



NOTICE OF HEARING

March 13, 2023

Wunder Mobile Park LLC
PO Box 1646
San Juan Capistrano, CA 92693

Santiago Tello
40833 SE Hwy 26
Sandy, OR 97055

RE: County of Clackamas v. Wunder Mobile Park LLC and Santiago Tello
File: V0047019

Hearing Date: March 30, 2023

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

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

Enclosed you will find the following:

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

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

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

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

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

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



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

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

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

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

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

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

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

Department of Transportation and Development

Nondiscrimination Policy:

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

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

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

환영합니다. Korean

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

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

WUNDER MOBILE PARK LLC AND
SANTIAGO TELLO,

Respondents.

File No: V0047019

COMPLAINT AND REQUEST FOR HEARING

I, Jennifer Kauppi, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent Santiago Tello mailing address is: 40833 SE Hwy 26, Sandy, OR 97055.

Respondent Wunder Mobile Park LLC mailing address is: PO Box 1646, San Juan Capistrano, CA
92693.

2.

The address or location of the violation(s) of law alleged in this Complaint is:

19000 SE Bornstedt Rd Space A2., Sandy, OR 97055 also known as T2S, R4E, Section 24BA, Tax
Lot 00900, and is located in Clackamas County, Oregon.

3.

On or about the 4th day of January, 2022 the Respondents violated the following laws, in the following ways:

- a. Respondents violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for a porch cover addition to a manufactured home. This is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

On or about the 27th day of April, 2022 the Respondents violated the following laws in the following ways:

- b. Respondents violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for a porch cover addition to a manufactured home. This is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

Notice of the violation was given to Respondents in the following manner: Administrative Citation #1900470-1 and Administrative Citation 1900470-1A in the amount of \$100.00 was mailed via first class mail on January 4, 2022. A copy of the notice document is attached to this Complaint as Exhibit D, and incorporated by this reference.

Notice of the violation was given to Respondents in the following manner:

Administrative Citation #1900470-2 and Administrative Citation 1900470-2A in the amount of \$500.00 was mailed via first class mail on April 27, 2022. A copy of the notice document is attached to this Complaint as Exhibit E, and incorporated by this reference.

6.

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

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

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

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

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

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

and

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

DATED THIS 13 day of March, 2023.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

WUNDER MOBILE PARK LLC AND
SANTIAGO TELLO

Respondents.

File No.: V0047019

STATEMENT OF PROOF

History of Events and Exhibits:

August 14, 2019	Clackamas County received a complaint regarding an addition to a manufactured home without permits.
August 19, 2019 Exhibit A	Correspondence was sent to Wunder Mobile Park LLC regarding the alleged building code violation.
June 4, 2020 Exhibit B	Building Inspector Robert Fix conducted a site inspection. The porch cover addition was over 200 square feet and required permits.
October 7, 2021	I conducted research on the property and found the ownership of the manufactured dwelling had changed. All previous fines and fees were voided prior to October 2021.
October 7, 2021 Exhibit C	Correspondence was sent to the Respondents and a copy to the Registered Agent with a deadline of November 7, 2021 to abate the violation. The correspondence that was sent did not have a date on the letter, however, the copy sent to the Registered Agent was returned to the County on October 11, 2021.
January 4, 2022 Exhibit D	I reviewed County records and found no permit had been submitted for the porch cover addition. Citation 1900470-1 for \$100.00 was issued to Santiago Tello and Citation 1900470-1A for \$100.00 was issued to Wunder Mobile Home Park LLC for the priority 1 building code violation. The citations were sent first class mail and were not returned. These citations remain unpaid.
April 27, 2022 Exhibit E	I reviewed County records and found no permit had been submitted for the porch cover addition. Citation 1900470-2 for \$500.00 was issued to Santiago Tello and Citation 1900470-2A for \$500.00 was issued to Wunder Mobile Home Park LLC for the priority 1 building code violation. The citations were sent first class mail and were not returned. These citations remain unpaid.

December 7, 2022
Exhibit F

I was contacted by Mike Platz Design Group stating he had been contacted by Mr. Tello to help assist him with the required permits needed to abate the violation. The owner provided additional photos of the area in question and asked if a permit would be required for the work that was done. I explained to Mr. Platz that he would have to submit his report to me and I would submit the photos and his documentation to the plans examiner to determine if a permit would be required.

January 30, 2023
Exhibit G

I had not received any documentation from Mr. Platz. I emailed Supervising Plans Examiner Richard Carlson the photos of the area in question and inquired if a permit would be required. Mr. Carlson stated both permits and engineering would be required.

March 13, 2023

The County referred this matter to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040 exists, the County may request a Continuing Order in this matter recommending the following:

- The Respondents be ordered to bring the property into compliance with the Building Code within 45 days of the date of the Continuing Order by submitting technically complete plans for the addition of the porch cover. The Respondents to respond to requests for additional plan review information within 10 days of being notified. The Respondents to pay for building permits within 10 days of being notified and obtain all required inspections including approved final inspections within 45 days of permits being issued.
- Code Enforcement to confirm compliance of the above item and the County will submit a Post Hearing Status Report. The report will be sent to the Compliance Hearings Officer and to the Respondents.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for date cited January 4, 2022 and April 27, 2022 for Santiago Tello.
- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for date cited January 4, 2022 and April 27, 2022 for Wunder Mobile Park LLC.
- Payment for Citation No. 1900470-1 issued to Santiago Tello on January 4, 2022 for \$100.00 and Citation No. 1900470-2 issued on April 27, 2022 for \$500.00. Total amount due \$600.00
- Payment for Citation No. 1900470-1A issued to Wunder Mobile Park LLC on January 4, 2022 for \$100.00 and Citation No. 1900470-2A issued on April 27, 2022 for \$500.00. Total amount due \$600.00
- The administrative compliance fee to be imposed from October, 2021 until the violation is abated. As of this report the total is \$1,200.00
- The County requests the Hearings Officer to permanently prohibit the Respondents from violating this law in the future.
- If the Respondents fail to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



August 19th, 2019

Wunder Mobile Home Park LLC
PO Box 1646
San Juan Capistrano CA 92693

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

Site Address: 19000 Bornstedt Rd Space A2, Sandy OR 97055
Legal Description: T2S, R4E, Section 24BA, Tax Lot 00900

It has come to the attention of Clackamas County Code Enforcement that an addition to a manufactured home at the Wunder Manufactured Home Park may have been placed without the benefit of permits.

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

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

E-mail address is Spotter@clackamas.us

Telephone number is 503-742-4465

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¡LE DAMOS LA BIENVENIDA! Spanish

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ДОБРО ПОЖАЛОВАТЬ! Russian

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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, gửi email đến swilliams@clackamas.us hoặc gọi điện thoại theo số 503-742-4696.

환영합니다. Korean

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EXHIBIT B_ 1 OF 2

Clackamas County

150 Beaver Creek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:

19000 BORNSTEDT RD SANDY OR 97055

Inspection Date:

Thu, 04 Jun 2020

Record Type:

Code Enforcement - Violation

Record ID:

V0047019

Inspection Type:

270 Miscellaneous/Consultation

Inspector:

Robert Fix

Inspector Phone:

503-519-1661

Inspector Email:

rfix@clackamas.us

Result:

In Violation

Submit Time:

Thu, 04 Jun 2020 9:40:AM

Comments:

Over 200 square feet



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

VIOLATION NOTICE

Santiago Tello
40833 SE Hwy 26
Sandy, OR 97055

Wunder Mobile Home Park LLC
PO Box 1646
San Juan Capistrano, CA 92693

SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040 (B), (C), (D), and (E)

VIOLATION: V0047019

SITE ADDRESS: 19000 SE Bornstedt Rd Space A2, Sandy OR 97055

LEGAL DESCRIPTION: T2S, R4E, Section 24BA, Tax Lot 00900

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

- Failure to obtain building, electrical and plumbing permits for an addition to a manufactured home.

VIOLATIONS & HOW TO RESOLVE

On June 4, 2020 a site inspection confirmed the addition to a manufactured home at the above referenced property. Constructing an addition to a manufactured home without permits constitutes a violation of Clackamas County Code Title 9.02.040 (B), (C), (D), and (E). In order to abate the violation(s), you must complete the following **no later than November 7, 2021**:

Addition to the manufacture home

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s). 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(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

Or:

- You may abate the violation by demolishing the addition. Please submit an application for a demolition permit. Please be advised that if you choose to remove the structure – you may still be required to get permits to confirm the remaining construction and utilities remain code compliant. All debris must be removed code compliantly.

CONTACT INFORMATION

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 or, you may stop by our offices at 150 Beaver Creek 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.

If you have any questions my direct telephone number is 503-742-4452 and my email is jkauppi@clackamas.us.

Jennifer Kauppi

Code Enforcement Permit Specialist
Clackamas County Code Enforcement
503-742-4452

Important Notices

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



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



U.S. POSTAGE >> PITNEY BOWES



ZIP 97045 \$ 000.53⁰
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IA

Steve Hathaway – Registered Agent
 19000 SE Bornstedt Rd
 Sandy, OR 97055

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IA

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 RETURN TO SENDER
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EXHIBIT C_4 OF 15



VIOLATION NOTICE

Santiago Tello
40833 SE Hwy 26
Sandy, OR 97055

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Jennifer Kauppi

Code Enforcement Permit Specialist
Clackamas County Code Enforcement
503-742-4452

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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 Official Records
Sherry Hall, County Clerk

2021-080476

08/30/2021 03:17:02 PM

D-D Cnt=1 Str=9 COUNTER1
\$20.00 \$16.00 \$10.00 \$62.00

\$108.00

After Recording Return to and
Until a change is requested,
Tax Statements shall be sent to:

*Wunder Mobile Park, LLC
31815 Camino Capistrano, Suite 33,
San Juan Capistrano, CA 92675*

STATUTORY BARGAIN AND SALE DEED

Wunder Mobile Park LLC, a California limited liability company

conveys to:

Wunder Mobile Park, LLC, a California limited liability company

the following described real property in the State of Oregon and county of Clackamas, to wit:

*

Tax Account No.: 00676995 and 00677039

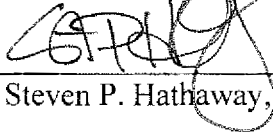
The true consideration for this conveyance is \$0.00 and other valuable consideration.

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

322100355
CLACKAMAS TITLE INS. CORP.
Commercial Services

Dated this 27th day of AUGUST, 2021

Wunder Mobile Park LLC,
a California limited liability company

By: 
Steven P. Hathaway, Manager

State of Oregon) County of _____) ss.

On this ___ day of _____, 20___, personally appeared before me
_____ And acknowledged the within instrument to be their free and
voluntary act and deed.

SEE ATTACHED "A"

Notary Public in and for Oregon
My commission expires:

"A"

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE

On AUGUST 27, 2021 before me, Valerie S. Luna NOTARY PUBLIC
(insert name and title of the officer)

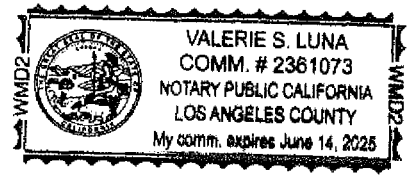
personally appeared STEVEN J. HATHAWAY
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



STAT PAGE 4 SAZE

EXHIBIT "A"

Legal Description

PARCEL I:

Part of the Northeast quarter of the Northwest quarter of Section 24, Township 2 South, Range 4 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, described as:

24E24BA00900 00676995

Beginning on the quarter Section line 660 feet South of the quarter Section corner on the North line of said Section 24; thence West 530 feet to the Southwest corner of a tract of land conveyed to Virgil Dibble and wife, and recorded in Deed Book 309, Page 691; thence North on Dibble's West line 284.42 feet, more or less, to the South line of land conveyed to Ezekiel Beers and wife and recorded in Deed Book 309, page 687; thence West 20 feet, more or less, to the Northeast corner of a tract sold to Frank Gunnink and wife and recorded in Deed Book 367, Page 97; thence South 0° 29' 15" East along said Gunnink tract and extension thereof to the intersection of the Easterly extension of the South line of a tract sold to Alexis Libeau and recorded in Deed Book 213, Page 463, thence West on said extension to the Southeast corner of said Libeau tract; thence West along said tract to the Northeast corner of a tract sold to Nathan Springer and recorded in Deed Book 203, page 518; thence South along the East line of said Springer tract 181.5 feet to the Southeast corner of said tract; thence West along the South line of said tract 264 feet to the East line of Road No. 682; thence South along said East line 30 feet to the South line of the Northeast quarter of the Northwest quarter of said Section 24; thence East on 1/16th Section line to the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 24; thence North on the one-quarter Section line 660 feet, more or less, to the place of beginning.

EXCEPTING THEREFROM the rights of the public in and to that portion of the above property lying within the limits of roads and highways.

PARCEL II:

Part of the Northeast quarter of the Northwest quarter of Section 24, in Township 2 South, Range 4 East of the Willamette Meridian, in the County of Clackamas and State of Oregon described as:

24E24BA01300 00677039

Beginning at an iron pipe which is 30 feet North and 294 feet East from iron pipe set at the Southeast corner of the Northwest quarter of the Northwest quarter of Section 24, Township 2 South, Range 4 East, of the Willamette Meridian, running West 264 feet; thence Northerly along the East side of Market Road No. 33, 187 feet to an iron pipe; thence East 216 feet to an iron pipe; thence South 181.5 feet to the place of beginning.

~~Revision 1st New Eff Date~~

MN

Property Search (/default.aspx) / Search Results (/results.aspx) / Property Summary

Property Account Summary



Account Number	01158062	Property Address	19000 SE BORNSTEDT RD SPACE A 2 , SANDY, OR 97055
General Information			
Alternate Property #	L164087		
Property Description	24E24BA00900		
Property Category	Manufactured Structure - Personal		
Status	Active, Locally Assessed		
Tax Code Area	046-004		
Remarks			
Tax Rate			
Description	Rate		
Total Rate	13.4676		
Property Characteristics			
Neighborhood	86082: Area 06 Mfg Hms - Excl Sandy E - Alder Creek		
Year Built	1972		
Change property ratio	1XX		
Manf Structure Park	WUNDER MOBILE PARK		
Related Properties			
Located On 00676995			
Parties			
Role	Percent	Name	Address
Taxpayer	100	TELLO SANTIAGO	40833 SE HWY 26, SANDY, OR 97055

Owner	100	TELLO SANTIAGO	40833 SE HWY 26, SANDY, OR 97055		
Property Values					
Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
AVR Total	\$2,130	\$1,670	\$1,480	\$1,300	\$1,170
Exempt					
TVR Total	\$2,130	\$1,670	\$1,480	\$1,300	\$1,170
Real Mkt Land					
Real Mkt Bldg	\$2,130	\$1,670	\$1,480	\$1,300	\$1,170
Real Mkt Total	\$2,130	\$1,670	\$1,480	\$1,300	\$1,170
M5 Mkt Land					
M5 Mkt Bldg	\$2,130	\$1,670	\$1,480	\$1,300	\$1,170
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$4,349	\$4,349	\$4,349	\$4,349	\$4,349
Mkt Exception					
AV Exception					
Active Exemptions					
No Exemptions Found					
Events					
Effective Date	Entry Date- Time	Type	Remarks		
01/08/2021	02/08/2021 10:23:00	Taxpayer Changed	Property Transfer Filing No.: 386730 01/08/2021 by DIEDRACHR		
01/08/2021	02/08/2021 10:23:00	Recording Processed	Property Transfer Filing No.: 386730, Manufactured Structure Document 01/08/2021 by DIEDRACHR		
05/11/2009	05/11/2009 11:30:00	Taxpayer Changed	Property Transfer Filing No.: 188926 05/11/2009 by KATHYSWA		
05/11/2009	05/11/2009 11:30:00	Recording Processed	Property Transfer Filing No.: 188926, Manufactured Structure Document 05/11/2009 by KATHYSWA		
11/05/2008	11/05/2008 16:56:00	Taxpayer Changed	Party/Property Relationship by KATHYSWA		



sent copies to: Shane Potter
Clackamas Code Enforcement on
Wed. 2nd Dec. 2020

Citation No. 1900470

Case No. V0047019

ADMINISTRATIVE CITATION

Date Issued: October 21, 2020

Name and Address of Person(s) Cited:

Name: Wunder Mobile Park LLC
Mailing Address: PO Box 164
City, State, Zip: San Juan, CA 92693

1646
San Covisto

Date Violation(s) Confirmed: On the 4th day of June, 2020, 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): 19000 SE Bornstedt Rd., Sandy, OR 97055

SPA-2

Legal Description: T2S, R4E Section 24BA, Tax Lot(s) 00900

Law(s) Violated:

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

Description of the violation(s):

- 1) Addition to manufactured home without obtaining permits and/or inspections

Maximum Civil Penalty \$1,000.00 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: Shane Potter
Telephone No.: 503-742-4465

Date: October 21, 2020
Department Initiating Enforcement Action: Code Enforcement

witnessed by:



VEHICLE BILL OF SALE

(sold As is)

DEPARTMENT OF TRANSPORTATION
DRIVER AND MOTOR VEHICLE SERVICES
1905 LANA AVE NE, SALEM OREGON 97314

VEHICLE DESCRIPTION

PLATE NUMBER: R604962 YEAR: 1972 MAKE: Nomad VEHICLE IDENTIFICATION NUMBER: N09131915 F TITLE NUMBER: 0518748906

I transfer all rights, title and interest in the above described vehicle to:

NAME OF BUYER (PRINT LAST, FIRST, MIDDLE): Tello Santiago DATE OF PURCHASE: 5/10/19

BUYER'S ADDRESS: 40833 SE Hwy 26 Sandy OR 97055

PRINTED NAME OF SELLER (BUSINESS NAME IF SELLER IS A BUSINESS): KATHERINE M. WUNISCHE

SIGNATURE OF SELLER (AUTHORIZED REPRESENTATIVE OF BUSINESS): Katherine M. Wunische DATE OF RELEASE: 5-10-2019

PRINTED NAME OF SELLER: Mark L. Wunische

SIGNATURE OF SELLER: Mark L. Wunische DATE OF RELEASE: 5-10-2019

SELLER'S ADDRESS: 19000 S.E. BORNSTEDT sp. A-2 Sandy OR, 97055

• SELLER •

• BUYER •

EXHIBIT C - 14 OF 15

Buyer for a title within 30 days from the

SIGNATURE CLAUSE. By signing below, the TENANT and LANDLORD certify that they are legally capable to sign a contract, and have read this lease, and agree to be bound by its provisions.

5-01-2019
Date

Mark Thiel
Tenant Signature

05-01-2019
Date

Katharine Wernische
Co-Tenant Signature

Date

Landlord

5/01/2019
Date

[Signature]
Site Manager Signature

Humming Bird apt. 3

Rachel Smith
manager

address:

P.O. Box 714

Troutdale, Ore. 97060

phone no. + fax no:

↓ ↓
503-666-2844

Any tenant or perspective tenant seeking occupancy in or use of Agency facilities who believes he or she is being discriminated against because of age, race, color, religion, sex, familial status, disability, or national origin may file a complaint in person with, or by mail to USDA, Director, Office of Civil Rights, 1400 Independence Ave, SW, Washington, DC 20250-9410 or to the Office of Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development (HUD), Washington, DC 20410. Complaints received by Agency employees must be directed to the National Office Civil Rights Staff through the State Civil Rights Manager/Coordinator



The USDA is an equal opportunity provider and employer.



Citation No. 1900470-1

Case No. V0047019

ADMINISTRATIVE CITATION

Date Issued: January 4, 2022

Name and Address of Person(s) Cited:

Name: Santiago Tello
Mailing Address: 40833 SE Hwy 26
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 4th day of January, 2022, 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): 19000 SE Bornstedt Rd, Space A2, Sandy OR 97055

Legal Description: T2S, R4E, Section 24BA, Tax Lot(s) 00900

Law(s) Violated

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B), (C), (D), and (E)

Description of the violation(s):

- 1) Failure to obtain building permits and required inspections for an addition to a manufactured home.

Maximum Civil Penalty \$1,000.00

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: Jennifer Kauppi
Telephone No.: 503-742-4452

Date: January 4, 2022
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.

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: _____



Citation No. 1900470-1A

Case No. V0047019

ADMINISTRATIVE CITATION

Date Issued: January 4, 2022

Name and Address of Person(s) Cited:

Name: Wunder Mobile Home Park LLC
Mailing Address: PO Box 1646
City, State, Zip: San Juan Capistrano, CA 92693

Date Violation(s) Confirmed: On the 4th day of January, 2022, 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): 19000 SE Bornstedt Rd, Space A2, Sandy OR 97055

Legal Description: T2S, R4E, Section 24BA, Tax Lot(s) 00900

Law(s) Violated

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B), (C), (D), and (E)

Description of the violation(s):

- 1) Failure to obtain building permits and required inspections for an addition to a manufactured home.

Maximum Civil Penalty \$1,000.00

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: Jennifer Kauppi
Telephone No.: 503-742-4452

Date: January 4, 2022
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.

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: _____



Citation No. 1900470-2

Case No. V0047019

ADMINISTRATIVE CITATION

Date Issued: April 27, 2022

Name and Address of Person(s) Cited:

Name: Santiago Tello
Mailing Address: 40833 SE Hwy 26
City, State, Zip: Sandy, OR 97055

Date Violation(s) Confirmed: On the 4th day of January, 2022 and continues to exist on the 27th day of April 2022, 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): 19000 SE Bornstedt Rd, Space A2, Sandy OR 97055

Legal Description: T2S, R4E Section 24BA, Tax Lot(s) 00900

Law(s) Violated:

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B), (C), (D), and (E)

Description of the violation(s):

- 1) Failure to obtain building permits and required inspections for an addition to a manufactured home

Maximum Civil Penalty \$1,000.00

Fine \$500.00

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

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

Citation issued by: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: April 27, 2022
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

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: _____



Citation No. 1900470-2A

Case No. V0047019

ADMINISTRATIVE CITATION

Date Issued: April 27, 2022

Name and Address of Person(s) Cited:

Name: Wunder Mobile Home Park LLC
Mailing Address: PO Box 1646
City, State, Zip: San Juan Capistrano, CA 92693

Date Violation(s) Confirmed: On the 4th day of January, 2022 and continues to exist on the 27th day of April 2022, 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): 19000 SE Bornstedt Rd, Space A2, Sandy OR 97055

Legal Description: T2S, R4E Section 24BA, Tax Lot(s) 00900

Law(s) Violated:

Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B), (C), (D), and (E)

Description of the violation(s):

- 1) Failure to obtain building permits and required inspections for an addition to a manufactured home

Maximum Civil Penalty \$1,000.00

Fine \$500.00

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

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

Citation issued by: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: April 27, 2022
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

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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: _____

Kauppi, Jennifer

To: Mike Platz
Subject: RE: V0047019 - 19000 SE Bornstedt Rd A2

From: Mike Platz <mike@mikeplatzpe.com>
Sent: Wednesday, December 7, 2022 12:49 PM
To: Kauppi, Jennifer <JKauppi@clackamas.us>
Cc: Santiago Tello <santiagotello18@gmail.com>
Subject: Re: V0047019 - 19000 SE Bornstedt Rd A2

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

Jennifer,

Mr. Tello (the owner of the mobile home) was able to produce the attached photos taken when he purchased the building in 2019. The photo files have an electronic date stamp (May 31, 2019) on them and clearly show the existing appurtenances. This [Ownership document from MHODS](#) shows that Mr. Tello purchased the building on May 10, 2019. It is our opinion that this serves as evidence that corroborates Mr. Tello's assertion that he did not build the addition.

Based on this evidence, is Mr. Tello only responsible to prove the roof over-framing is acceptable?

Thanks!

Mike Platz





Kauppi, Jennifer

From: Carlson, Richard
Sent: Monday, January 30, 2023 10:51 AM
To: Kauppi, Jennifer
Subject: RE: 19000 SE Bornstedt Rd - Sp A2

Engineering would be required.

Richard Carlson
Plans Examiner Supervisor
Clackamas County, OR

From: Kauppi, Jennifer <JKauppi@clackamas.us>
Sent: Monday, January 30, 2023 10:31 AM
To: Carlson, Richard <richardcar@clackamas.us>
Subject: 19000 SE Bornstedt Rd - Sp A2

S:\DTD_Common\PLANS EXAMINER - CODE ENFORCEMENT\19000 SE Bornstedt RD

Richard,

Good Morning. Can you please take a look at the information that I have placed in the file above. Mike has not submitted anything to me for review so I am moving forward.

Based on the photos - Do you believe engineering would be required for this structure? It's over 200 sqft – It appears to be attached to the roof.

Let me know what you think
Thank you

Jennifer Kauppi

Code Enforcement Specialist
Clackamas County – Transportation & Development
Code Enforcement
JKauppi@clackamas.us
503-742-4759
150 Beaver Creek Rd
Oregon City, OR 97045
Office hours are Monday-Thursday 8:00 am – 4:00 pm

****PLEASE NOTE: Our lobbies are CLOSED Fridays to in-person customer service. ** Staff is still available by phone from 8 am – 4 pm.**