, that the foregoing is true and correct to the best of my knowledge.

Signature: _____

Name: _____

Date: _____



COUNTY OF HUMBOLDT
CODE ENFORCEMENT UNIT
3015 H Street
Eureka, California 95501
(707) 476-2429

NOTICE OF VIOLATION AND PROPOSED ADMINISTRATIVE CIVIL PENALTY

[Humboldt County Code §352-7]

Address of Affected Property:

7695 State Highway 36, Carlotta, AC 95528

Assessor's Parcel Number:

206-291-016

Owner:

Bonnie Mulder
11744 Highway AK
Cabool, MO 65689

NOTICE IS HEREBY GIVEN that conditions described in "Attachment A – Conditions Constituting a Violation" exist on property situated in the County of Humboldt, State of California, as described in "Attachment B – Legal Description," which are in violation of state law and/or the Humboldt County Code. Such conditions exist to an extent that constitutes a "violation" pursuant to Humboldt County Code Section 352-3(t).

YOU ARE HEREBY ORDERED to **CORRECT** or **OTHERWISE REMEDY** said violation within ten (10) calendar days after service of this Notice of Violation and Proposed Administrative Civil Penalty.

NOTICE IS FURTHER GIVEN that, if the required corrective action or actions set forth in "Attachment A – Conditions Constituting a Violation" is not commenced, prosecuted and completed within ten (10) calendar days after service of this Notice of Violation and Proposed Administrative Civil Penalty, a daily administrative penalty of **two thousand dollars (\$2,000.00)** will be imposed for a period of up to ninety (90) calendar days pursuant to Humboldt County Code Section 352-5.

NOTICE IS FURTHER GIVEN that each calendar day the violation occurs, continues or exists between the date on which the civil administrative penalty is imposed and the date on which the violation is corrected or otherwise remedied shall constitute a separate violation up to the ninetieth (90th) calendar day.

NOTICE IS FURTHER GIVEN that you may file with the Code Enforcement Unit an appeal of the determination that a violation has occurred or exists and/or the amount of the proposed administrative civil penalty within ten (10) calendar days after service of this Notice of Violation and Proposed Administrative Civil Penalty.

NOTICE IS FURTHER GIVEN that an appeal of the Code Enforcement Unit's determination that a violation has occurred or exists and/or the amount of the proposed administrative civil penalty must be prepared using the form attached hereto as "Attachment C – Administrative Civil Penalty Appeal Hearing Request Form," and signed under penalty of perjury.

NOTICE IS FURTHER GIVEN that, upon receipt of an appeal of the determination that a violation has occurred or exists and/or the amount of the proposed administrative civil penalty, the Code Enforcement Unit shall set the matter for hearing before a County appointed hearing officer and issue a Notice of Administrative Civil Penalty Appeal Hearing as set forth in Humboldt County Code Section 352-9.

NOTICE IS FURTHER GIVEN that the date of the Administrative Civil Penalty Appeal Hearing shall be no sooner than fifteen (15) calendar days after the date on which the Notice of Administrative Civil Penalty Appeal Hearing is served.

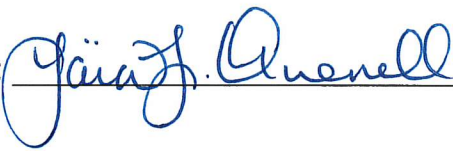
NOTICE IS FURTHER GIVEN that the imposition of the administrative civil penalty shall become final and the Code Enforcement Unit shall acquire jurisdiction to collect the full amount thereof, along with any and all administrative costs and/or attorney's fees associated therewith, as follows:

- Within ten (10) calendar days after service of this Notice of Violation and Proposed Administrative Civil Penalty, if an appeal of the Code Enforcement Unit's determination that a violation has occurred, and/or an appeal of the amount of the administrative civil penalty, is not filed; or
- Within twenty (20) calendar days after service of the Finding of Violation and Order Imposing Administrative Civil Penalty, if a request for judicial review of the Hearing Officer's imposition of the final administrative civil penalty is not filed with the Humboldt County Superior Court as set forth in California Government Code Section 53069.4(b)(1)-(2); or
- Within ten (10) calendar days after service of the Humboldt County Superior Court's decision regarding the hearing officer's imposition of the final administrative civil penalty, if the Court finds in favor of the Code Enforcement Unit.

NOTICE IS FURTHER GIVEN that the final administrative civil penalty, along with any and all administrative costs and/or attorney's fees associated therewith, may become a lien against the property on which the violation occurred or exists that has the same force, effect and priority of a judgment lien governed by the provisions of California Code of Civil Procedure Sections 697.310, et seq., and may be extended as provided in California Code of Civil Procedure Sections 683.110, et seq.

NOTICE IS FURTHER GIVEN that an additional Notice of Violation and Proposed Administrative Civil Penalty can be served upon you, if the violation occurs, continues or exists after ninety (90) days from the date on which the initial civil administrative penalty is imposed.

FOR THE HUMBOLDT COUNTY CODE ENFORCEMENT UNIT:

Signature: 

Title: Code Enforcement Investigator

Name: Sära Quenell

Date: 9/12/2022

ATTACHMENT A

CONDITIONS CONSTITUTING A NUISANCE

Code Section	Description	Corrective Action	Category	Amount
521-4	Improper Storage and Removal of Solid Waste	Contain and dispose of all solid waste in a proper and legal manner.	2	\$1,000
351-3(c), 352(t)(3), IPMC 108.1.5(4)	Building Conditions Endanger Life, Health, Safety, or Welfare of the Public.	Pursuant to the County of Humboldt Planning and Building Department's Notice of Unsafe Structure: Do Not Enter or Occupy, dated August 16, 2022: 1.) Apply for and obtain a demolition permit from County of Humboldt's Building Department. In your submittal include current photos of the structure, provide North Coast Unified Air Quality Management – Acknowledgement of receipt of your completed abatement and demolition notification form, provide PG&E form for building demolition confirming no PG&E gas or electric facility on this building, and location of debris letter and contract with a valuation. 2.) With the demolition permit, take the structure down. All construction debris must be removed in a legal manner and receipts must be provided to Humboldt County Code Enforcement.	2	\$1,000

ATTACHMENT B LEGAL DESCRIPTION

That real property situate in the County of Humboldt, State of California, described as follows:

PARCEL ONE

BEGINNING on the Section line at a point distant thereon 1320.00 feet Northerly from the Southeast corner of said Section;

thence Southerly along said Section line, 12 feet to a point on the Southerly line of a lane 12 feet wide;

thence along the Southerly line of said lane, North 89 degrees 31 minutes West, 405 feet to an iron pipe monument, which monument is the TRUE POINT OF BEGINNING of the parcel to be here described:

thence from said true point of beginning continuing along said Southerly line of the County Road;

thence Southeasterly along said Easterly line, 146.94 feet to the most Southerly corner of the parcel of land conveyed to Lewis Murrish and wife, by Deed dated July 31, 1954, and recorded in Book 302 of Official Records, Page 31, Humboldt County Records;

thence North 53 degrees 28 minutes East, 62 feet;

thence North 02 degrees 14 minutes East, 25 feet 6 inches to the South-easterly line of the land conveyed to Murrish and wife, by Deed date February 17, 1950, and recorded in Book 122 of Official Records, Page 269, Humboldt County Records;

thence North 53 degrees 28 minutes East to a point which bears South 02 degrees 14 minutes West from the true point of beginning;

thence North 02 degrees 14 minutes East, 35.38 feet to the true point of beginning.

PARCEL TWO

An easement to drill and excavate for water resources, to erect and maintain a water well and pumps, and to install and maintain a water pipeline, all as conveyed by Carroll Brownfield and wife, to Rodney T. Church and others, by Deed dated February 14, 1980, and recorded March 7, 1980, in Book 1605 of Official Records, Page 1285, as Recorder's Serial No. 4693, Humboldt County Records.

ATTACHMENT C ADMINISTRATIVE CIVIL PENALTY APPEAL HEARING REQUEST FORM

Address of Affected Property: 7695 State Highway 36, Carlotta, CA 95528

Assessor's Parcel Number: 206-291-016

To: Humboldt County Code Enforcement Unit
3015 H Street
Eureka, CA 95501

Pursuant to Humboldt County Code Section 352-9, I am requesting a hearing to contest the Humboldt County Code Enforcement Unit's determination that a violation has occurred or exists on the above-referenced property and/or the amount of the proposed administrative civil penalty.

[Brief statement setting forth the interest that the requesting party has in the Code Enforcement Unit's determination that a violation has occurred or exists on the affected property]:

[Brief statement of the material facts that the requesting party claims support the contention that a violation has not occurred, and/or does not exist, on the affected property, if applicable]:

[Brief statement of the material facts that the requesting party claims support the contention that the amount of the proposed administrative civil penalty is inappropriate under the circumstances, if applicable]:

[Address at which the requesting party agrees to accept service of any additional notices or documents relating to the Code Enforcement Unit's determination that a violation has occurred or exists on the affected property and/or the amount of the proposed administrative penalty]:

Name: _____

Address: _____

City, State: _____

Telephone Number: _____

I hereby declare under the penalty of perjury, under the laws of the State of California, that the foregoing is true and correct to the best of my knowledge.

Signature: _____

Name: _____

Date: _____



COUNTY OF HUMBOLDT
PLANNING AND BUILDING DEPARTMENT
BUILDING DIVISION

3015 H Street Eureka CA 95501
Fax: (707) 445-7446 Phone: (707) 445-7245

DATE: 8/16/2022
APN: 206-291-016-000
NAME: Bonnie M Mulder
TITLE: Ross Eskra, Building Inspector 2
ADDRESS: 7695 St Hwy 36, Carlotta, CA 95528
SUBJECT: The old Judy's Market that burned down in 2017.

NOTICE OF UNSAFE STRUCTURE: DO NOT ENTER OR OCCUPY

PLEASE TAKE NOTICE that the Humboldt County Planning and Building Department, Building Division, acting under the authority and approval of the Humboldt County Chief Building Official, has determined that the above referenced location constitutes an unsafe structure for habitation, in violation of numerous state and local laws and regulations. An inspection of the structures at the above referenced location was conducted on 8/12/2022, by Humboldt County Building inspector Ross Eskra which revealed conditions that are in violation of the 2018 International Property Maintenance Code (IPMC), the 2019 California Building Code and Building Code Standards adopted by the County of Humboldt in Humboldt County Code, Title III, Division 3, Section 331-11. The commercial building has been founded by the County Chief Building Official to constitute a substandard structure per the 2018 International Property Maintenance Code (IPMC) and various state and local laws and regulations.

YOU ARE HEREBY NOTIFIED by the County Chief Building Official that the following conditions, injurious to the public health, exist at the above referenced location and are in violation of Humboldt County Code and render the building dangerous, unsafe, and substandard:

Dangerous Structure or Premises

1. *IPMC 108.1.5(4) Dangerous Structure or Premises.* Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
 - *Entire structure has extensive fire damage.*

The above-described conditions were observed by Humboldt County Building Division and concurred with by the Humboldt County Chief Building Official.

YOU ARE HEREBY NOTIFIED the conditions listed above are determined to be an immediate danger to human life, limb, property, and safety of the occupant and the public.

YOU ARE HEREBY ORDERED to vacate the premises and maintain the premises against entry. Pursuant to CBC Section 1.8.3 Local Enforcing Agency and CBC Section 1.8.9 Unsafe Housing and Structures, the Chief Building Official and/or his or her designee has determined that the premises must be vacated immediately with the posting of this notice and must remain vacated secured and maintained against entry until dangerous conditions are abated and corrected, or the structure is demolished.

No person shall remain in or enter any building that has been posted as unsafe, except for entry to make repair, demolish, or remove such building under permit from the Humboldt County Building Department (HCBD). No person shall remove or deface any such notice after it is posted until the required repairs, demolition, or removal have been completed in accordance with the procedure specified in Chapter 1 of the 2018 International Property Maintenance Code (IPMC) and a certificate of occupancy issued pursuant to the provisions of the Building Code. Any person violating this subsection shall be guilty of a misdemeanor.


The following corrections must be commenced within 20 days of the posting of this notice including the securing of all necessary permits, if any. BUILDING INSPECTOR TO CONTACT – Ross Eskra

1. Apply for and obtain a demolition permit from County of Humboldt's Building Department. In your submittal include current photos of the structure, provide North Coast Unified Air Quality Management – Acknowledgement of receipt of your completed abatement and demolition notification form, provide PG&E form for building demolition confirming no PG&E gas or electric facility on this building, and location of debris letter and contract with a valuation.
2. With the demolition permit, take the structure down. All construction debris must be removed in a legal manner and receipts must be provided to Humboldt County Code Enforcement.

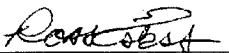
Please be advised that property owners are required to maintain buildings and structures in a safe and sanitary manner. Action must be taken to correct the above-identified conditions within the identified timeframe and must comply with Humboldt County Code and the requirements of this office. If the required corrective action and repairs are not commenced within the time specified, the Chief Building Official may order the building vacated and posted as uninhabitable to prevent further occupancy until the work is completed and may proceed to cause the work to be done and charge the cost thereof against the property or its owner. In addition, failure with this order constitutes a misdemeanor and may result in enforcement action against you pursuant to IPMC Chapter 1, section 106.

RIGHT TO APPEAL: Any person having any record title or legal interest in the building and premises may appeal this Notice and Order or any action of the Humboldt County Chief Building Official to the board of appeals provided the appeal is made in writing as provided in the 2018 IPMC Chapter 1, section 111 and Humboldt County Code §331-11 and filed with the Humboldt County Building Official within 10 (ten) days from the date of service of this order 2018 IPMC Chapter 1, section 111.1. Failure to appeal will constitute a waiver of all rights to an administrative hearing and adjudication of the notice and order and any determination/action of the County Chief Building Official (2018 IPMC).

Signed,

 8-17-2022

Keith Ingersoll
County of Humboldt
Chief Building Official

 8-17-22

Ross Eskra
Building Inspector 2
Humboldt County Building Division

Enclosures(S)

- Legal Description
- Photo documentation
- Code exhibit
- Proof of Service
- Do Not Enter Unsafe to Occupy Placard

Order No.
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:

Bonnie Myron Mulder
P.O. Box 100
Myers Flat, CA. 95554

2003-261-2

Recorded — Official Records
Humboldt County, California
Carolyn Crnich, Recorder

Recorded by BONNIE MULDER

Rec Fee 10.00
Doc Trf Tax 97.90
Survey Mon 10.00
Clerk: MM Total: 117.90
Jan 3, 2003 at 14:49

DOCUMENTARY TRANSFER TAX \$ 97.90

SPACE ABOVE

Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Bonnie Myron Mulder
Signature of Declarant or Agent determining tax — Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TONY MICHELET

hereby GRANT(S) to Bonnie Myron Mulder

the real property in the City of Carlotta
County of Humboldt

, State of California, described as

legal description attached hereto
and made a part hereof
referred to as "A"

Dated December 27, 2002

Tony Michelet

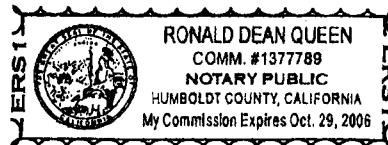
STATE OF CALIFORNIA
COUNTY OF HUMBOLDT) ss.

On December 27, 2002 before me,
Ronald Dean Queen
personally appeared Tony Michelet

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 Ronald Dean Queen



MAIL TAX STATEMENTS TO:

(This area for official notarial seal)

Exhibit "A"

That real property situate in the County of Humboldt, State of California, described as follows:

PARCEL ONE

BEGINNING on the Section line at a point distant thereon 1320.00 feet Northerly from the Southeast corner of said Section; thence Southerly along said Section line, 12 feet to a point on the Southerly line of a lane 12 feet wide; thence along the Southerly line of said lane, North 89 degrees 31 minutes West, 405 feet to an iron pipe monument, which monument is the TRUE POINT OF BEGINNING of the parcel to be here described:

thence from said true point of beginning continuing along said Southerly line of the lane, a distance of 163.34 feet to the Easterly line of the County Road;

thence Southeasterly along said Easterly line, 146.94 feet to the most Southerly corner of the parcel of land conveyed to Lewis Murrish and wife, by Deed dated July 31, 1954, and recorded in Book 302 of Official Records, Page 31, Humboldt County Records;

thence North 53 degrees 28 minutes East, 62 feet; thence North 02 degrees 14 minutes East, 25 feet 6 inches to the South-easterly line of the land conveyed to Murrish and wife, by Deed dated February 17, 1950, and recorded in Book 122 of Official Records, Page 269, Humboldt County Records;

thence North 53 degrees 28 minutes East to a point which bears South 02 degrees 14 minutes West from the true point of beginning;

thence North 02 degrees 14 minutes East, 35.38 feet to the true point of beginning.

PARCEL TWO

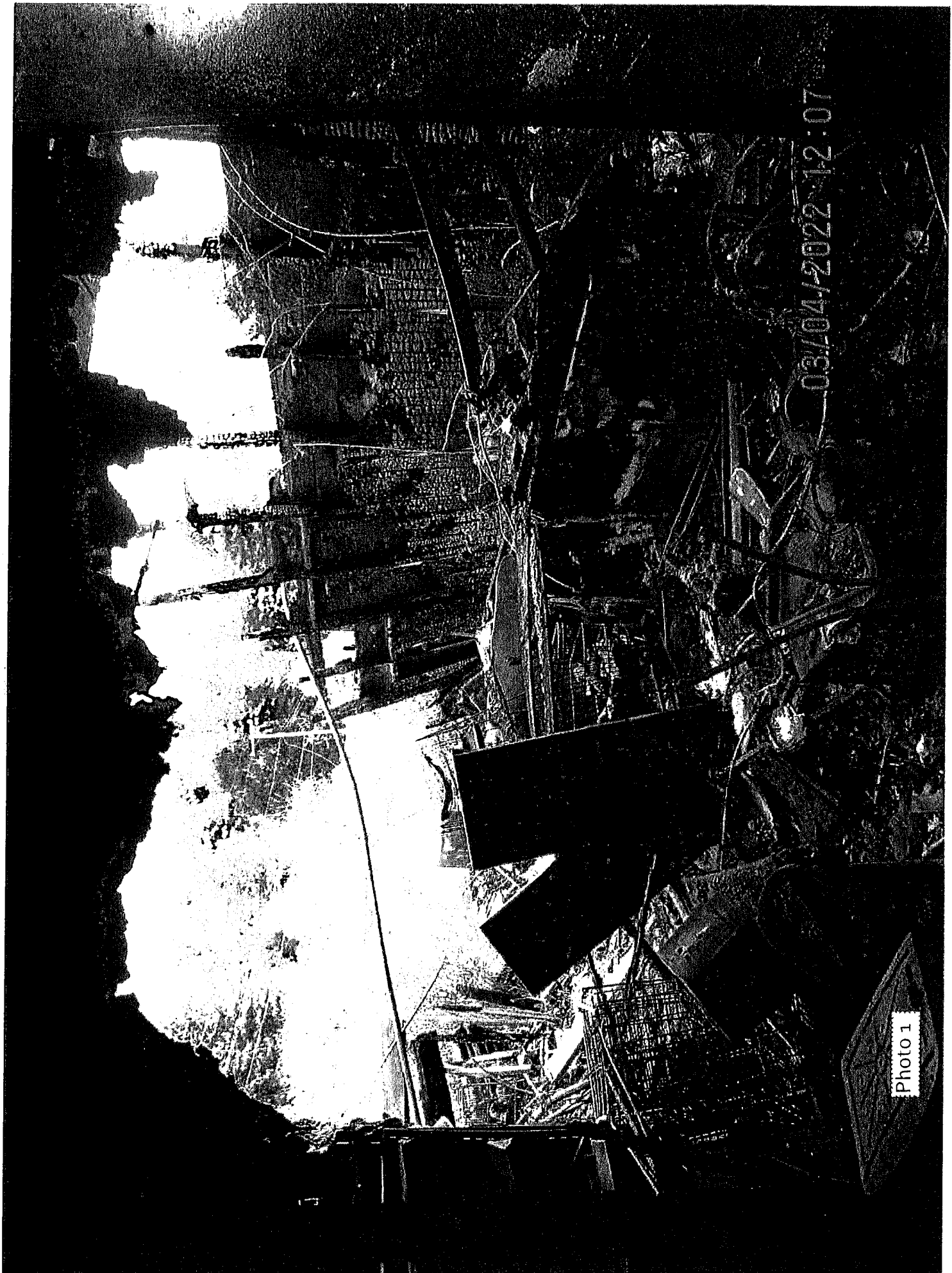
An easement to drill and excavate for water resources, to erect and maintain a water well and pumps, and to install and maintain a water pipeline, all as conveyed by Carroll Brownfield and wife, to Rodney T. Church and others, by Deed dated February 14, 1980, and recorded March 7, 1980, in Book 1605 of Official Records, Page 1285, as Recorder's Serial No. 4693, Humboldt County Records.

A. P. No. 206-291-016

The within instrument is a full, true and correct copy of the original as filed in this office on
ATTEST: JUN 28 1980
LINDSEY McWILLIAMS
County Clerk of the State of California and for the County of Humboldt.

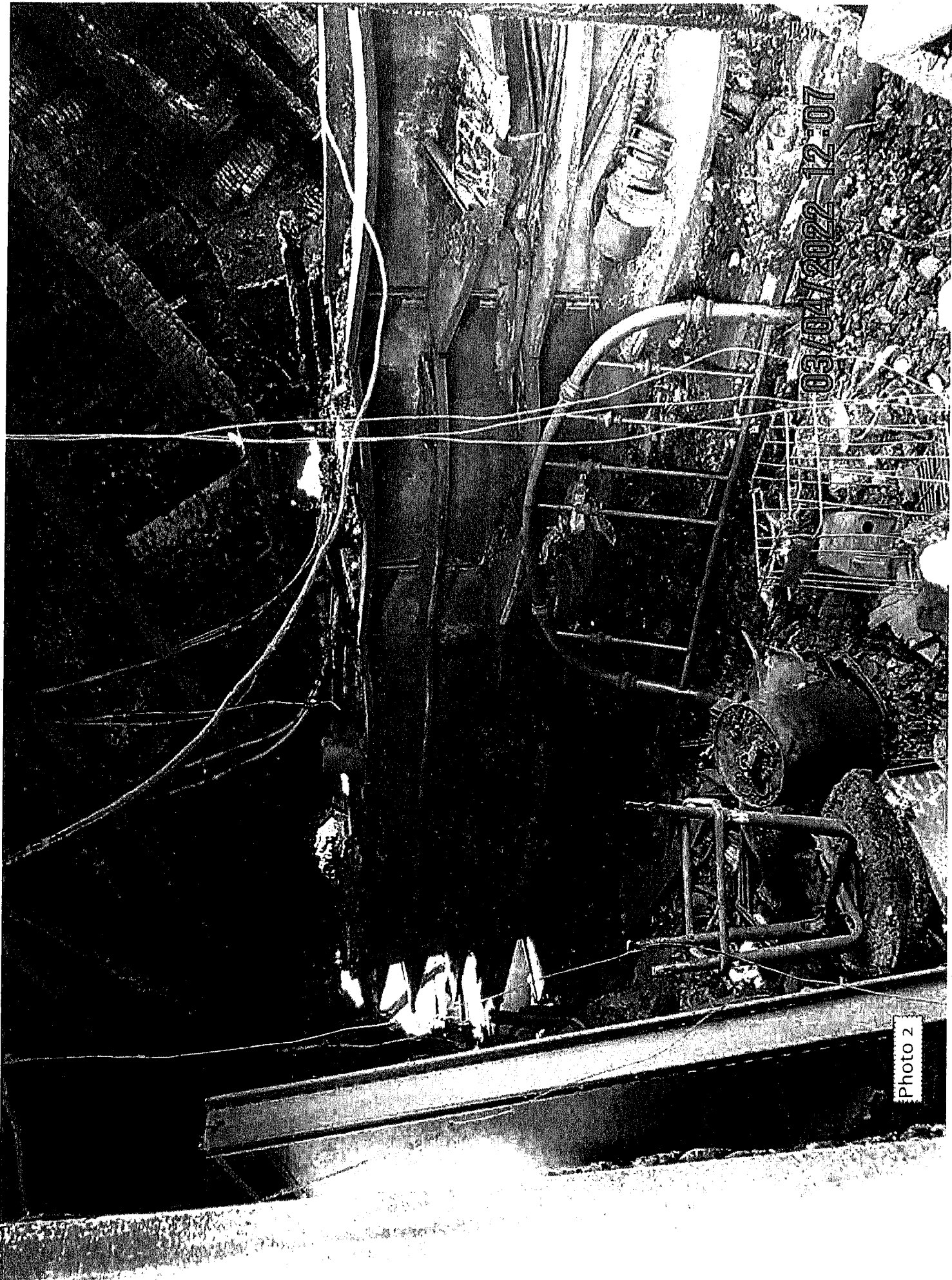
[Signature]
Deputy Clerk

1991-18538-2



03/04/2022 12:07

Photo 1



03/07/2022 12:07

Photo 2



03/04/2022 12:07

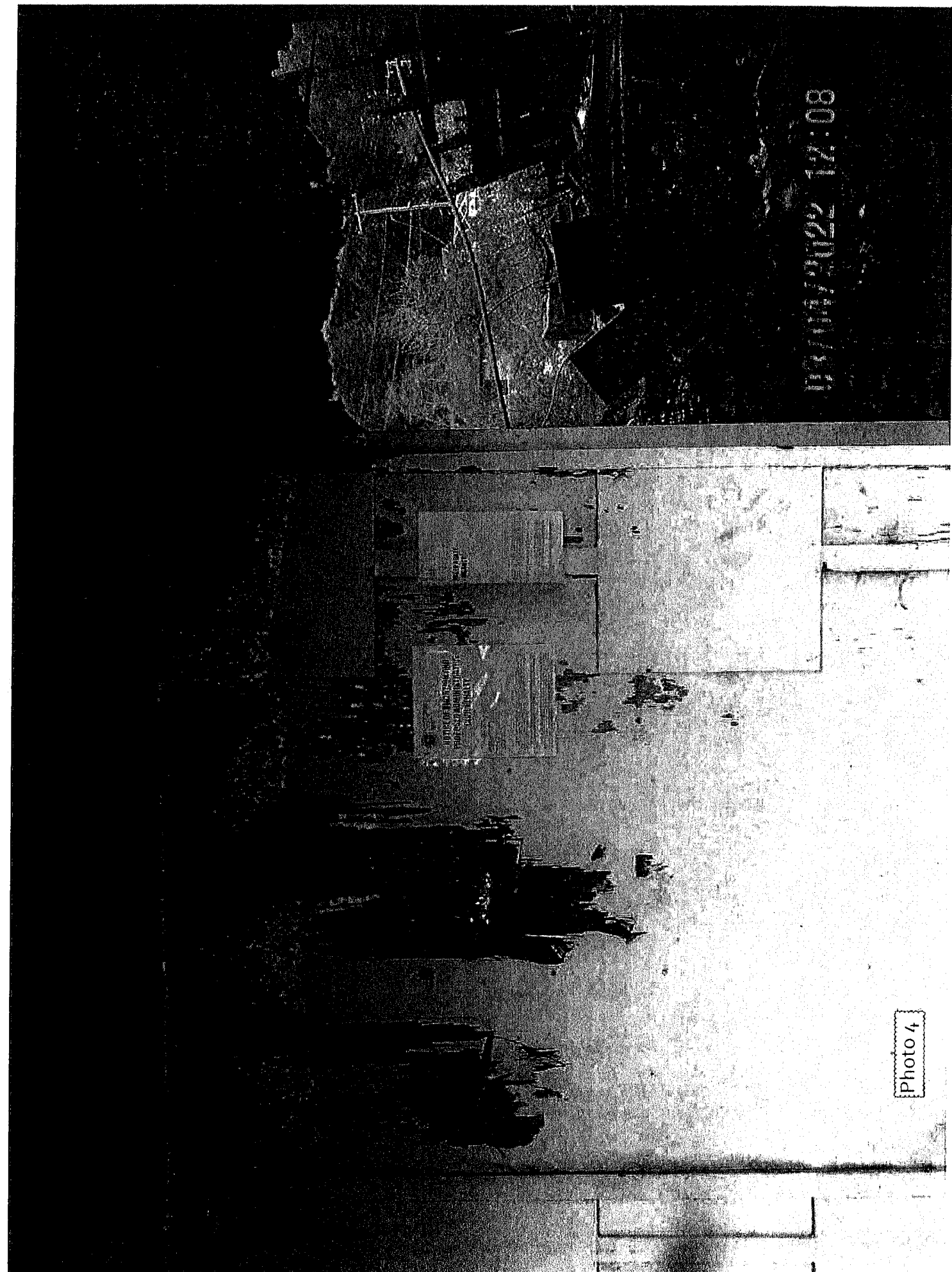
Photo 3

08:17:22 JUL 22 2011

Photo 4

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

8-27-2011
[Illegible text]





County of Humboldt
 2025 Assessors Office
 1111 5th St
 Eureka, CA 95501

NOTICE OF VIOLATION AND PROPOSED ADMINISTRATIVE CIVIL PENALTY

(Humboldt County Code § 82-21)

Address of Affected Property:
 7465 State Highway 96, Guerneville, CA 95926

Assessor's Parcel Number:
 2016281518

Owner:
 Brenda Muller
 1744 Highway A/E
 Ukiah, CA 95528

NOTICE IS HEREBY GIVEN that you have been designated as the "Assessment A" - California Civil Penalty Assessor in the County of Humboldt, State of California, as described in Assessment A, "Designation of Assessment A" within the County of Humboldt County Code, Section 82-21.

YOU ARE HEREBY ORDERED TO CORRECT, OTHERWISE REMEDY, AND VOLUNTARILY WITHIN 10 calendar days after service of this Notice of Violation and Proposed Administrative Civil Penalty.

NOTICE IS FURTHER GIVEN that you are required to correct or remedy, as set forth in Assessment A, "Conditions Constituting a Violation" is not commenced, prosecuted and completed within the 10 calendar days after service of this Notice of Violation and Proposed Administrative Civil Penalty, a daily administrative penalty of five hundred dollars (\$7,000.00) will be imposed for each day that the violation is not corrected.



County of Humboldt
 2025 Assessors Office
 1111 5th St
 Eureka, CA 95501

NOTICE TO ABATE NUISANCE

(Humboldt County Code § 82-27)

Address of Affected Property:
 7465 State Highway 96, Guerneville, CA 95926

Assessor's Parcel Number:
 2016281518

Owner:
 Brenda Muller
 1744 Highway A/E
 Ukiah, CA 95528

NOTICE IS HEREBY GIVEN that the conditions described in Attachment A - "Description of Nuisance" are on property situated in the County of Humboldt, State of California, as described in Attachment B - "Legal Description" which are in violation of state law and the Humboldt County Code, Section 82-27, and that you are the owner of the property.

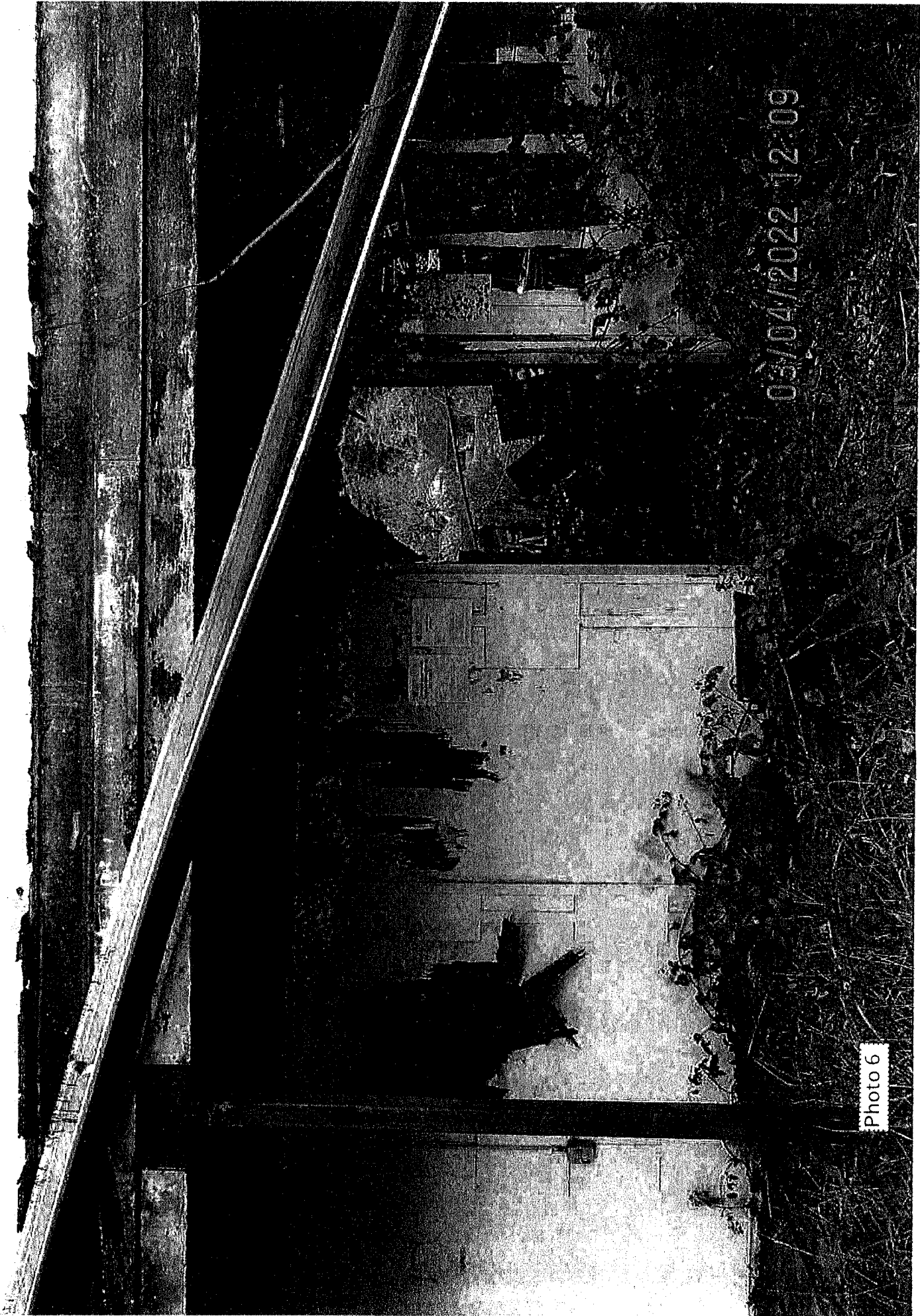
YOU ARE HEREBY ORDERED TO ABATE said nuisance within 10 calendar days after service of this Notice to Abate Nuisance.

NOTICE IS FURTHER GIVEN that if the Humboldt County Code Enforcement Unit determines that the condition or conditions described in Attachment A - "Description of Nuisance" are on property situated in the County of Humboldt, State of California, as described in Attachment B - "Legal Description" and that you are the owner of the property, the Code Enforcement Unit may order that the affected property be vacated pending the completion of the condition or conditions causing the nuisance.

NOTICE IS FURTHER GIVEN that you may not institute a cause of action against a base of the affected property pursuant to Section 19425 of the California Civil Code.

03/04/2022 12:08

Photo 5



03/04/2022 12:09

Photo 6

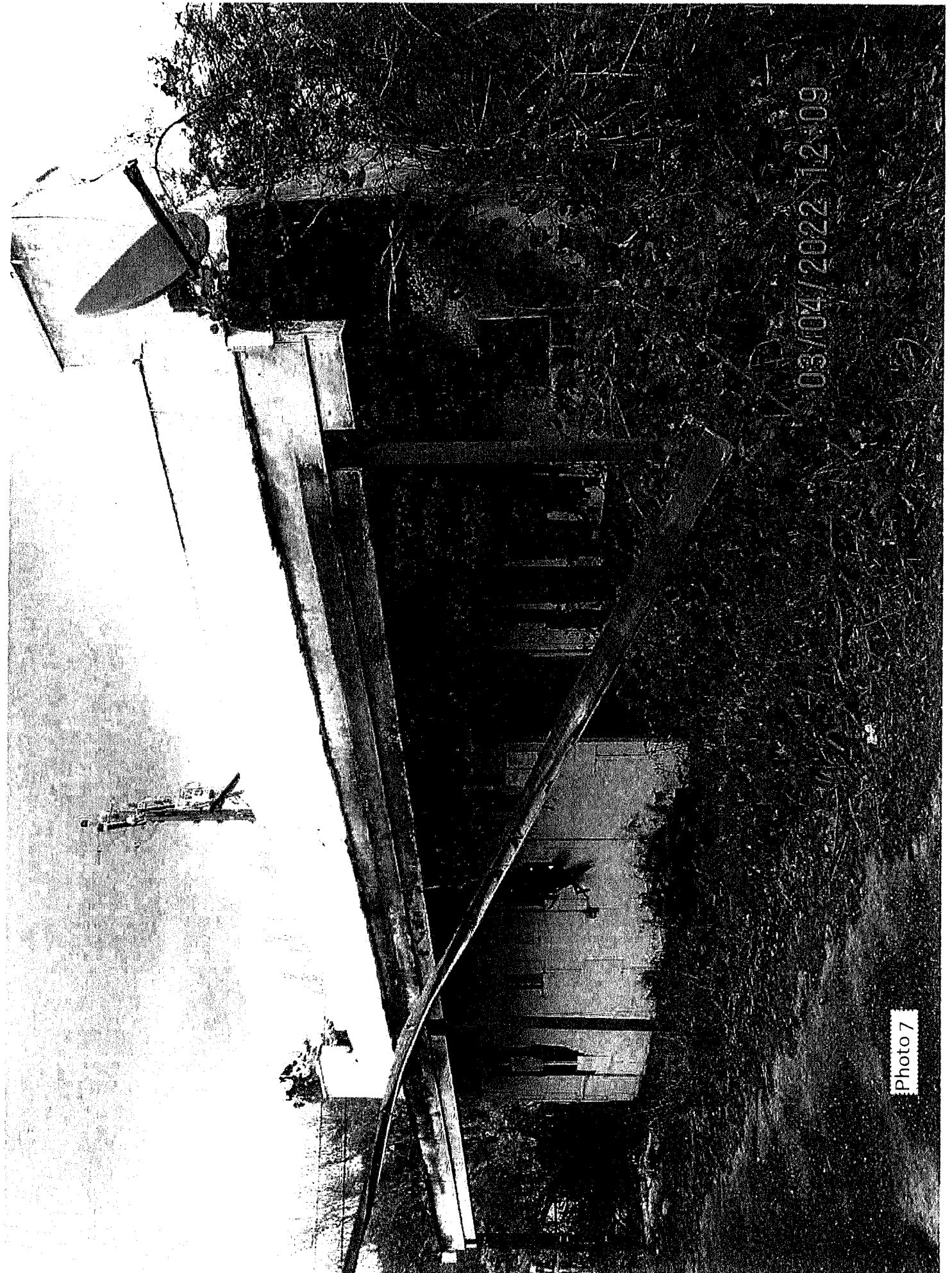


Photo 7

03/04/2022 12:09



03/04/2022 12:10

Photo 8

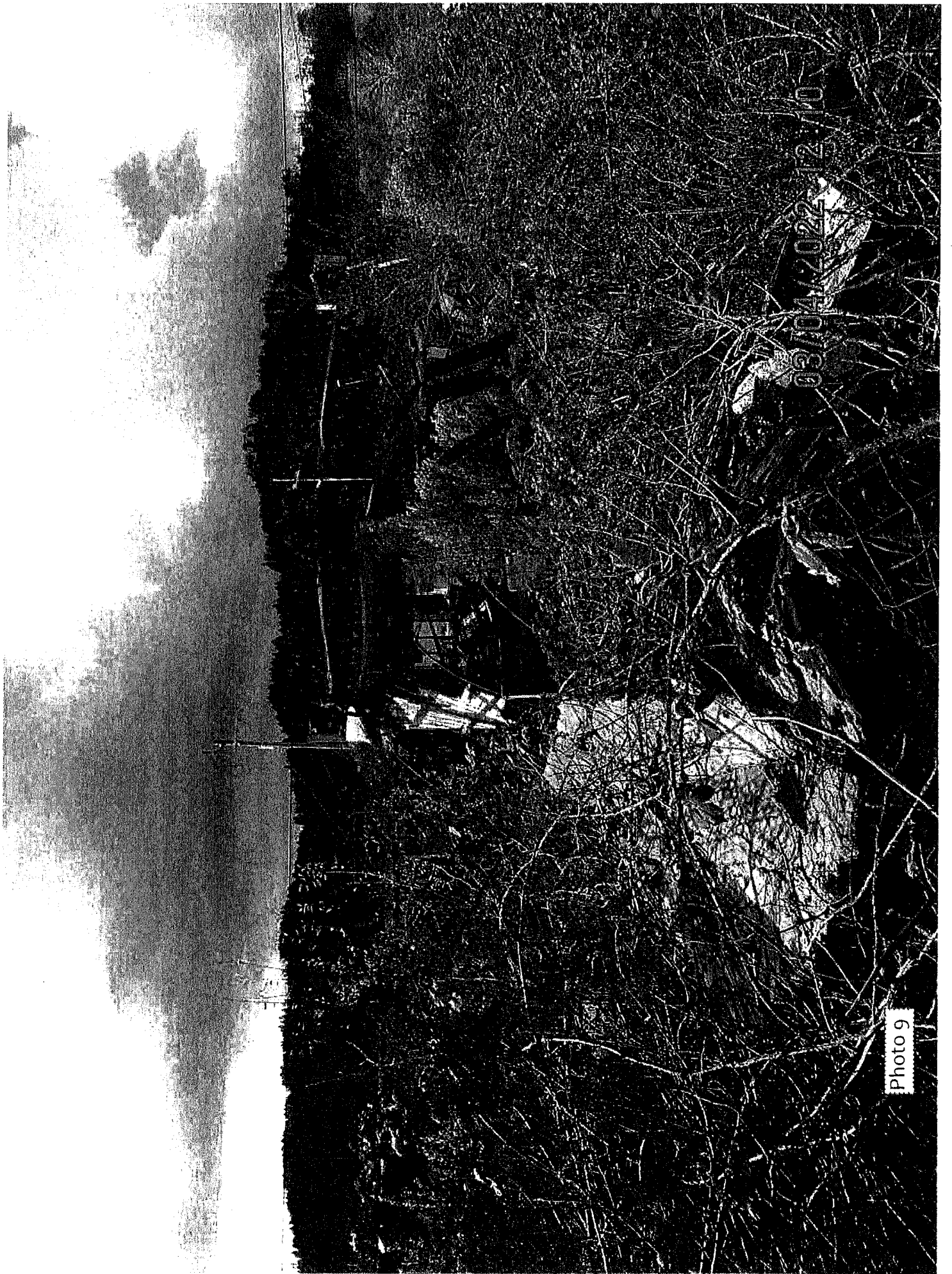


Photo 9



03/04/2022 12:11

Photo 10

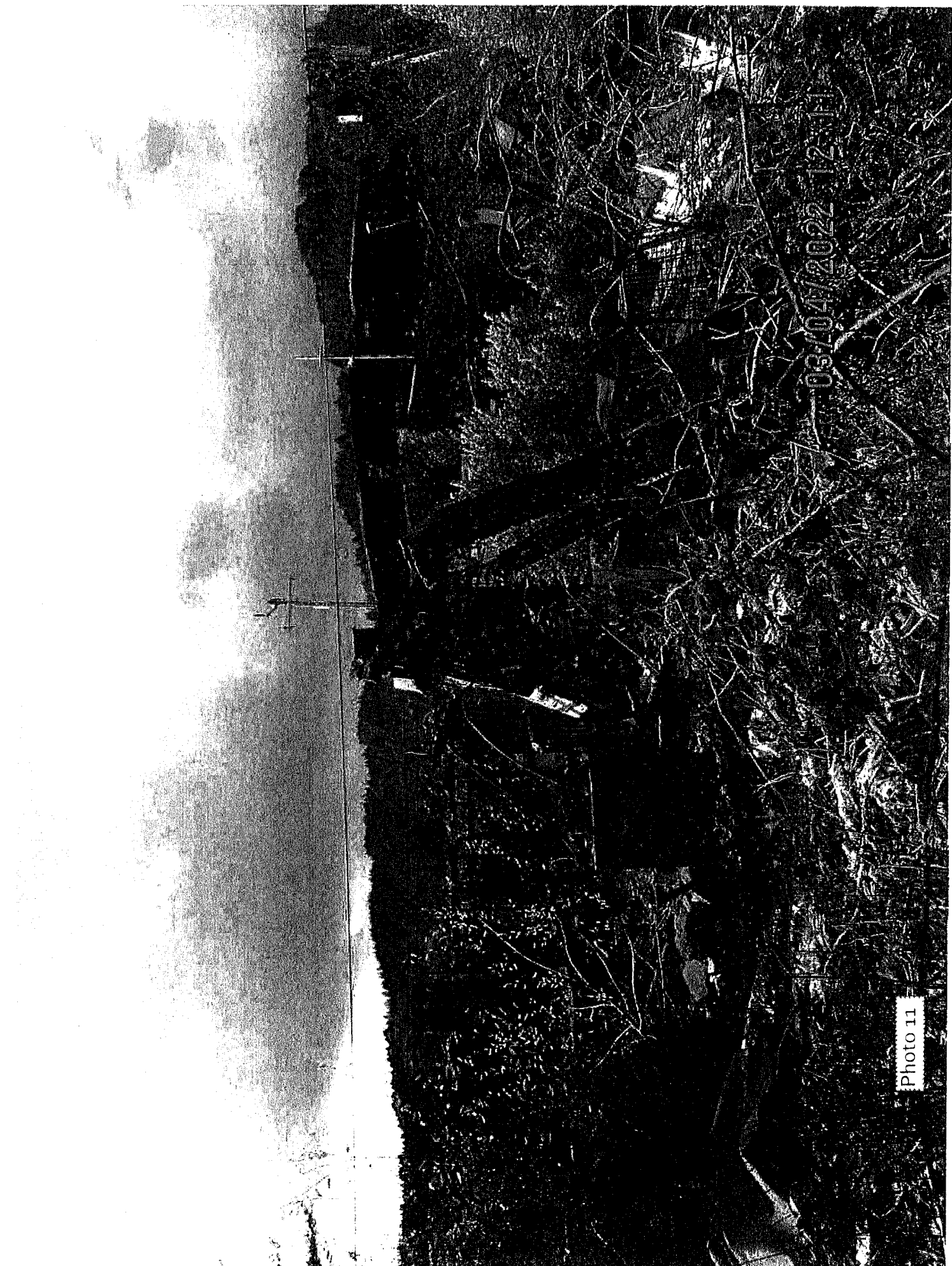


Photo 11

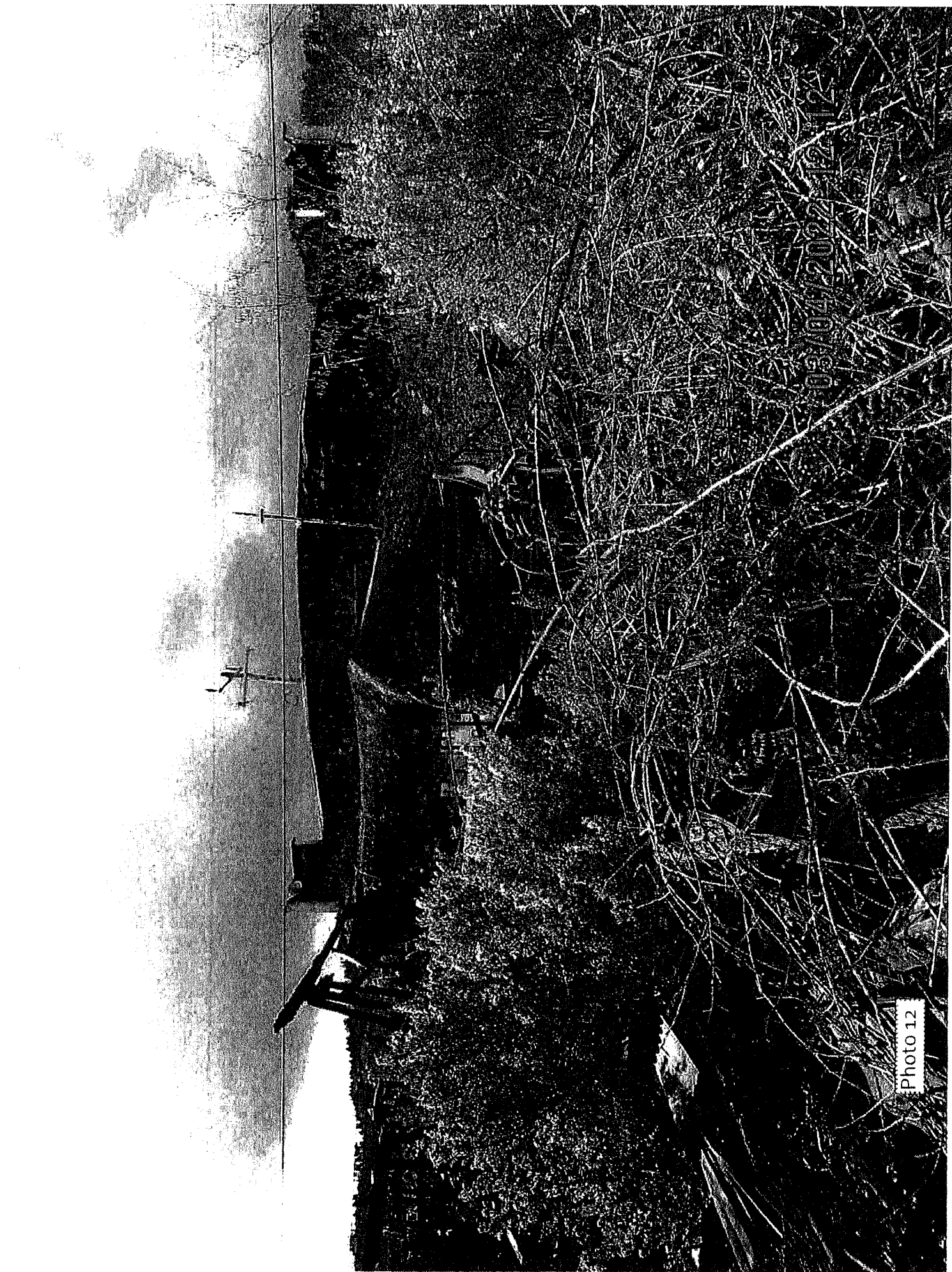


Photo 12



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Photo 13



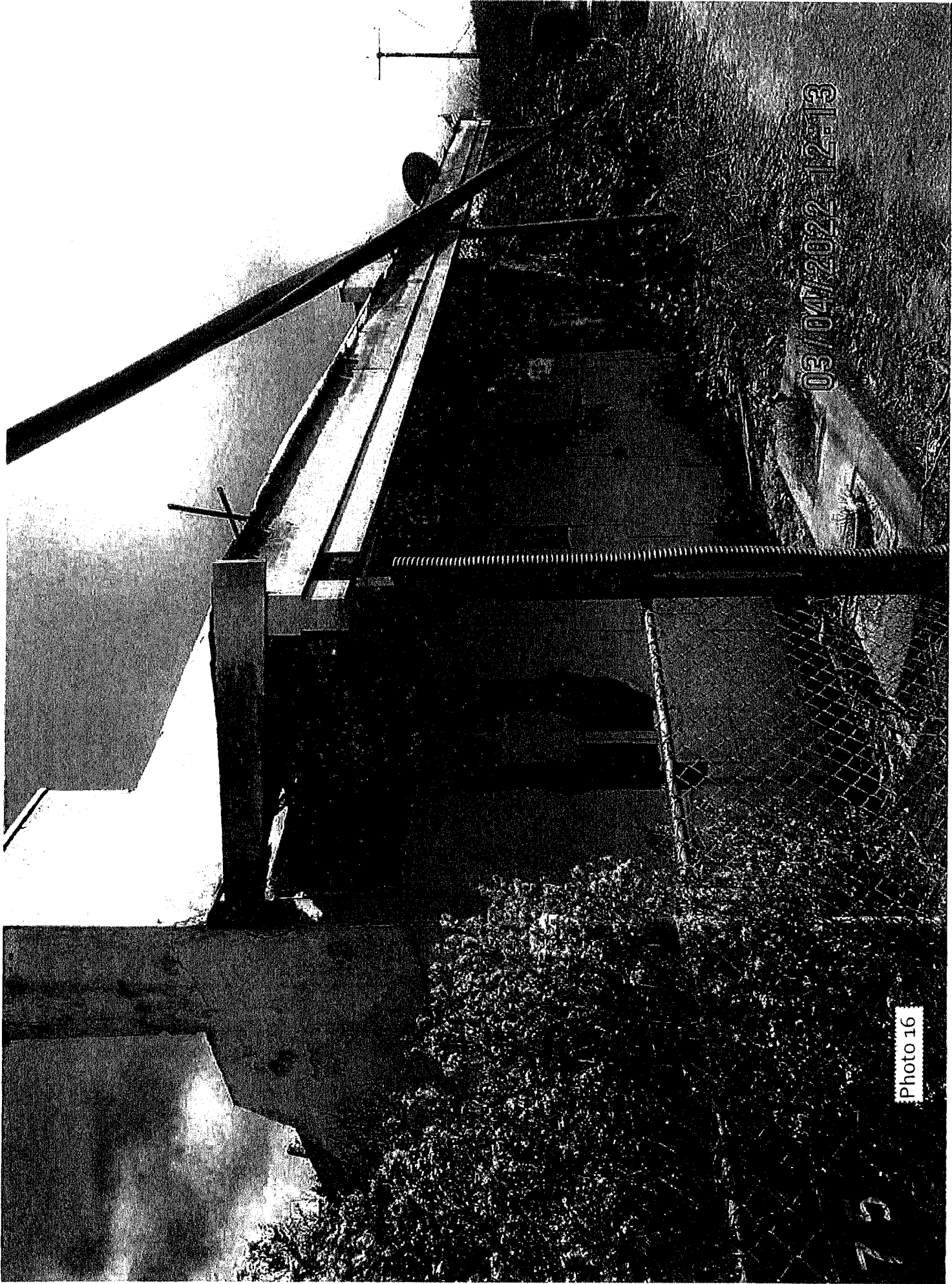
Photo 14

03/10/2023 12:12



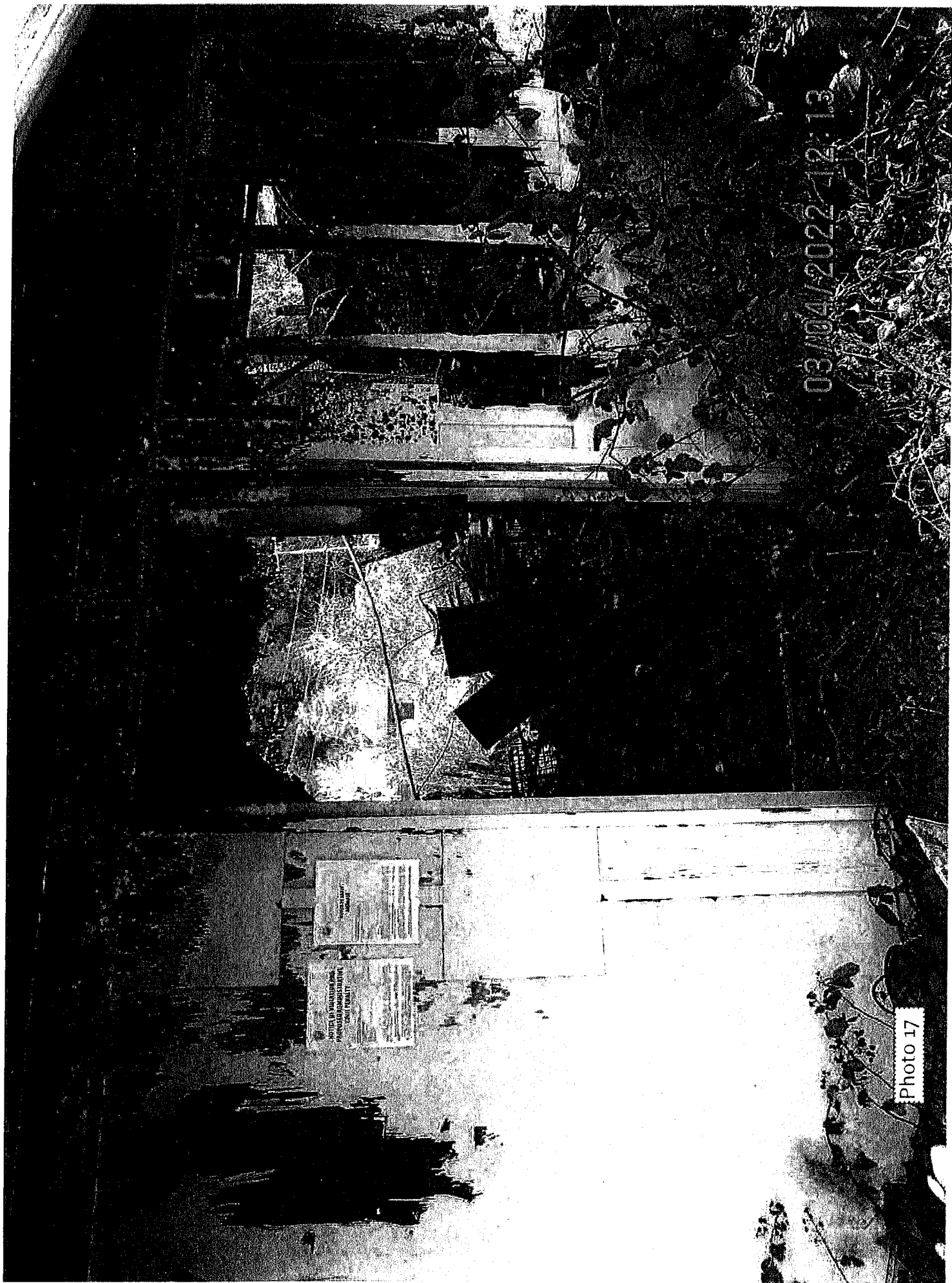
03/04/2022 12:13

Photo 15



03/04/2022 12:13

Photo 16



03/04/2022 12:13

Photo 17



Photo 18

03/04/2022 12:14

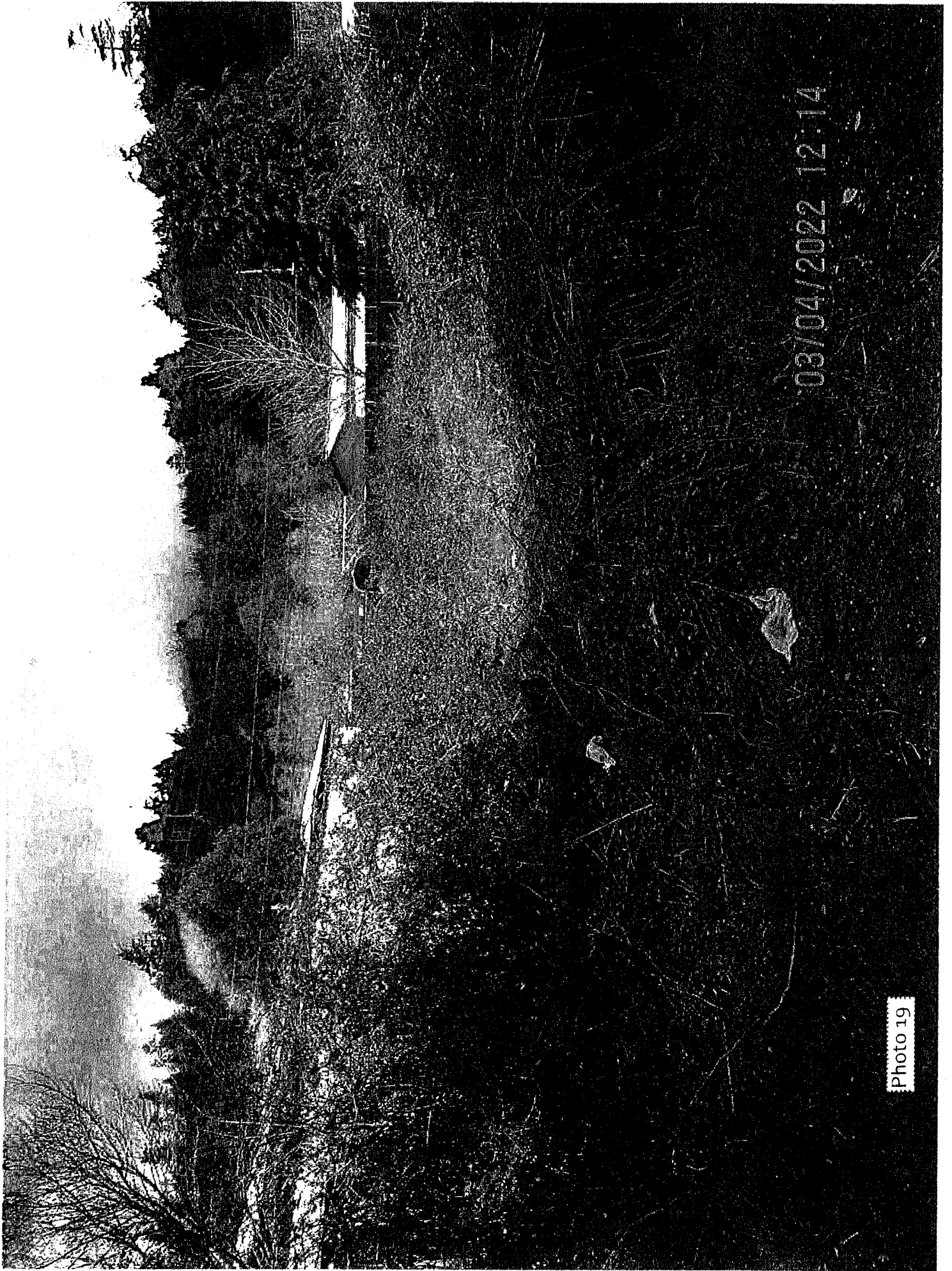


Photo 19

03/04/2022 12:14

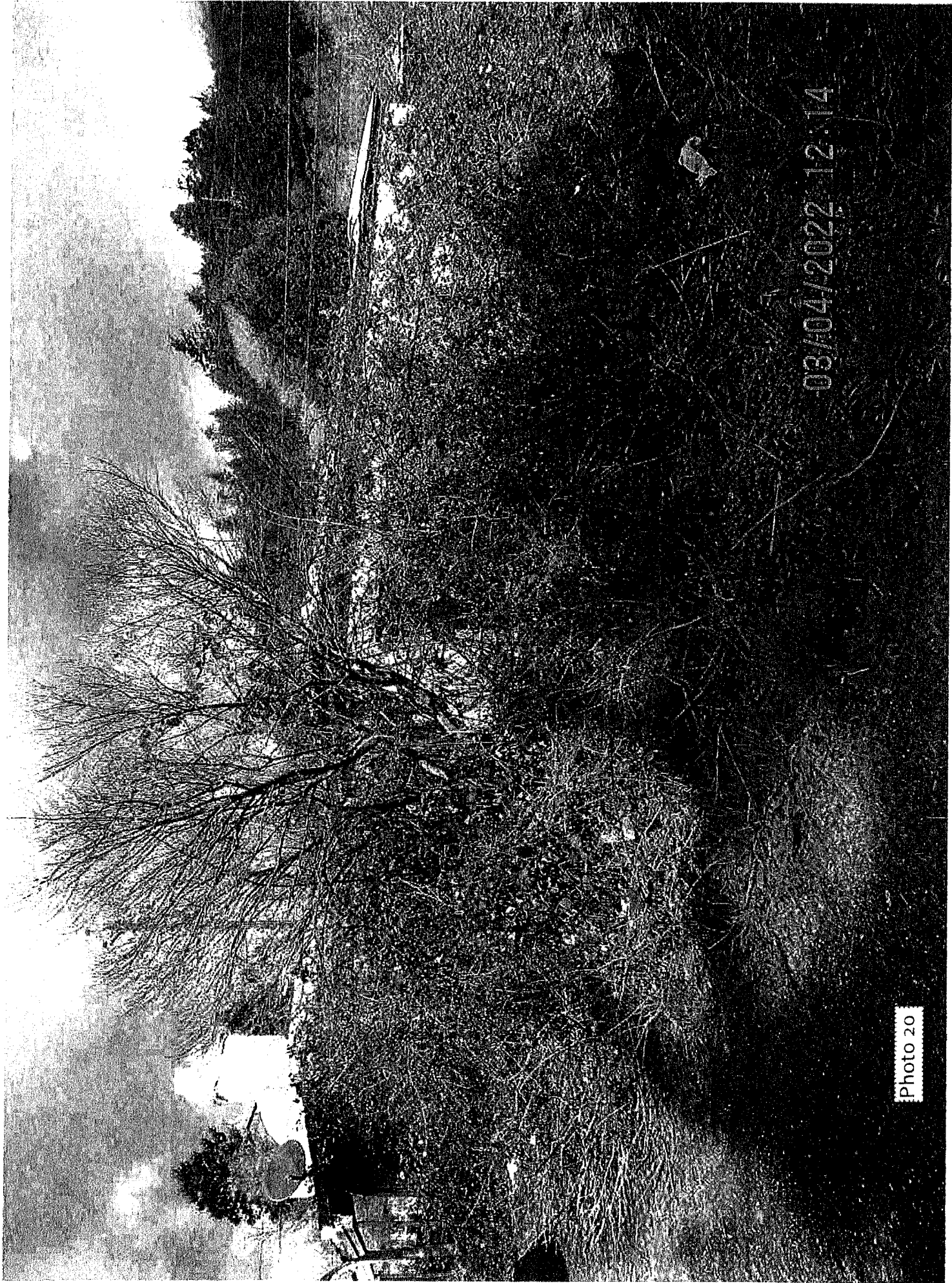


Photo 20

03/04/2022 12:14