



NOTICE OF HEARING

February 2, 2023

He Guoying
17106 S Holly Ln
Oregon City, OR 97045

RE:: County of Clackamas v. He Guoying
File: V0025922

Hearing Date: February 28, 2023

Time: This item will not begin before 9:30 am however it may begin later depending on the length of preceding items.

Location: Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights;
2. Copy of Exhibits which have been submitted by the County

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

You can access the complete hearing packet at <https://www.clackamas.us/codeenforcement/hearings>

You may contact Diane Bautista, Code Compliance Specialist for Clackamas County at (503) 742-4459, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. **Prior to the Hearing.** You have the right to make the following requests:
 - (A) You can request the opportunity to review public records and to talk to County staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
 - (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
 - (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.
2. **Procedure.** The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence, the burden is on the County to establish by a preponderance of the evidence that a violation exists, or existed. Either party may, at their own expense, obtain an attorney to represent them at the hearing. If you wish to be represented by an attorney they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question the parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.
3. **Record of Proceedings.** An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.
4. **Hearings Officer.** The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence, and interpret and apply the law. After the hearing is closed the Hearings Officer will enter written findings of fact, conclusions of law, and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a Final Order or Continuing Order. The Hearings Officers Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



You must have access to the internet or to a telephone line to use the Zoom platform. Please contact Jennifer Kauppi to receive either the link or the phone number with password in order to attend the hearing.

If you would like to present evidence at the Hearing please email or mail your evidence to JKauppi@clackamas.us or 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 work days prior** to the hearing. Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform please contact Jennifer Kauppi at 503-742-4759 or JKauppi@clackamas.us within **3 calendar days** of receipt of the notice of hearing packet.

If you do not know how to use Zoom, please Google "how to use Zoom" and there are many interactive guides on the internet.

If you experience difficulties connecting to the Zoom hearing before your scheduled start time, please call 503-348-4692 for assistance.

**Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that a \$75.00 monthly Administrative Compliance Fee will be assessed if a violation has been determined and has not been abated. When a property owner works cooperatively with the County to resolve a confirmed code violation, the County may waive all or part of that fee.*

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination, envíe un correo electrónico a JKauppi@clackamas.us o llame al 503-742-4452.

ДОБРО ПОЖАЛОВАТЬ! Russian

Департамент транспорта и развития инфраструктуры стремится к соблюдению политики недопущения дискриминации. Для получения дополнительной информации посетите веб-сайт: www.clackamas.us/transportation/nondiscrimination, отправьте письмо на адрес эл. почты JKauppi@clackamas.us или позвоните по телефону 503-742-4452.

欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination，发送电子邮件至 JKauppi@clackamas.us 或致电 503-742-4452。

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng: www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

운송개발부는 차별 금지를 위해 모든 노력을 기울이고 있습니다. 자세한 내용은 홈페이지 www.clackamas.us/transportation/nondiscrimination을 참조하거나 이메일 JKauppi@clackamas.us, 또는 전화 503-742-4452번으로 연락 주십시오.

BEFORE THE COMPLIANCE HEARINGS OFFICER
for the
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

COUNTY OF CLACKAMAS,

Petitioner,

v.

GUOYING HE,

Respondent.

File No:

V0025922

COMPLAINT AND REQUEST FOR HEARING

I, Diane Bautista, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 17106 S. Holly Ln., Oregon City, OR 97045.

2.

The location of the violation(s) of law alleged in this Complaint is: 17106 S. Holly Ln., Oregon City, OR 97045, also known as T2S, R2E, Section 33A, Tax Lot 02600, and is located in Clackamas County, Oregon.

3.

On or about the 17th day of January, 2023 Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Title 9.02 by failing to obtain required permits and final approved inspections. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violations was given to Respondent in the following manner: Citation and Complaint #2200259 in the amount of \$500.00 was mailed via first class mail on January 17, 2023. A copy of the notice document is attached to this Complaint as Exhibit C, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;

2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Title 9.02 Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code;

3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;

4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 2nd day of February, 2023.



Diane Bautista
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

GUOYING HE,

Respondent.

File No.: V0025922

STATEMENT OF PROOF

History of Events and Exhibits:

- | | |
|--------------------------------|---|
| June 27, 2022 | The County received a complaint regarding a marijuana grow without land use approval and unpermitted electrical in accessory structures. |
| June 28, 2022
Exhibit A | A review of the County permitting system showed electrical permits E0495219, E0495319 and E0097520 had expired without approved final inspections. No marijuana grow was confirmed. |
| November 22, 2022
Exhibit B | Correspondence was sent to the Respondent regarding failure to obtain required approved inspections with a deadline of December 22, 2022 to abate the violations. |
| January 17, 2023
Exhibit C | A review of the County permit system showed that the electrical permits remained in expired status and no approved final inspections had been obtained. Citation 2200259 was issued for \$500.00 and sent via first class mail. Citation was not returned. This citation has not been paid. |
| February 2, 2023 | The County referred this matter to the Code Enforcement Hearings Officer. |

If the Compliance Hearings Officer affirms the County's position by a preponderance of the evidence, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Clackamas County Building Code by renewing or obtaining required electrical permits within 30 days of the Continuing Order and receive final approved inspections within 30 days of the permits being issued.
- Code Enforcement to confirm compliance of the above items and the County will submit a Post Hearing Status Report. The Report will be sent to the Compliance Hearings Officer and to the Respondent.

- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for date cited January 17, 2023.
- Payment for Citation No. 2200259 issued on January 17, 2023 for \$500.00.
- The administrative compliance fee to be imposed from November 2022 until the violation is abated. As of this report the total is \$150.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



Permit #: E0097520	Applied: 02/19/2020
Type: Electrical / Electrical	Approved: 02/19/2020
Status: Expired	Final:
Valuation: \$0.00	Expiration: 8/17/2020
Address: 17106 S HOLLY LN OREGON CITY, OR 97045	

Applicant: PARKIN ELECTRIC INC (503) 657-4958
 Owner: ZHANG GENMEI
 Contractor: PARKIN ELECTRIC INC (503) 657-4958

Certificate of Occupancy Required:

Parcel: 22E33A 02600	Class:	
Entered By: DAIT	Occupancy:	
Insp Area:	Units:	Bldgs:
Printed: 01/30/2023	Violation:	
Description: ADD 100AMP FEEDER FOR SUB PANEL IN KITCHEN		
Conditions:		

SFR/Dup 1st Unit(sqft): 0	Additional Unit(sqft):	0
Electrical State Surcharge	1	\$19.32
Permanent Service/Feeder - <200 Amps	1	\$161.00
Total Fees:		\$180.32
Total Payments:		\$180.32
Balance Due:		\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

Clackamas County
Inspection History for Record #E0097520

Applicant Name: PARKIN ELECTRIC INC

Work Description: ADD 100AMP FEEDER FOR SUB PANEL IN KITCHEN

Address: 17106 S HOLLY LN, OREGON CITY, OR 97045

Inspection Date	Inspection Type	Inspector	Status	Comments



Permit #: E0495219	Applied: 09/20/2019
Type: Electrical / Electrical	Approved: 09/20/2019
Status: Expired	Final:
Valuation: \$0.00	Expiration: 04/08/2020
Address: 17106 S HOLLY LN OREGON CITY, OR 97045	

Applicant: Amanda Donaldson 5036574958
 Owner: ZHANG GENMEI
 Contractor: PARKIN ELECTRIC INC (503) 657-4958

Certificate of Occupancy Required:

Parcel: 22E33A 02600	Class:	
Entered By:	Occupancy:	
Insp Area:	Units:	Bldgs:
Printed: 01/30/2023	Violation:	
Description: (1) 320 SVC (2) <200amp Feeders to Panel & to Garage. (4) ckts for garage		
Conditions:		

SFR/Dup 1st Unit(sqft): 0	Additional Unit(sqft):	0
Permanent Service/Feeder - <200 Amps	2	\$322.00
Permanent Service/Feeder - 201-400 Amps	1	\$213.00
Branch Circuits w/ Purchase Service or Feeder	4	\$48.00
Electrical State Surcharge	1	\$69.96
Total Fees:		\$652.96
Total Payments:		\$652.96
Balance Due:		\$0.00

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Clackamas County
Inspection History for Record #E0495219

Applicant Name: Amanda Donaldson

Work Description: (1) 320 SVC (2) <200amp Feeders to Panel & to Garage. (4) ckts for garage

Address: 17106 S HOLLY LN, OREGON CITY, OR 97045

Inspection Date	Inspection Type	Inspector	Status	Comments
10/8/2019 2:13:28 PM	110 Service or Feeder	Douglas Boettcher	Approved	Date: 10/8/2019 Service approved to energize



Permit #: E0495319 Applied: 09/20/2019
 Type: Electrical / Electrical Approved: 09/20/2019
 Status: Expired Final:
 Valuation: \$0.00 Expiration: 08/06/2020
 Address: 17106 S HOLLY LN OREGON CITY, OR 97045

Applicant: Amanda Donaldson 5036574958
 Owner: ZHANG GENMEI
 Contractor: PARKIN ELECTRIC INC (503) 657-4958

Certificate of Occupancy Required:

Parcel: 22E33A 02600 Class:
 Entered By: Occupancy:
 Insp Area: Units: Bldgs:
 Printed: 01/30/2023 Violation:
 Description: (1) 400 amp Service (2) Feeders & 4 circuits to existing shop
 Conditions:

SFR/Dup 1st Unit(sqft):	0	Additional Unit(sqft):	0
Electrical State Surcharge		1	\$69.96
Branch Circuits w/ Purchase Service or Feeder		4	\$48.00
Permanent Service/Feeder - 201-400 Amps		1	\$213.00
Permanent Service/Feeder - <200 Amps		2	\$322.00
Total Fees:			\$652.96
Total Payments:			\$652.96
Balance Due:			\$0.00

Our goal is to provide you with excellent service. If you would like to discuss your experience with us, contact one of our Customer Service Specialists at 503-742-4400, dtdcustomerinfo@clackamas.us or simply fill out our online survey at <https://www.surveymonkey.com/s/cccustomersurvey>

Clackamas County Inspection History for Record #E0495319

Applicant Name: Amanda Donaldson

Work Description: (1) 400 amp Service (2) Feeders & 4 circuits to existing shop

Address: 17106 S HOLLY LN, OREGON CITY, OR 97045

Inspection Date	Inspection Type	Inspector	Status	Comments
10/8/2019 2:18:18 PM	110 Service or Feeder	Douglas Boettcher	Approved w/Conditions	Date: 10/8/2019 1. Provide AIC label at service. NEC Art. 110.24. 2. The GEC cannot be run from neutral bar to neutral bar. Tap off GEC from ground rods to panel. NEC Art. 250.64(D).
2/6/2020 9:42:46 AM	190 Other/Misc	Michael French	Approved	New mast installed as per PGE, AFC posted and GEC corrected.



November 22, 2022

Guoying He
17106 S. Holly Lane
Oregon City, OR 97045

SUBJECT: Clackamas County Building Code, Title 9.02.040 (D)

VIOLATION: V0025922

SITE ADDRESS: 17106 S. Holly Ln., Oregon City, OR 97045

LEGAL DESCRIPTION: T2S, R2E, Section 33A, Tax Lot 02600

This letter serves as notice of violations of the Clackamas County Code. The violations include:

- Electrical permit E0495319 for (1) 400 amp service, (2) feeders and (4) circuits for existing shop expired without approved final inspections.
- Electrical permit E0495219 for (1) 320 amp service, (2) feeders and (4) circuits for existing garage expired without approved final inspections.
- Electrical permit E0097520 for (1) 100 amp service for sub panel for kitchen expired without approved final inspections.

VIOLATIONS & HOW TO RESOLVE

Electrical work done without final approved inspections

The installation of electrical without approved final inspections constitutes a violation of Clackamas County Code Title 9.02.040 (D). In order to abate the violations, please complete the following **no later than December 22, 2022**:

- Renew and/or obtain the above listed electrical permits for work done.
 - Schedule all inspections so that final inspections may be obtained not later than 45 days from the date the permits are re-issued.

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday.

If you have any questions my direct telephone number is 503-742-4459 and my email is dianebau@clackamas.us.

ITEMS INCLUDED IN THIS PACKET

1. Violation Letter
2. Required Notice of Fines and Penalties

A handwritten signature in blue ink that reads "Diane Bautista". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Diane Bautista
Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.

RECORDING REQUESTED BY:



9200 SE Sunnybrook Blvd., Ste 130
Clackamas, OR 97015

GRANTOR'S NAME:
Genmel Zhang and Guoying He

GRANTEE'S NAME:
Guoying He

AFTER RECORDING RETURN TO:
Guoying He
17106 S Holly Lane
Oregon City, OR 97045

SEND TAX STATEMENTS TO:
Guoying He
17106 S Holly Lane
Oregon City, OR 97045

Clackamas County Official Records
Sherry Hall, County Clerk

2020-050284

06/30/2020 11:10:08 AM

D-D Cnt=1 Stn=75 TIFFANY
\$15.00 \$16.00 \$10.00 \$62.00

\$103.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM

(INDIVIDUAL or CORPORATION)

Genmel Zhang and Guoying He, Grantor, conveys to Guoying He, Grantee, the following described real property, situated in the County of Clackamas, State of Oregon,

See attached Exhibit "A".

The true consideration for this conveyance is (\$-0-). (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

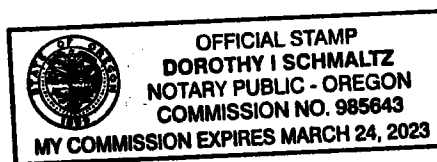
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6/24/2020

gen mel zhang

Genmel Zhand

Guoying He
Guoying He



State of Oregon
County of Clackamas

This instrument was acknowledged before me on June 24 2020 by Genmel Zhand and Guoying He..

[Signature]
Notary Public - State of Oregon

My Commission Expires: 3/24/23

TTACC 2006-10
TICOR TITLE

EXHIBIT 1

PARCEL I: **PART OF 22E33A 02600 00593263**

A part of the Ezra Fisher Donation Land Claim No. 44 in Township 2 South, Range 2 East of the Willamette Meridian, in the City of Oregon City, County of Clackamas and State of Oregon, more particularly described as follows:

Beginning South 810 East 53.90 chains and South 5.25 chains from the angle post in the North boundary of said claim; thence South 55° East along the Abernethy Road 4 chains; thence South 3° West 4.58 chains to an angle post in said road; thence South 24° West 7 chains to a point on the South bank of Abernethy Creek; thence South 58° West 7 chains to the true place of beginning of the tract to be described, which is the most Southerly corner of that certain tract of land conveyed to Jacob A. Jones by deed recorded January 25, 1889 in Book 32, page 466, Deed Records; from said true place of beginning North 28° West 14 chains, more or less, to the center line of Abernethy Creek; thence Easterly along the center line of said creek with its meanders upstream to a point in the center of said creek directly North of the said true place of beginning; thence South 20 links to the said place of beginning.

Also a 12 foot strip along the Southwesterly line of that certain tract of land conveyed to Martin G. Jones by deed recorded August 4, 1902 in Book 83, page 339, Deed Records, the said strip being the same as the 12 foot strip excepted in deed from Felix A. Jones to Jesse U. Powers.

Also a part of the Ezra Fisher Donation Land Claim No.44 in Township 2 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as:

Beginning at a point in the center line of Jones Mill Wagon Road which point is South 65°30' West 9.35 chains from the one-quarter section corner on the North line of Section 33, Township 2 South, Range 2 East of the Willamette Meridian; running thence South 16°30' East along the center line of said road, 2.82 chains to the Southwest quarter of a tract described in the deed recorded in Book 228, page 493, Deed Records; thence South 59°50' East along the South line of said tract 240 feet to an iron bar driven in the ground which is the true place of beginning the tract herein to be described; running thence North to the Southwesterly line of a tract conveyed to Jacob A. Jones by deed recorded in Book 32, page 466, Deed Records; thence South 28° East along the Southwesterly line of said Jones tract to the Southeast corner of the tract described in deed recorded in Book 228, page 493, Deed Records, which point is in the Northerly line of a 12 foot right of way; thence North 59°50' West along the Northerly line of said right of way to the place of beginning.

EXCEPTING THEREFROM the tract conveyed to Jesse U. Powers and Katie J. Powers by instrument recorded in Book 236, page 394, Deed Records.

ALSO EXCEPTING THEREFROM the tract conveyed to Cecil E. Bristol and Sylvia H. Bristol by instrument recorded in Book 307, page 217, Deed Records.

ALSO EXCEPTING THEREFROM any portion conveyed to Clackamas County by deed recorded May 25, 1970 as Recorders Fee. No. 70-9842.

PARCEL II:

REMAINING PART OF 22E33A 02600 00593263

All that part of the following tract of land lying Northeasterly of a line connecting two iron pipes, one of which is located in the Northerly line of the following described property, which line is the Southeasterly line of a 12 foot roadway mentioned in the deed from Felix A. Jones to I.C. Nealeigh and Rosa E. Nealeigh recorded in Book 231, page 38, Deed Records, and which iron pipe is located 230 feet Northwesterly, measured along the Southerly line of said 12 foot roadway from the Southwesterly boundary of the tract of land conveyed by T.M. and C.S. Park to Jacob A. Jones, recorded January 25, 1889, in Book 32, page 466, Deed Records; and the other pipe being located in the Southwesterly boundary of a tract of land conveyed to I.M. and C.S. Park to Jacob A. Jones recorded January 25, 1889, in Book 32, page 466, Deed Records, at a point which is 28 feet Northwesterly, measured along said line from the most Westerly corner of the second parcel of land described in the deed from Security & Investment Company to Louis Ringering and Marguerite Ringering, recorded November 26, 1943, in Book 317, page 84, Deed Records:

A tract of land located in the Ezra Fisher Donation Land Claim. No. 44, Township 2 South, Range 2 East of the Willamette Meridian, and more particularly described as follows, to-wit: Beginning at the most Southerly corner of that tract of land described in that certain conveyance from I.M. and C.S. Park to Jacob A. Jones and recorded January 25, 1889 in Book 32 on page 466, Record of Deeds for Clackamas County, Oregon; from said beginning point thence Northwesterly in a direct line to a point in the Easterly right of way boundary of Clackamas County Road No. 312 that is Southeasterly 150.0 feet distant, measured along said boundary, from the intersection of the Southwesterly boundary of the tract of land described in that certain conveyance from D.C. and E. S. Latourette to Martin G. Jones and recorded August 4, 1902 in Book 83, on page 339, record of Deeds for Clackamas County, Oregon; thence Northwesterly 150.00 feet along said road boundary to said last mentioned intersection; thence South 59°50' East along said last mentioned Southwesterly boundary 6.82 chains to the Southwesterly boundary of the heretofore mentioned Jacob A. Jones tract; thence South 28° East along the said Southwesterly boundary of the Jacob A. Jones tract 4.05 chains to the point of beginning.

PARCEL III:

22E33A 02690 00593272

Part of the Ezra Fisher D.L.C. in Township 2 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon, more particularly described as follows: Beginning at a point on the Westerly line of that tract conveyed to James L. Garvison by deed recorded July 21, 1954, in Book 484, page 128, Deed Records; said point being 79 feet Northwesterly from the most Southerly corner thereof; thence Southwesterly to a point on the Southwesterly line of that tract conveyed to Louis Ringering, et ux by deed recorded in Book 317, page 84, Clackamas County Deed Records; said point being Southeasterly a distance of 344.5 feet from the most Westerly Northwesterly corner of said Ringering tract; thence Northerly to the most Northerly corner of said Ringering tract; thence Southeasterly along the Northeasterly line of said Ringering tract and the Southwesterly line of that tract conveyed to James L. Garvison et ux by deed recorded July 21, 1954 in Book 484, page 128, Deed Records, to the place of beginning;

EXCEPTING THEREFROM that portion lying in Market Road No. 20. ALSO EXCEPTING that tract conveyed to Clairmont Water District, by deed recorded July 21, 1961, in Book 589, page 637, Clackamas County Deed Records; **-2700**

ALSO EXCEPTING THEREFROM the Southwesterly 16 feet of even width, said 16 feet to be cut off by a line drawn parallel with the Southwesterly line of said Ringering tract, situate in Clackamas County, Oregon,

ALSO EXCEPTING THEREFROM that portion conveyed to Clackamas County by deed recorded May 25, 1970 as Recorders Fee No. 70-9842.

EXHIBIT B - PAGE 6 OF 6

ATM



Citation No. 2200259

Case No. V0025922

ADMINISTRATIVE CITATION

Date Issued: January 17, 2023

Name and Address of Person(s) Cited:

Name: Guoying He
Mailing Address: 17106 S. Holly Lane
City, State, Zip: Oregon City, OR 97045

Date Violation(s) Confirmed: On the 17th day of January, 2023, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Address of Violation(s): 17106 S. Holly Ln., Oregon City, OR 97045

Legal Description: T2S, R2E Section 33A, Tax Lot(s) 02600

Law(s) Violated:

- Chapter 7.03 of Clackamas County Code, Road Use, Section
- Chapter 9.01 of CCC Uniform Code for the Abatement of Dangerous Buildings, Section
- Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (D)
- Chapter 9.03 of CCC Excavation and Grading, Section
- Chapter 10.03 of CCC Solid Waste and Waste Management, Section 10.03.060
- Title 12 and 13 of CCC Zoning and Development Ordinance, Section
- Other law: _____

Description of the violation(s):

- 1) Failure to obtain final approved electrical inspections

Maximum Civil Penalty \$1,000.00 Fine \$500.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$500.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Diane Bautista Date: January 17, 2023
Telephone No.: 503-742-4459 Department Initiating Enforcement Action: Code Enforcement

