



## NOTICE OF RESET HEARING

June 25, 2024

320204 RE Holdings LLC  
4814 NE 107<sup>th</sup> Ave.  
Portland, OR 97220

**RE::** County of Clackamas v. 320204 RE Holdings LLC  
**File:** V0026720

**Hearing Date:** July 11, 2024

**Time:** This item will not begin before 1:00pm 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 Complaint and Request for Hearing

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 Andrea Hall, Code Compliance Specialist for Clackamas County at (503) 742-4467, 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 Officer's 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 20<sup>th</sup> 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, a copy of the link is provided below.

If you would like to present evidence at the Hearing please email or mail your evidence to Andrea Hall at 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 working 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 Andrea Hall at 503-742-447 **within 3 calendar days of receipt of the Notice of Hearing**.

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 503-830-9960 for assistance.

#### Zoom invite

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clackamascounty.zoom.us/j/87525051379?pwd=BKgklBIEWUbwKQFYE5k5gw9mtaG6ze.1>

Passcode: 976369

Or One tap mobile:

+16694449171,,87525051379# US

+16699006833,,87525051379# US (San Jose)

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 408 638 0968 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799

Webinar ID: 875 2505 1379

## 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](http://www.clackamas.us/transportation/nondiscrimination), email [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), envíe un correo electrónico a [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), отправьте письмо на адрес эл. почты [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination)，发送电子邮件至 [JKauppi@clackamas.us](mailto: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](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [JKauppi@clackamas.us](mailto: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/nondiscrimination](http://www.clackamas.us/transportation/nondiscrimination)을 참조하거나 이메일 [JKauppi@clackamas.us](mailto: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.

320204 RE HOLDINGS LLC,

Respondent.

File No: V0026720

COMPLAINT AND REQUEST FOR HEARING

I, Andrea Hall, Senior Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent 320204 RE Holdings LLC mailing address is: 4814 NE 107<sup>th</sup> Ave.,  
Portland, OR 97220.

2.

The address or location of the violation(s) of law alleged in this Complaint is:  
24700 S Mulino Rd., Canby, OR 97013, also known as T4S, R1E, Section 2 , Tax Lot 700, and is  
located in Clackamas County, Oregon.

On or about the 1<sup>st</sup> day of December 2023 the Respondent violated the following laws, in  
the following ways:

- a. Chapter 9.02.040 (A) of the Clackamas County Code as it pertains to the Application  
and Enforcement of the Clackamas County Building Code for failing to obtain an  
approved final inspection for B0558415 and to permit additional construction inside the  
structure.

This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

3.

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

4.

Notice of the violation was given to the Respondent in the following manner: Citation and Complaint number 200267. A copy of the notice document is attached to this Complaint as Exhibit N and incorporated by this reference.

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 the Priority 1 violation being \$750.00 to \$1000.00 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; and

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

DATED THIS 2nd day of January 2024.



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Andrea Hall  
Senior Code Enforcement Specialist  
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

v.

320204 RE HOLDINGS LLC,

Respondent.

File No.: V0026720

STATEMENT OF PROOF

History of Events and Exhibits:

July 29, 2020  
Exhibit A

In response to a complaint, the County sent the Respondent an alleged letter regarding the allegation of construction without benefit of permits or inspections.

August 27, 2020

The County had a telephone conversation with Russ Rotondi who is the General Counsel for the main owner of the property C21 Investments. He was aware of an outstanding permit that needed to be final but not the new construction. The person responsible for the new work is Barry Brockman who is going to purchase the hemp business from them. Russ requested an on site meeting with a building inspector.

September 25, 2020  
Exhibit B

Building Inspector Bob Stewart inspected the property and determined that the work that had been done did require a building permit.

September 30, 2020  
Exhibit C

A violation notice was mailed to the property owner and Registered Agent with a deadline to submit a building permit application for the unpermitted work no later than November 6, 2020.

April 28, 2021  
Exhibit D

After a review of County records revealed a building permit application had not been submitted to the County, Citation number 2000267 was issued to the Respondent in the amount of \$100.00 for the Building Code violation, a copy was also sent to the Registered Agent. The citation mailed to the Respondent and the copy to the Registered Agent were returned to the County as not deliverable, unable to forward.

September 3, 2021  
Exhibit E

After a review of County records revealed a building permit application had not been submitted to the County, Citation number 2000267-2 was issued to the Respondent in the amount of \$500.00 for the Building Code violation, a copy was also sent to the Registered Agent. The citation mailed to the Respondent and the copy to the Registered Agent were returned to the County as not deliverable, unable to forward.



November 26, 2021 Exhibit F	Research of the Oregon Secretary of State's website revealed that 320204 RE Holdings LLC was dissolved in July of 2021 but reinstated in September with a new principal place of business and a new Registered Agent. A review of the County's Tax Assessor records revealed that the Respondent is still recognized as the owner of the subject property and address is still listed as the NE 107 <sup>th</sup> Ave. address.
December 8, 2021 Exhibit G	This matter was referred to the Code Enforcement Hearings Officer.
February 3, 2022 Exhibit H	The Notice of Hearing mailed to the Respondent and the registered agent were returned to the County. Upon advice from County Counsel, since the citations and notice of the hearing sent to the address listed in the Tax Assessor's office and address provided in the Secretary of State's Office were returned, the hearing should be cancelled and citations voided. The citations were voided and February 10, 2022 hearing cancelled.
February 7, 2022 Exhibit I	A violation notice was sent to the principal place of business for the Respondent, to the address listed in the Tax Assessor records and to the new registered agent. The notice mailed to 320204 RE Holdings LLC at the 4814 NE 107 <sup>th</sup> Ave. address was returned to the County, no other notices were returned.
June 29, 2022 Exhibit J	The County exchanged email with Russ Rotondi regarding the expired permit and unpermitted construction, the County will reach out to the Building Department for details on how to abate the violation.
July 1, 2022 Exhibit K	The County exchanged emails with Russ Rotondi who represents the owner regarding what steps would need to be taken to abate the violation.
July 15, 2022 Exhibit L	Emails with Russ Rotondi regarding the transfer of the original permit into the current owner's name.
February 7, 2023 Exhibit M	Confirmed with Russ Rotondi that he still represents the owner.
December 4, 2023 Exhibit N	After a review of County records revealed building permit B0558415 had once again expired without an approved final inspection and an application had not been submitted to the County for the new construction, Citation number 2000267 was issued to the Respondent in the amount of \$500.00 for the Building Code violation. A copy was also sent to the Registered Agent, principal place of business and the manager listed on the Secretary of State Office website. None of these mailings were returned to the County, the citation remains unpaid.

January 2, 2024

This matter was again referred to the Clackamas County Code Enforcement Hearings Officer.

If the Hearings Officer affirms the County's position that a violation of the Clackamas County Building Code exists on the subject property, the County would request a Continuing Order be issued requiring the Respondent to renew building permit number B0558415 within fifteen (15) days of the date of the Order. Complete all the required corrections and obtain an approved final inspection within thirty (30) days of the date the permit is issued.

The Respondent must also submit an application to either permit or demolish the unpermitted construction within thirty (30) days of the date of the Order and schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

The County will submit a timely 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:

- Payment of citation number 2000267 for \$500.00.
  - The imposition of civil penalties of up to \$1000.00 for the date cited December 1, 2023.
  - The administrative compliance fee to be imposed from February 2022 which would be \$1650.00
  - The total of fines, fees and penalties would be \$3150.00.
- 
- If the Compliance Hearings Officer imposes penalties, fines and fees. The County would also ask that reimbursement be ordered for any expense the County incurs in collection of these monies.
  - If the violations are not abated the County may request authorization for further enforcement action including to proceed to Circuit Court.
  - The County requests the Hearing's Officer to permanently enjoin the Respondent from violating these laws in the future.



July 29, 2020

320204 RE Holdings LLC  
4814 NE 107<sup>th</sup> Ave  
Portland, OR 97220

LPSL Corporate Services Inc - Reg Agent  
4814 NE 107<sup>th</sup> Ave  
Portland, OR 97220

**Subject: Alleged Violation of the Building Code, Chapter 9.02.040 of the Clackamas County Code**

Site Address: 24700 S Mulino Rd, Canby OR 97013  
Legal Description: T4S, R1E, Section 02, Tax Lot 00700

It has come to the attention of Clackamas County Code Enforcement that construction of some interior rooms may have been built without the benefit of permits.

This may constitute a violation of the Building Code, Chapter 9.02.040 Clackamas County Code.

Please contact Andrea Hall, Code Enforcement Specialist, within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is [Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)

Telephone number is 503-742-4467

*\*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

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### **欢迎!** Chinese (Mandarin)

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### **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](http://www.clackamas.us/transportation/nondiscrimination), gửi email đến [JKauppi@clackamas.us](mailto:JKauppi@clackamas.us) hoặc gọi điện thoại theo số 503-742-4452.

### **환영합니다.** Korean

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오.

# Clackamas County

Tel: Inspection: 503-742-4720

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**Location:**

24700 S MULINO RD, CANBY, Clackamas, OR,  
97013, USA

**Inspection Date:**

**Record Type:**

Code Enforcement - Violation

**Record ID:**

V0026720

**Inspection Type:**

270 Miscellaneous/Consultation

**Inspector:**

Bob L Stewart

**Result:**

In Violation

**Comments:**

New interior walls with being framed for additional grow rooms. Ceiling joists are planned to be installed. This work will require a TI permit as well as permits for any electrical, plumbing, or mechanical work.

Submit a floor plan and framing details to the county and apply for a permit(s). The plans do not need to be done by an architect but you need to include calculations for the ceiling joists for the dead and live loads.

**Violation Summary:**

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Inspector

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Contractor





September 30, 2020

320204 RE Holdings LLC  
4814 NE 107<sup>th</sup> Ave.  
Portland, OR 97220

LPSL Corporate Services  
4814 NE 107<sup>th</sup> Ave.  
Portland, OR 97220

**Subject: Violation of the Clackamas County Code**

Site Address: 24700 S Mulino Rd., Canby, OR 97013  
Legal Description: T4S, R1E, Section 2, Tax Lot 700

It has come to the attention of the Clackamas County Code Enforcement Section that room are being constructed inside a commercial building on the above referenced property without the benefit of permits or inspections.

This constitutes a violation of Chapter 9.02.040(A) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

In order to abate the violation, please submit the building permit application, technically complete plans and appropriate fees to the Clackamas County Building Codes Division no later than **November 6, 2020**. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building> . The permit must be picked up within ten days of being notified. Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of the permit being issued.

If you have any questions concerning these permit requirements, please contact the Building Codes Division at 503-742-4739. Or, you may stop by our offices at 150 Beaver Creek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 9:00 a.m. and 2:00 p.m.

Please feel free to contact me if you have any questions. My direct telephone number is 503-742-4467 or email [andreahal@clackamas.us](mailto:andreahal@clackamas.us) .

Thank you for your prompt attention to this matter.



Andrea Hall  
Clackamas County  
Code Enforcement Section



## Required Notice of Fines and Penalties

It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. Failure to resolve those violations may result in one or more of the following: (1) a citation and fine, (2) assessment of a \$75 per month administrative compliance fee, and (3) referral of this matter to the County Code Enforcement Hearings Officer.

The Clackamas County Code provides for fine amounts of up to \$500 and additional civil penalties 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 Code Enforcement Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.

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.

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.

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.

Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



Citation No. 2000267

Case No. V0026720

# ADMINISTRATIVE CITATION

Date Issued: April 28, 2021

**Name and Address of Person(s) Cited:**

Name: 320204 RE Holdings LLC

Name:

Mailing Address: 4814 NE 107<sup>th</sup> Ave.

City, State, Zip: Portland, OR 97220

Date Violation(s) Confirmed: On the 26<sup>th</sup> day of April, 2021, 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): 24700 S Mulino Rd., Canby, OR 97013

Legal Description: T4S, R1E Section 2, Tax Lot(s) 700

**Law(s) Violated:**

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A)

**Description of the violation(s):**

1. Person(s) cited failed to obtain building permits and approved final inspections for work done in an existing commercial structure.

Maximum Civil Penalty \$1000.00

Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$100.00. 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: Andrea Hall

Date: April 28, 2021

Telephone No.: 503-742-4467

Department Initiating Enforcement Action: Code Enforcement

# PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:  
                                     Clackamas County Code Enforcement Section  
                                     150 Beaver Creek Rd.  
                                     Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

### STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip

Contact Number: \_\_\_\_\_ Email: \_\_\_\_\_



**CLACKAMAS**  
COUNTY

DEVELOPMENT SERVICES BUILDING  
CODE ENFORCEMENT DIVISION  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045



U.S. POSTAGE  PITNEY BOWES



ZIP 97045 \$ 000.51<sup>0</sup>  
02 1W  
0001404531 APR 28, 2021

320204 RE Holdings LLC  
4814 NE 107th Ave  
Portland, OR 97220



NIXIE 971 FE 1 0005/03/21

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 97045430250 \*2289-07387-28-45

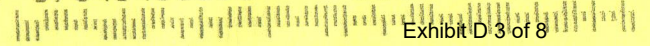
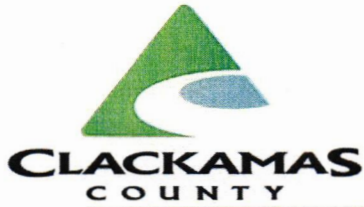


Exhibit D 3 of 8

UTF

97045 > 4302  
97220 32573 0043



Citation No. 2000267

Case No. V0026720

# ADMINISTRATIVE CITATION

Date Issued: April 28, 2021

**Name and Address of Person(s) Cited:**

Name: 320204 RE Holdings LLC

Name:

Mailing Address: 4814 NE 107<sup>th</sup> Ave.

City, State, Zip: Portland, OR 97220

Date Violation(s) Confirmed: On the 26<sup>th</sup> day of April, 2021, 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): 24700 S Mulino Rd., Canby, OR 97013

Legal Description: T4S, R1E Section 2, Tax Lot(s) 700

**Law(s) Violated:**

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A)

**Description of the violation(s):**

1. Person(s) cited failed to obtain building permits and approved final inspections for work done in an existing commercial structure.

Maximum Civil Penalty \$1000.00

Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$100.00. 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: Andrea Hall

Date: April 28, 2021

Telephone No.: 503-742-4467

Department Initiating Enforcement Action: Code Enforcement

## PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

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Options:

1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:  
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     150 Beaver Creek Rd.  
     Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).

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- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
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3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_  
City, State, Zip

Contact Number: \_\_\_\_\_ Email: \_\_\_\_\_



**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
**CODE ENFORCEMENT DIVISION**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045



U.S. POSTAGE  PITNEY BOWES



ZIP 97045 \$ 000.51<sup>0</sup>  
02 1W  
0001404531 APR 28 2021

*Handwritten mark resembling a stylized 'S' or '9'.*

LPSL Corporate Services - Registered Agent  
4814 NE 107th Ave  
Portland, OR 97220

NIXIE 971 FE 1 0005/03/21

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 97045430250 \*2289-07388-28-45

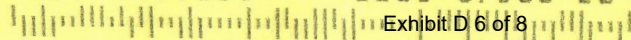
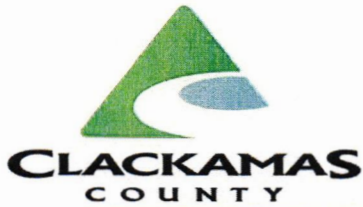


Exhibit D 6 of 8

UTF

97045>4302  
9722092573 0043



Citation No. 2000267

Case No. V0026720

# ADMINISTRATIVE CITATION

Date Issued: April 28, 2021

**Name and Address of Person(s) Cited:**

Name: 320204 RE Holdings LLC

Name:

Mailing Address: 4814 NE 107<sup>th</sup> Ave.

City, State, Zip: Portland, OR 97220

Date Violation(s) Confirmed: On the 26<sup>th</sup> day of April, 2021, 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): 24700 S Mulino Rd., Canby, OR 97013

Legal Description: T4S, R1E Section 2, Tax Lot(s) 700

**Law(s) Violated:**

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A)

**Description of the violation(s):**

1. Person(s) cited failed to obtain building permits and approved final inspections for work done in an existing commercial structure.

Maximum Civil Penalty \$1000.00

Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$100.00. 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.

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Citation issued by: Andrea Hall

Date: April 28, 2021

Telephone No.: 503-742-4467

Department Initiating Enforcement Action: Code Enforcement



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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip

Contact Number: \_\_\_\_\_ Email: \_\_\_\_\_



Citation No. 2000267-2

Case No. V0026720

# ADMINISTRATIVE CITATION

Date Issued: September 3, 2021

**Name and Address of Person(s) Cited:**

Name: 320204 RE Holdings LLC  
Name:  
Mailing Address: 4814 NE 107<sup>th</sup> Ave.  
City, State, Zip: Portland, OR 97220

Date Violation(s) Confirmed: On the 28th day of April, 2021 and continues to exist on the 3rd day of September 2021, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 24700 S Mulino Rd., Canby, OR 97013

Legal Description: T4S, R1E Section 2, Tax Lot(s) 700

**Law(s) Violated:**

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A)

**Description of the violation(s):**

- 1) Person(s) cited failed to obtain building permits and approved final inspections for work done in an existing structure.

Maximum Civil Penalty \$1000.00                      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: Andrea Hall  
Telephone No.: 503-742-4467

Date: September 3, 2021  
Department Initiating Enforcement Action: Code Enforcement

# PLEASE READ CAREFULLY!

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip

Contact Number: \_\_\_\_\_ Email: \_\_\_\_\_



**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
**DTD - CODE ENFORCEMENT**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

**RETURN SERVICE  
REQUESTED**

**PRESORTED  
FIRST CLASS**



U.S. POSTAGE  **PITNEY BOWES**  
ZIP 97045 **\$ 000.42<sup>6</sup>**  
02 1W  
0001404531 SEP. 07. 2021

*W*

320204 RE Holdings LLC  
4814 NE 107th Ave.  
Portland, OR 97220

NIXIE 971 FE 1250 0009/11/21

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF

BC: 97045430250 \*1579-04527-11-21

970454302  
116 HRAM5B 97220



Exhibit E 3 of 8



Citation No. 2000267-2

Case No. V0026720

# ADMINISTRATIVE CITATION

Date Issued: September 3, 2021

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Name:

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Telephone No.: 503-742-4467

Date: September 3, 2021  
Department Initiating Enforcement Action: Code Enforcement

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Address: \_\_\_\_\_

City, State, Zip

Contact Number: \_\_\_\_\_ Email: \_\_\_\_\_



**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
**DTD - CODE ENFORCEMENT**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

**RETURN SERVICE  
REQUESTED**

**PRESORTED  
FIRST CLASS**



U.S. POSTAGE » PITNEY BOWES



ZIP 97045 \$ 000.42<sup>6</sup>  
02 1W  
0001404531 SEP. 07 2021

LPSL Corporate Services Inc.  
4814 NE 107th Ave.  
Portland, OR 97220

NIXIE 971 FE 1260 0009/11/21

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF

BC: 97045430250 \*1579-04525-11-21

97045 > 4302  
116 HRAMNSB 9722

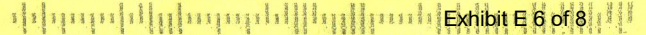


Exhibit E 6 of 8



Citation No. 2000267-2

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip

Contact Number: \_\_\_\_\_ Email: \_\_\_\_\_

Business Name Search



**Business Name Search**

<a href="#">New Search</a>		<a href="#">Printer Friendly</a>		<b>Business Entity Data</b>		11-26-2021 09:52
Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1553495-91	DLLC	ACT	OREGON	05-02-2019	05-02-2022	
<b>Entity Name</b>	320204 RE HOLDINGS, LLC					
<b>Foreign Name</b>						

<a href="#">New Search</a>		<a href="#">Printer Friendly</a>		<b>Associated Names</b>	
Type	PPB	PRINCIPAL PLACE OF BUSINESS			
<b>Addr 1</b>	20727 HIGH DESERT CT STE 5				
<b>Addr 2</b>					
<b>CSZ</b>	BEND	OR	97701	<b>Country</b>	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	09-17-2021	Resign Date
<b>Of Record</b>	<a href="#">1151571-90</a>	ERA SERVICES LLC			
<b>Addr 1</b>	621 SW MORRISON ST STE 900				
<b>Addr 2</b>					
<b>CSZ</b>	PORTLAND	OR	97205	<b>Country</b>	UNITED STATES OF AMERICA




Type	MAL	MAILING ADDRESS			
<b>Addr 1</b>	9455 DOUBLE R BLVD				
<b>Addr 2</b>					
<b>CSZ</b>	RENO	NV	89521	<b>Country</b>	UNITED STATES OF AMERICA

Type	MGR	MANAGER		Resign Date
<b>Of Record</b>	<a href="#">1471623-90</a>	320204 OREGON HOLDINGS CORP.		
<b>Addr 1</b>	20727 HIGH DESERT CT STE 5			
<b>Addr 2</b>				
<b>CSZ</b>	BEND	OR	97701	<b>Country</b> UNITED STATES OF AMERICA

## Name History

Business Entity Name	Name Type	Name Status	Start Date	End Date
320204 RE HOLDINGS, LLC	EN	CUR	05-02-2019	

Please [read](#) before ordering [Copies](#).

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	REINSTATEMENT AMENDED	09-17-2021		FI	Agent	
	ADMINISTRATIVE DISSOLUTION	07-01-2021		SYS		
	AMENDED ANNUAL REPORT	05-01-2020		FI		
	ARTICLES OF ORGANIZATION	05-02-2019		FI	Agent	

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For comments or suggestions regarding the operation of this site, please contact : [corporation.division@state.or.us](mailto:corporation.division@state.or.us)

# REINSTATEMENT AMENDED



Corporation Division  
[www.filinginoregon.com](http://www.filinginoregon.com)

**E-FILED**  
Sep 17, 2021  
**OREGON SECRETARY OF STATE**

**REGISTRY NUMBER**

155349591

**REGISTRATION DATE**

05/02/2019

**BUSINESS NAME**

320204 RE HOLDINGS, LLC

The entity listed above requests to be active on the records of the Corporation Division. The effective date of the administrative dissolution is 07/01/2021.

The reason(s) for the administrative action that inactivated this business has been eliminated or did not exist.

I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, managers, members or agents of the limited liability company on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

**ELECTRONIC SIGNATURE****NAME**

RUSSELL R ROTONDI

**TITLE**

AUTHORIZED AGENT

**DATE SIGNED**

09-17-2021



**REGISTRY NUMBER**

155349591

**REGISTRATION DATE**

05/02/2019

**BUSINESS NAME**

320204 RE HOLDINGS, LLC

**BUSINESS ACTIVITY**

REAL ESTATE

**MAILING ADDRESS**

9455 DOUBLE R BLVD  
RENO NV 89521 USA

**TYPE**

DOMESTIC LIMITED LIABILITY COMPANY

**PRIMARY PLACE OF BUSINESS**

20727 HIGH DESERT CT STE 5  
BEND OR 97701 USA

**JURISDICTION**

OREGON

**REGISTERED AGENT**

115157190 - ERA SERVICES LLC

621 SW MORRISON ST STE 900  
PORTLAND OR 97205 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

**MANAGER**

147162390 - 320204 OREGON HOLDINGS CORP.

20727 HIGH DESERT CT STE 5  
BEND OR 97701 USA



150 Beaver Creek Rd  
 Oregon City, OR 97045  
 503-655-8671

[Home](#)

[Help](#)

[Login](#) [Logoff](#)

[Property Search](#) > [Search Results](#) > Property Summary

Property Account Summary

11/26/2021

Account Number	00995560	Property Address	24700 S MULINO RD , CANBY, OR 97013
----------------	----------	------------------	-------------------------------------

General Information	
Alternate Property #	41E02 00700
Property Description	Section 02 Township 4S Range 1E TAX LOT 00700
Last Sale Price	\$3,800,000.00
Last Sale Date	05/15/2019
Last Sale Excise Number	352840
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed
Tax Code Area	086-020
Remarks	

Property Characteristics	
Neighborhood	20031: Area 03 commercial Canby
Land Class Category	201: Commercial land improved
Acreage	2.05
Change property ratio	CIC

Property Details							
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

Parties			
Role	Percent	Name	Address
Taxpayer	100	320204 RE HOLDINGS LLC	4814 NE 107TH AVE, PORTLAND, OR 97220
Owner	100	320204 RE HOLDINGS LLC	4814 NE 107TH AVE, PORTLAND, OR 97220

Property Values					
Value Type	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018	Tax Year 2017
AVR Total	\$1,097,708	\$1,065,736	\$1,034,696	\$1,004,559	\$817,076
Exempt					

TVR Total	\$1,097,708	\$1,065,736	\$1,034,696	\$1,004,559	\$817,076
Real Mkt Land	\$122,800	\$115,977	\$110,617	\$102,333	\$94,049
Real Mkt Bldg	\$3,311,940	\$3,119,940	\$2,975,940	\$2,751,950	\$2,300,780
Real Mkt Total	\$3,434,740	\$3,235,917	\$3,086,557	\$2,854,283	\$2,394,829
M5 Mkt Land	\$122,800	\$115,977	\$110,617	\$102,333	\$94,049
M5 Mkt Bldg	\$3,311,940	\$3,119,940	\$2,975,940	\$2,751,950	\$2,300,780
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$1,097,708	\$1,065,736	\$1,034,696	\$1,004,559	\$817,076
Mkt Exception				\$247,300	\$591,960
AV Exception				\$162,971	\$415,556

**Tax Rate**

Description	Rate
Total Rate	13.7599

**Tax Balance**

**Installments Payable**

Tax Year	Installment	Earliest Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due
2021	2	02/15/2022	\$5,034.78	\$0.00	\$5,034.78	\$5,034.78
2021	3	05/15/2022	\$5,034.78	\$0.00	\$5,034.78	\$10,069.56

[View Detailed Statement](#)

**Click for information about taxes, other charges, and recalculating tax amounts for future interest dates.**

**Parents**

Parcel No.	Seg/Merge No.	Status	From Date	To Date	Continued	Document Number
No Parents Found						

**Children**

Parcel No.	Seg/Merge No.	Status	From Date	To Date	Document Number
No Children Found					

**Related Properties**

P0012615 is Located On this property

**Active Exemptions**

No Exemptions Found

**Events**

Effective Date	Entry Date-Time	Type	Remarks
05/13/2019	05/15/2019 11:07:00	Taxpayer Changed	Property Transfer Filing No.: 352840 05/13/2019 by HALLEYWUN
05/13/2019	05/15/2019 11:07:00	Recording Processed	Property Transfer Filing No.: 352840, Warranty Deed, Recording No.: 2019-025586 05/13/2019 by HALLEYWUN
04/21/2017	04/25/2017 11:08:00	Taxpayer Changed	Property Transfer Filing No.: 314872 04/21/2017 by HEIDIHAR
04/21/2017	04/25/2017 11:08:00	Recording Processed	Property Transfer Filing No.: 314872, Special Warranty Deed, Recording No.: 2017-027007 04/21/2017 by HEIDIHAR
12/22/2014	12/30/2014 08:01:00	Taxpayer Changed	Property Transfer Filing No.: 272149 12/22/2014 by AMANDAOLS

12/22/2014 08:01:00	Recording Processed	Property Transfer Filing No.: 272149, Warranty Deed, Recording No.: 2014-065863 12/22/2014 by AMANDAOLS
02/26/2002 15:49:00	Annexation Completed For Property	Trimet Withdrawal 086-020-annexed by TRANS TRI-COUNTY METRO for 2002-Withdrawal by JENMAYO
07/01/1999 12:00:00	Ownership at Conversion	Conversion deed: 654-871 , , \$ 0

#### Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/24/2021 00:00:00	<a href="#">5164844</a>	\$5,034.79	\$15,104.35	\$5,034.79	\$0.00
04/26/2021 14:45:00	<a href="#">4997218</a>	\$4,958.73	\$4,958.73	\$4,958.73	\$0.00
01/26/2021 15:19:00	<a href="#">4984328</a>	\$4,958.73	\$9,917.46	\$4,958.73	\$0.00
11/17/2020 00:00:00	<a href="#">4948356</a>	\$4,958.72	\$14,876.18	\$4,958.72	\$0.00
09/15/2020 13:03:00	<a href="#">4819756</a>	\$65.12	\$65.12	\$65.12	\$0.00
06/04/2020 10:52:00	<a href="#">4814414</a>	\$4,699.55	\$5,838.50	\$5,761.70	\$0.00
02/18/2020 00:00:00	<a href="#">4793391</a>	\$4,699.52	\$9,399.04	\$4,699.52	\$0.00
11/05/2019 00:00:00	<a href="#">4646781</a>	\$4,699.52	\$14,098.56	\$4,699.52	\$0.00
11/21/2018 00:00:00	<a href="#">4580473</a>	\$13,808.47	\$13,808.47	\$13,394.22	\$0.00
11/14/2018 00:00:00	<a href="#">4548837</a>	\$17,169.15	\$30,977.62	\$17,169.15	\$0.00
12/05/2016 15:36:00	<a href="#">4207813</a>	\$1,785.02	\$8,331.86	\$2,765.00	\$0.00
05/03/2016 11:36:00	<a href="#">4036469</a>	\$1,720.06	\$1,720.06	\$1,721.46	\$0.00
02/09/2016 12:34:00	<a href="#">4022590</a>	\$1,721.46	\$3,441.52	\$1,721.46	\$0.00

#### Sales History

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
05/02/2019	05/15/2019	05/13/2019	2019-025586	\$3,800,000.00	352840		M	COVERED MARINA LLC	320204 RE HOLDINGS LLC	No
04/21/2017	04/25/2017	04/21/2017	2017-027007	\$2,518,976.00	314872		X	CANBY CANNERY LLC	COVERED MARINA LLC	No
12/18/2014	12/30/2014	12/22/2014	2014-065863	\$800,000.00	272149		X	WEBBER&SONS INC	CANBY CANNERY LLC	No

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## NOTICE OF HEARING

December 8, 2021

320204 RE Holdings LLC  
4814 NE 107<sup>th</sup> Ave  
Portland, OR 97220

**RE::** County of Clackamas v. 320204 RE Holdings LLC

**File:** V0026720

**Hearing Date:** February 10, 2022

**Time:** This item will not begin before 10:00 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 Andrea Hall, Code Compliance Specialist for Clackamas County at (503) 742-4467, 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



**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
**CODE ENFORCEMENT DIVISION**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

NMR

320204 RE Holdings LLC  
4814 NE 107th Ave  
Portland, OR 97220



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BC: 97045430250 \*0129-04314-08-44

9722082573 002





## NOTICE OF HEARING

December 8, 2021

320204 RE Holdings LLC  
4814 NE 107<sup>th</sup> Ave  
Portland, OR 97220

**RE::** County of Clackamas v. 320204 RE Holdings LLC  
**File:** V0026720

**Hearing Date:** February 10, 2022

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Enclosures

CC: Carl Cox -Compliance Hearings Officer



**CLACKAMAS**  
 COUNTY  
 DEVELOPMENT SERVICES BUILDING  
 CODE ENFORCEMENT DIVISION  
 150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

*NSMR*

LPSL Corporate Services INC-Registered Agent  
 4814 NE 107th Ave  
 Portland, OR 97220

97220550300

NMR

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DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

## NOTICE OF HEARING

December 8, 2021

320204 RE Holdings LLC  
4814 NE 107<sup>th</sup> Ave  
Portland, OR 97220

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**File:** V0026720

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Enclosures

CC: Carl Cox -Compliance Hearings Officer



February 7, 2022

320204 RE Holdings LLC  
4814 NE 107<sup>th</sup> Ave.  
Portland, OR 97220

320204 RE Holdings LLC  
20727 High Desert Ct. Ste. 5  
Bend, OR 97701

ERA Services  
621 SW Morrison St. Ste. 900  
Portland, OR 97205

320204 RE Holdings LLC  
9455 Double R Blvd  
Reno, NV 89521

**Subject: Violation of the Clackamas County Code V0026720**

Site Address: 24700 S Mulino Rd., Canby, OR 97013  
Legal Description: T4S, R1E, Section 2, Tax Lot 700

It has come to the attention of the Clackamas County Code Enforcement Section that interior rooms have been constructed inside a commercial building on the above referenced property without the benefit of permits or inspections. Additionally, Building Permit B0558415 has expired without an approved final inspection.

This constitutes a violation of Chapter 9.02.040(A) of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

In order to abate the violation, please submit a building permit application for the new construction, technically complete plans and appropriate fees to the Clackamas County Building Codes Division no later than **March 10, 2022**. Also, please renew B0558415 if possible, or submit a new building permit application packet to the Building Codes Division no later than **March 10, 2022**. Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>. The permit must have the fees paid in full within ten days of being notified the permit is ready.

Please schedule all inspections so that final inspections may be obtained no later than 45 days of the date of the permit being issued or renewed.

If you have any questions concerning these permit requirements or the online submittal process, please contact the Building Codes Division at 503-742-4240, via email at [bldservice@clackamas.us](mailto:bldservice@clackamas.us) or, you may stop by our offices at 150 Beavercreek Rd., Oregon City, OR 97045, Monday through Thursday between the hours of 8:00 a.m. and 4:00 p.m. and Friday 8:00 a.m. to 3:00 p.m.

Please feel free to contact me if you have any questions. My direct telephone number is 503-742-4467 or email [andreaahal@clackamas.us](mailto:andreaahal@clackamas.us) .

Thank you for your prompt attention to this matter.



Andrea Hall  
Clackamas County  
Code Enforcement Section

## 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](mailto: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.





**CLACKAMAS**  
COUNTY

**DEVELOPMENT SERVICES BUILDING**  
**CODE ENFORCEMENT DIVISION**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

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320204 RE Holdings LLC  
4814 NE 107th Ave  
Portland, OR 97220

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UNABLE TO FORWARD

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BC: 97045430250 \*2289-03191-08-01

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**DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

**DEVELOPMENT SERVICES BUILDING**

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

February 7, 2022

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4814 NE 107<sup>th</sup> Ave.  
Portland, OR 97220

320204 RE Holdings LLC  
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Bend, OR 97701

ERA Services  
621 SW Morrison St. Ste. 900  
Portland, OR 97205

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Andrea Hall  
Clackamas County  
Code Enforcement Section

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**From:** [Hall, Andrea](#)  
**To:** "Russ Rotondi"  
**Subject:** RE: 320204 RE Holdings - Clackamas County Code Enforcement Notice  
**Date:** Wednesday, June 29, 2022 10:15:00 AM  
**Attachments:** [image003.jpg](#)  
[image004.jpg](#)  
[image005.jpg](#)

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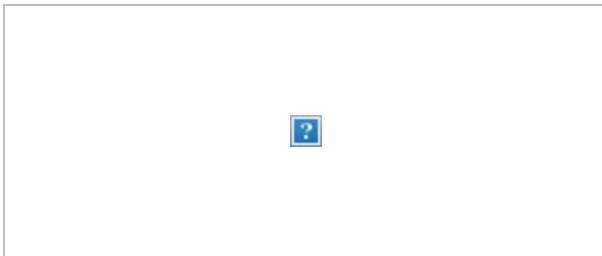
Hi Russ,

I've reached out to the Building Department again this morning. Hopefully, I will have detailed information for your client by this afternoon.

Thank you,

Andrea Hall  
Senior Code Enforcement Specialist

[andreaahal@clackamas.us](mailto:andreaahal@clackamas.us)  
503-742-4467



---

**From:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>  
**Sent:** Tuesday, June 28, 2022 3:24 PM  
**To:** Hall, Andrea <[Andreaahal@clackamas.us](mailto:Andreaahal@clackamas.us)>  
**Subject:** RE: 320204 RE Holdings - Clackamas County Code Enforcement Notice

**Warning: External email. Be cautious opening attachments and links.**

---

Good afternoon Andrea,

I'm just checking back in with you on whether you have any new information for my client on the referenced expired permit and unpermitted work, and its options with respect to the same.

Thank you,  
Russ

RUSS ROTONDI (he/him)  
ATTORNEY | SHAREHOLDER  
503.327.6824 (Direct)  
[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)  
[Bio](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#)

Assistant: Brittney Nelson • [brittney@emergelawgroup.com](mailto:brittney@emergelawgroup.com)



[www.emergelawgroup.com](http://www.emergelawgroup.com)

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**From:** Russ Rotondi  
**Sent:** Friday, June 24, 2022 3:05 PM  
**To:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Subject:** RE: 320204 RE Holdings - Clackamas County Code Enforcement Notice

Andrea,

Thank you for reaching out to determine what is needed on the expired permit.

My client will also be interested to hear its options with respect to the unpermitted work. It may make sense to remove the stick framing, but my client would like to understand it's option, in terms of permitting cost and timing, to potentially leave it in place, assuming that's an option.

Thank you,  
Russ

RUSS ROTONDI (he/him)  
ATTORNEY | SHAREHOLDER  
503.327.6824 (Direct)  
[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)  
[Bio](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#)

Assistant: Brittney Nelson • [brittney@emergelawgroup.com](mailto:brittney@emergelawgroup.com)



[www.emergelawgroup.com](http://www.emergelawgroup.com)

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---

**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Sent:** Friday, June 24, 2022 1:38 PM

**To:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>

**Subject:** RE: 320204 RE Holdings - Clackamas County Code Enforcement Notice

Hi Russ,

Thank you for your voicemail message. I've reached out to the Building Department to find out exactly what your client needs to do close out the expired permit as I'm not sure if the current owners can take over the existing permit or if they have to submit something new. I will let you know as soon as I find out. Does your client want to keep the unpermitted work done by the past tenant or would they rather remove the walls that were framed in?

Thank you,

Andrea Hall  
Senior Code Enforcement Specialist

[andreahal@clackamas.us](mailto:andreahal@clackamas.us)

503-742-4467



---

**From:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>

**Sent:** Friday, June 24, 2022 11:45 AM

**To:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>

**Subject:** RE: 320204 RE Holdings - Clackamas County Code Enforcement Notice

**Warning: External email. Be cautious opening attachments and links.**

---

Andrea,

I'll try you again today. Sorry we have been playing phone tag.

Thanks,  
Russ

RUSS ROTONDI (he/him)  
ATTORNEY | SHAREHOLDER  
503.327.6824 (Direct)  
[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)  
[Bio](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#)

Assistant: Brittney Nelson • [brittney@emergelawgroup.com](mailto:brittney@emergelawgroup.com)



[www.emergelawgroup.com](http://www.emergelawgroup.com)

621 SW Morrison St., Suite 900 • Portland, OR 97205

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---

**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Sent:** Wednesday, June 8, 2022 10:20 AM  
**To:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>  
**Subject:** RE: 320204 RE Holdings - Clackamas County Code Enforcement Notice

Hi Russ,  
Attached is a copy of a recent violation notice I sent to the owners. The unpermitted work needs to be addressed as well as the expired permit.  
Please let me know if you have any questions.  
Thank you,

Andrea Hall  
Senior Code Enforcement Specialist

[andreahal@clackamas.us](mailto:andreahal@clackamas.us)  
503-742-4467



---

**From:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>  
**Sent:** Monday, June 6, 2022 2:51 PM  
**To:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Subject:** FW: 320204 RE Holdings - Clackamas County Code Enforcement Notice

**Warning: External email. Be cautious opening attachments and**



**links.**

---

Dear Andrea,

I write on behalf of my client, the property owner at 24700 S Mulino Road (320204 RE HOLDINGS, LLC), with respect to the attached notice of compliance fee, etc.

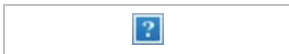
I left you a voicemail just now as well.

I look forward to discussing this matter with you and assisting my client to get to a solution with the County.

Thank you,  
Russ

RUSS ROTONDI (he/him)  
ATTORNEY | SHAREHOLDER  
503.327.6824 (Direct)  
[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)  
[Bio](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#)

Assistant: Brittney Nelson • [brittney@emergelawgroup.com](mailto:brittney@emergelawgroup.com)



[www.emergelawgroup.com](http://www.emergelawgroup.com)

621 SW Morrison St., Suite 900 • Portland, OR 97205

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**From:** [Russ Rotondi](#)  
**To:** [Hall, Andrea](#)  
**Cc:** [Fire Dist Canby Matt English](#); [jwalker@canbyfire.org](mailto:jwalker@canbyfire.org); [CCOM - Jim Davis](#)  
**Subject:** RE: 24700 S Mulino Rd.  
**Date:** Friday, July 1, 2022 11:52:17 AM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

---

**Warning: External email. Be cautious opening attachments and links.**

---

Thank you, Andrea, et al.

I'll consult with my client and get back to you after the July 4<sup>th</sup> holiday. I hope you all have a nice long weekend.

Best,  
Russ

RUSS ROTONDI (he/him)  
ATTORNEY | SHAREHOLDER  
503.327.6824 (Direct)  
[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)  
[Bio](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#)

Assistant: Brittney Nelson • [brittney@emergelawgroup.com](mailto:brittney@emergelawgroup.com)



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---

**From:** Hall, Andrea <[Andreaahal@clackamas.us](mailto:Andreaahal@clackamas.us)>  
**Sent:** Friday, July 1, 2022 11:03 AM  
**To:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>  
**Cc:** Fire Dist Canby Matt English <[menglish@canbyfire.org](mailto:menglish@canbyfire.org)>; [jwalker@canbyfire.org](mailto:jwalker@canbyfire.org); CCOM - Jim Davis <[jdavis@canbyfire.org](mailto:jdavis@canbyfire.org)>  
**Subject:** 24700 S Mulino Rd.

Hi Russ,

In order for your client to abate the building code violation at 24700 S Mulino Rd., a fee of \$95.20 would need to be paid to the County to reopen permit B0558415 and a new application would need to be submitted to transfer building permit into their

name. There is a balance of \$255.00 for additional plan review fees that would need to be paid then the corrections noted on the last inspection would need to be completed.

*Date: 7/5/2018*

- 1) Submit revised plans to the county plans examiner showing the second floor level of the grow area with all related requirements for exiting etc., 107.3.1*
  - 2) The thumb latch is not allowed on Egress doors., 1008.1.9.1*
  - 3) A landing or floor is required at each side of the upper grow room doors., OSSC 1008.1.5*
  - 4) Install "Van Accessible" sign at the parking., 1104.1*
  - 5) Handrails shall extend 12" beyond top riser & 12" plus the depth of one tread beyond the bottom riser on both sides of the stairs to the second floor office space., 1109.8.6*
  - 6) The women's ADA toilet is not between 16" & 19" from the side partition.,*
  - 7) Install exit signs and fire extinguishers as per Plans., 107.3.1*
- NOTE: check for CO2 detectors*

The Canby Fire Department has indicated they have some issues with the building and would like to discuss those concerns, for your convenience, I have copied Canby Fire Inspector Jim Walker and Chief Davis on this message.

The owner has the option of applying for a second permit for the additional construction that was done over and above B0558415, (framing for additional rooms), including a floor plan and framing details, see attached inspection report, or the work can be removed. The removal of the construction would be verified at the final inspection for B0558415.

Once you know the specific type of construction and scope of work, the Building Department will be able to give you an approximate cost of the second permit if your client chooses to permit the work.

Please let me know if you have any questions.

Thank you,

Andrea Hall  
Senior Code Enforcement Specialist  
Clackamas County – Transportation & Development  
Code Enforcement Section  
[andreaahal@clackamas.us](mailto:andreaahal@clackamas.us)  
503-742-4467  
150 Beaver Creek Rd.  
Oregon City, OR 97045

**From:** [Hall, Andrea](#)  
**To:** ["Russ Rotondi"](#)  
**Cc:** [McNall, Kelsi](#)  
**Subject:** RE: [External] 24700 S Mulino Rd.  
**Date:** Friday, July 15, 2022 3:06:00 PM  
**Attachments:** [image005.jpg](#)  
[image006.jpg](#)  
[image001.jpg](#)

---

Per the Building Department, you are able to mail in the application and check. The mailing address is:

Clackamas County Building Codes Division  
Attn: Kelsi McNall/Andrea Hall  
150 Beaver Creek Rd.  
Oregon City, OR 97045

Thank you,

Andrea Hall  
Senior Code Enforcement Specialist

[andreaahal@clackamas.us](mailto:andreaahal@clackamas.us)  
503-742-4467



---

**From:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>  
**Sent:** Thursday, July 14, 2022 4:20 PM  
**To:** Hall, Andrea <[Andreaahal@clackamas.us](mailto:Andreaahal@clackamas.us)>  
**Subject:** RE: [External] 24700 S Mulino Rd.

**Warning: External email. Be cautious opening attachments and links.**

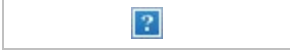
---

Thank you, Andrea. We'll fill that out and submit it.

My client does not have a credit card. Can it mail the County a check or certified check instead?

RUSS ROTONDI (he/him)  
ATTORNEY | SHAREHOLDER  
503.327.6824 (Direct)  
[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)  
[Bio](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#)

Assistant: Brittney Nelson • [brittney@emergelawgroup.com](mailto:brittney@emergelawgroup.com)



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---

**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Sent:** Tuesday, July 12, 2022 12:59 PM  
**To:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>  
**Subject:** RE: [External] 24700 S Mulino Rd.

I don't think contractor information is necessary at this point, they can always be added. This looks good to me, the only thing I would add is the Tax map/parcel number which is 41E02 00700.  
Thank you,

Andrea Hall  
Senior Code Enforcement Specialist

[andreahal@clackamas.us](mailto:andreahal@clackamas.us)  
503-742-4467



---

**From:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>  
**Sent:** Monday, July 11, 2022 2:39 PM  
**To:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Subject:** RE: [External] 24700 S Mulino Rd.

**Warning: External email. Be cautious opening attachments and links.**

---

Andrea,

I have filled out the attached permit application. Do we need to fill out contractor information? Is this otherwise complete (and accurate with respect to the check boxes)?

Thank you,  
Russ

RUSS ROTONDI (he/him)  
ATTORNEY | SHAREHOLDER  
503.327.6824 (Direct)  
[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)  
[Bio](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#)

Assistant: Brittney Nelson • [brittney@emergelawgroup.com](mailto:brittney@emergelawgroup.com)



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---

**From:** Russ Rotondi  
**Sent:** Monday, July 11, 2022 2:28 PM  
**To:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Subject:** RE: [External] 24700 S Mulino Rd.

Dear Andrea,

Thank you for your email, thorough response to my questions, and cooperation. Much appreciated on behalf of my client.

My client will be filling out the forms and we'll get them back to you shortly.

Best,  
Russ

RUSS ROTONDI (he/him)  
ATTORNEY | SHAREHOLDER  
503.327.6824 (Direct)  
[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)  
[Bio](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#)

Assistant: Brittney Nelson • [brittney@emergelawgroup.com](mailto:brittney@emergelawgroup.com)



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---

**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>

**Sent:** Monday, July 11, 2022 10:37 AM

**To:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>

**Subject:** RE: [External] 24700 S Mulino Rd.

Hi Russ,

Attached is a Building Permit application that needs to be filled out in order to transfer permit B0558415 into your client's name. I've also attached a credit card authorization form to be used to pay the balance of \$350.20. The completed forms should be emailed to [bldservice@clackamas.us](mailto:bldservice@clackamas.us) please put the address of the property in the subject line and include a brief statement that your clients will be finishing out this permit. You may want to note that if staff have questions they can contact me.

Once the permit is reopened, the corrections noted during the last inspection can be addressed and your client can schedule an inspection. Your client can also evaluate the new construction and decide how they wish to proceed.

The \$75.00 per month Administrative Fee accrues every month the violation file is open. If a property owner works cooperatively with the County on resolving violations, the fee is waived when the violation is abated. If an owner does not comply and the County takes further enforcement action such as issuing a citation or referring the matter to the Code Enforcement Hearings Officer, the fee is not waived.

Please let me know if you have any questions.

Thank you,

Andrea Hall  
Senior Code Enforcement Specialist

[andreahal@clackamas.us](mailto:andreahal@clackamas.us)

503-742-4467



---

**From:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>  
**Sent:** Thursday, July 7, 2022 3:18 PM  
**To:** Fire Dist Canby Matt English <[menglish@canbyfire.org](mailto:menglish@canbyfire.org)>  
**Cc:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>; Jim Walker <[jwalker@canbyfire.org](mailto:jwalker@canbyfire.org)>; CCOM - Jim Davis <[jdavis@canbyfire.org](mailto:jdavis@canbyfire.org)>  
**Subject:** RE: [External] 24700 S Mulino Rd.

**Warning: External email. Be cautious opening attachments and links.**

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Matt, thank you for your email. My client looks forward to working with the county/city (code enforcement and Canby fire district) to finalize the permits and occupancy.

Andrea, my client would like to start by reopening the existing permit (B0558415) and initiating additional plan review in its name (prior to the sale of the building). Would the first step be to mail a check to Clackamas County in the amount of **\$350.20**.

Is this the payee and mailing address?

Clackamas County – Transportation & Development  
150 Beaver Creek Rd.  
Oregon City, OR 97045

While my client evaluates the unpermitted work and the preferred solution, it would also like to get current with the administrative compliance fee assessed to date and be granted a forbearance/moratorium on any additional fees while addressing the issue, is that possible? Please confirm the total amount of fees owed to date—I show **\$1,425.00** through July 2022. My client will likely remove the stick-frame construction for final inspection, but again, it is evaluating its preferred option.

Thank you,  
Russ

RUSS ROTONDI (he/him)  
ATTORNEY | SHAREHOLDER  
503.327.6824 (Direct)



[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)

[Bio](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#)

Assistant: Brittney Nelson • [brittney@emergelawgroup.com](mailto:brittney@emergelawgroup.com)



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---

**From:** Matt English <[menglish@canbyfire.org](mailto:menglish@canbyfire.org)>

**Sent:** Sunday, July 3, 2022 8:21 AM

**To:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>

**Cc:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>; Jim Walker <[jwalker@canbyfire.org](mailto:jwalker@canbyfire.org)>; Jim Davis <[jdavis@canbyfire.org](mailto:jdavis@canbyfire.org)>

**Subject:** Re: [External] 24700 S Mulino Rd.

Good morning Russ and everyone.

CFD started work on this building a couple of years ago in conjunction with the County.

CFD will sign off on the occupancy after we do a inspection for Fire and LIFE SAFETY that will go into the Oregon State Database.

-Temp C of O

-Occupancy

We look forward to working with you on ensuring this structure is in compliance before occupancy.

Matt English  
DC / Paramedic  
Canby Fire District

503 878 0187

Station number 503 266 5851

Fax 503 266 1320

On Jul 1, 2022, at 11:52 AM, Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)> wrote:

Thank you, Andrea, et al.

I'll consult with my client and get back to you after the July 4<sup>th</sup> holiday. I hope you all have a nice long weekend.

Best,  
Russ

RUSS ROTONDI (he/him)  
ATTORNEY | SHAREHOLDER  
503.327.6824 (Direct)  
[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)

[Bio](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#)

Assistant: Brittney Nelson • [brittney@emergelawgroup.com](mailto:brittney@emergelawgroup.com)



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---

**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>

**Sent:** Friday, July 1, 2022 11:03 AM

**To:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>

**Cc:** Fire Dist Canby Matt English <[menglish@canbyfire.org](mailto:menglish@canbyfire.org)>; [jwalker@canbyfire.org](mailto:jwalker@canbyfire.org);

CCOM - Jim Davis <[jdavis@canbyfire.org](mailto:jdavis@canbyfire.org)>

**Subject:** 24700 S Mulino Rd.

Hi Russ,

In order for your client to abate the building code violation at 24700 S Mulino Rd., a fee of \$95.20 would need to be paid to the County to reopen permit B0558415 and a new application would need to be submitted to transfer building permit into their name. There is a balance of \$255.00 for additional plan review fees that would need to be paid then the corrections noted on the last inspection would need to be completed.

*Date: 7/5/2018*

- 1) Submit revised plans to the county plans examiner showing the second floor level of the grow area with all related requirements for exiting etc., 107.3.1*
- 2) The thumb latch is not allowed on Egress doors., 1008.1.9.1*
- 3) A landing or floor is required at each side of the upper grow room doors., OSSC 1008.1.5*
- 4) Install "Van Accessible" sign at the parking., 1104.1*
- 5) Handrails shall extend 12" beyond top riser & 12" plus the depth of one tread beyond the bottom riser on both sides of the stairs to the second*

*floor office space., 1109.8.6*

*6) The women's ADA toilet is not between 16" & 19" from the side partition.,*

*7) Install exit signs and fire extinguishers as per Plans., 107.3.1*

*NOTE: check for CO2 detectors*

The Canby Fire Department has indicated they have some issues with the building and would like to discuss those concerns, for your convenience, I have copied Canby Fire Inspector Jim Walker and Chief Davis on this message.

The owner has the option of applying for a second permit for the additional construction that was done over and above B0558415, (framing for additional rooms), including a floor plan and framing details, see attached inspection report, or the work can be removed. The removal of the construction would be verified at the final inspection for B0558415.

Once you know the specific type of construction and scope of work, the Building Department will be able to give you an approximate cost of the second permit if your client chooses to permit the work.

Please let me know if you have any questions.

Thank you,

Andrea Hall  
Senior Code Enforcement Specialist  
Clackamas County – Transportation & Development  
Code Enforcement Section  
[andreahal@clackamas.us](mailto:andreahal@clackamas.us)  
503-742-4467  
150 Beaver Creek Rd.  
Oregon City, OR 97045



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This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

**From:** [Russ Rotondi](#)  
**To:** [Hall, Andrea](#)  
**Subject:** RE: 24700 S Mulino Rd.  
**Date:** Tuesday, February 7, 2023 2:28:45 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

---

**Warning: External email. Be cautious opening attachments and links.**

---

Andrea, I represent the client and I'll forward the attached notice.

Thank you,  
Russ

RUSS ROTONDI (he/him)  
ATTORNEY | SHAREHOLDER  
503.327.6824 (Direct)  
russ@emergelawgroup.com  
[Bio](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#)

Assistant: Brittney Nelson • [brittney@emergelawgroup.com](mailto:brittney@emergelawgroup.com)



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---

**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Sent:** Thursday, January 19, 2023 10:42 AM  
**To:** Russ Rotondi <[russ@emergelawgroup.com](mailto:russ@emergelawgroup.com)>  
**Subject:** 24700 S Mulino Rd.

Hi Russ,

If you are still representing the owners of 24700 S Mulino Rd., would you please provide me with a good mailing address for them? Mail sent to the address listed with the Tax Assessor is being returned to the County as undeliverable, unable to forward.

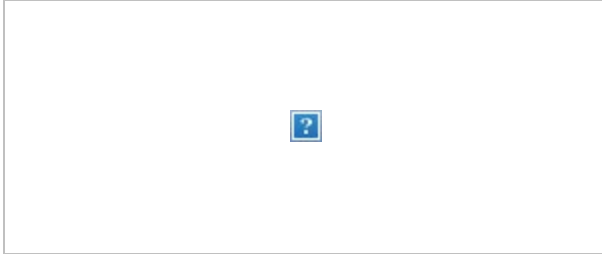
Attached is the latest statement of fines that have accrued.

Thank you,

Andrea Hall

Clackamas County  
Senior Code Enforcement Specialist  
[andreahal@clackamas.us](mailto:andreahal@clackamas.us)  
503-742-4467

PLEASE NOTE: Beginning Friday, August 5, 2022, the County lobby will be CLOSED on Fridays to **in-person** customer service. Staff is still available by phone or email from 8 am – 4 pm.



Follow Clackamas County: [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nextdoor](#)



Citation No. 2000267

Case No. V0026720

# ADMINISTRATIVE CITATION

Date Issued: December 4, 2023

**Name and Address of Person(s) Cited:**

Name: 320204 RE Holdings LLC

Name:

Mailing Address: 4814 NE 107<sup>th</sup> Ave.

City, State, Zip: Portland, OR 97220

Date Violation(s) Confirmed: On the 1st day of December, 2023 the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 24700 S Mulino Rd., Canby, OR 97013

Legal Description: T4S, R1E Section 2, Tax Lot(s) 700

**Law(s) Violated:**

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (A)

**Description of the violation(s):**

- 1) Person(s) cited failed to obtain an approved final inspection for B0558415 and to permit and obtain an approved final inspection for additional construction inside the structure.

Maximum Civil Penalty \$1000.00

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: Andrea Hall

Date: December 4, 2023

Telephone No.: 503-742-4467

Department Initiating Enforcement Action: Code Enforcement

**PLEASE READ CAREFULLY!**

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

- 1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:  
 Clackamas County Code Enforcement Section  
 150 Beaver Creek Rd.  
 Oregon City, OR 97045
- 2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to [codeenforcement@clackamas.us](mailto:codeenforcement@clackamas.us).

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

- 1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
- 2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
- 3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_  
City, State, Zip

Contact Number: \_\_\_\_\_ Email: \_\_\_\_\_



**From:** [Hall, Andrea](#)  
**To:** "Russ Rotondi"  
**Cc:** [McNall, Kelsi](#)  
**Subject:** RE: Notice of Reset Hearing  
**Date:** Tuesday, May 14, 2024 11:27:00 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.jpg](#)

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Hi Russ,

Has the contract addressed any of the items on the list from Don Countryman for B0558415? If not, I don't see how I can reset the hearing again. I am happy to talk with you, let me know a time that works for you.

Thank you,  
Andrea

- 1) *Install ADA signage & stripping as shown on note 1 of approved plans., OSSC 107.3.1*
  - 2) *Extend handrails 12" beyond top and bottom of ramp., OSSC 1014.6*
  - 3) *Thumb latch not allowed., OSSC 1010.1.9.5*
  - 4) *Place signage above doors "THIS DOOR TO REMAIN UNLOCKED WHEN SPACE IS OCCUPIED",. OSSC 1010.1.9.4*
  - 5) *Install handrails @ office space., OSSC 1014.1/ 1014.6*
  - 6) *Remove dead bolts from doors @ cultivation rooms per note 9., OSSC 107.3.1*
  - 7) *Complete note 8 @ upper floor mechanical platform., OSSC 107.3.1*
  - 8) *Remove all new wood framing (rm 115) & new wood framed rooms(rm 108) or submit revision to Plans Examiner Heidi Frymark., OSSC 107.3.1*
  - 9) *Install code compliant guard @ upper floor., OSSC 1015.1*
  - 10) *Complete items 6 & 7 from 7/5/2018 report.*
- I believe this covers what we went over Russ.*

---

**From:** Russ Rotondi <russ@craft.legal>  
**Sent:** Tuesday, May 14, 2024 8:50 AM  
**To:** Hall, Andrea <Andreahal@clackamas.us>  
**Cc:** McNall, Kelsi <KMcNall@clackamas.us>  
**Subject:** RE: Notice of Reset Hearing

**Warning: External email. Be cautious opening attachments and links.**

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Good morning, Andrea:

I'm following up on my below email providing a status update and requesting a set over of the May 29<sup>th</sup> hearing date.

Would a phone call be in order to discuss matters?

Thank you,  
Russ

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**From:** Russ Rotondi  
**Sent:** Wednesday, May 8, 2024 2:16 PM  
**To:** 'Hall, Andrea' <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Cc:** McNall, Kelsi <[KMcNall@clackamas.us](mailto:KMcNall@clackamas.us)>  
**Subject:** RE: Notice of Reset Hearing

Andrea, as an update, my client, client's broker, and contractors are working on the building. It's sustained more water damage than anticipated, evidence by the email paraphrased immediately below, which we just received from the broker, Jon Rubey of Colliers. I think we are going to need some more time to get everything in order as laid out by the broker, then address the permitting issues with the already hired GC and get the building inspected and the permit closed out for occupancy.

The GC company's info is here:

*Logan Robertson*  
*Cascade Building Services*  
*CCB: 226778*  
*Cell: 971-316-9840*  
[Logan@cascadebuildingservices.com](mailto:Logan@cascadebuildingservices.com)

Can we please obtain another extension on the hearing date? Or otherwise, do you have any other suggestions on how we can best address things and appease the County?

Thank you,  
Russ

===

*A lot of moving pieces as we work through things. I am reaching out to all of you directly via email to update you, provide further commentary and my initial thoughts and we can arrange a call if needed. I happen to be at the building yesterday hoping to show it (the guy rescheduled at the last minute) so I spoke directly with the lead guy Mold Pros. The entire second floor office and stairwell is stripped down to the studs. The good news is that the mold has been removed and treated however they do that. But that brings up some other things.*

- *The roof is still leaking. I will reach out to roofer to get them back out there to get the roof watertight.*
- *Removal of the dry wall revealed some rotted lumber. I will provide photos in a separate email. I would suggest we replace those specific sections.*
- *Knowing the condition of the second-floor office, I suggest we paint the wall with Kilz and leave it as studs. Forget the sheetrock and let a new buyer deal with that so we don't have to absorb that cost. Who knows, they may just decide to remove that office pod all together. The unknown is per code to close the permit, we would just need to install the handrails on the unsheetrocked walls. Hopefully we can pass with railings but no sheetrock.*
- *You will receive a sperate email on this, but Mold Pros is going to be sending you a change order increasing the price due to the scope of work. The guy I was working with and who bid the job was Ed and he is no longer with the company. Josh is the regional manager and he reached out to me saying the workload was much more than anticipated and they want you to sign the change order agreeing to the additional costs. To be clear, the crew should have everything wrapped up today. I will be sending you emails and copying Josh from Mold Pros. You can respond accordingly to that email but wanted to give you the background on what was happening.*

*That is what I have been sorting out. There is a lot to process here. This should lay things out, but we can get on a call to discuss as well.*

**Russ Rotondi** | Attorney

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**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Sent:** Monday, March 25, 2024 2:08 PM  
**To:** Russ Rotondi <[russ@craft.legal](mailto:russ@craft.legal)>  
**Cc:** McNall, Kelsi <[KMcNall@clackamas.us](mailto:KMcNall@clackamas.us)>  
**Subject:** RE: Notice of Reset Hearing

Another option would be to submit new plans if your client really wants to keep the rooms.

---

**From:** McNall, Kelsi <[KMcNall@clackamas.us](mailto:KMcNall@clackamas.us)>  
**Sent:** Monday, March 25, 2024 2:02 PM  
**To:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>; Russ Rotondi <[russ@craft.legal](mailto:russ@craft.legal)>  
**Subject:** RE: Notice of Reset Hearing

Hi Russ,

Due to the date of the existing permit and code changes, we will not accept revisions to the plans.

Thanks!

Kelsi McNall  
503-742-4240  
Clackamas County Building Codes

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**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Sent:** Monday, March 25, 2024 11:27 AM  
**To:** Russ Rotondi <[russ@craft.legal](mailto:russ@craft.legal)>  
**Cc:** McNall, Kelsi <[KMcNall@clackamas.us](mailto:KMcNall@clackamas.us)>  
**Subject:** RE: Notice of Reset Hearing

Hi Russ,

It's completely up to you whether or not you keep the stick-framed rooms that the previous tenant constructed, you will just need to correct your plans. I've copied Kelsi on this message in case you have technical questions regarding the permit.

The hearing is scheduled for May 29<sup>th</sup>, as that date approaches I will review the file and if there has been significant progress toward making the corrections noted in the inspectors report, I will consider resetting the hearing again.

Feel free to call me if you would like to chat further. 503-742-4467.

---

**From:** Russ Rotondi <[russ@craft.legal](mailto:russ@craft.legal)>  
**Sent:** Thursday, March 21, 2024 9:30 PM  
**To:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>

**Subject:** RE: Notice of Reset Hearing

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Andrea,

The real estate broker has hired a roofer and General Contractor who have started on roof repairs and mold remediation.

Next I need to confirm with the County on whether we can amend the existing permit to leave the stick frame rooms that were not on the approved plans, or if we need to remove them.

And I plan to talk with the broker tomorrow to go over the plans/code issues to get instructions to the GC to handle all the punch list items.

Do you have time to talk tomorrow?

Can we get another short extension on the hearing to address all of the above?

Thank you,  
Russ

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**From:** Hall, Andrea <[Andreahal@clackamas.us](mailto:Andreahal@clackamas.us)>  
**Sent:** Friday, January 12, 2024 12:08 PM  
**To:** Russ Rotondi <[russ@craft.legal](mailto:russ@craft.legal)>  
**Subject:** Notice of Reset Hearing

Hi Russ,  
I've reset the hearing regarding V0026720, 320204 RE Holdings LLC to March 27, 2024 at 9:30am. If you client is able to abate the violation by that date, the hearing

will be cancelled.  
Please let me know if you have any questions.  
Thank you,

Andrea Hall  
Senior Code Enforcement Specialist  
Clackamas County Code Enforcement Division  
150 Beaver Creek Rd.  
Oregon City, OR 97045  
503-742-4467  
Monday – Friday 8am to 4:30pm  
Lobby hours 8:00 a.m. until 4:00 p.m. Monday -Thursday

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