



NOTICE OF HEARING

October 2, 2023

NRA LLC
3607 NW 157th Cir.
Vancouver, WA 97049

RE:: County of Clackamas v. NRA LLC
File: V0794-09

Hearing Date: October 24, 2023

Time: This item will not begin before 12:00 pm 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 Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-44, 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 20th Street, #D-5
Bellevue, WA 98007
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



You must have access to the internet or to a telephone line to use the Zoom platform. A Zoom invite has been sent to ricklycksell@gmail.com, 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 Jennifer Kauppi 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 Jennifer Kauppi at 503-742-4759 **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/87420881004?pwd=YUtua1BIK05DVVWxdkwyWkd1ZnYwdz09>

Passcode: 041926

Or One tap mobile:

+16699006833,,87420881004# US (San Jose)

+17193594580,,87420881004# US

Or join by phone:

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

US: +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 +1 669 444 9171 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 or +1 360 209 5623

Webinar ID: 874 2088 1004

Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to:

www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

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

ДОБРО ПОЖАЛОВАТЬ! Russian

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

欢迎! Chinese (Mandarin)

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

CHÀO MỪNG! Vietnamese

Bộ Vận Tải và Phát Triển cam kết thực thi chính sách không phân biệt đối xử. Để biết thêm thông tin, vui lòng truy cập trang mạng:

www.clackamas.us/transportation/nondiscrimination, gửi email đến JKauppi@clackamas.us hoặc gọi điện thoại theo số 503-742-4452.

환영합니다. Korean

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

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

COUNTY OF CLACKAMAS,

Petitioner,

v.

NRA LLC,

Respondent.

File No: V0794-09

COMPLAINT AND REQUEST FOR HEARING

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

1.

Respondent's mailing address is: 3607 NW 157TH Circle, Vancouver, WA 98685.

2.

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

20501 E Lolo Pass Rd, Rhododendron, OR 97049 also known as T2S, R7E, Section 23D, Tax Lot 01800, and is located in Clackamas County, Oregon.

3.

On or about the 26th day of December, 2019 the Respondent violated the following law, in the following way:

- a. Respondent violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for a remodel to a single family residence. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

On or about the 23rd day of September, 2021 the Respondent violated the following law in the following way:

- a. Respondent violated the Clackamas County Building Code, Chapter 9.02.040 by failing to obtain approved permits and approved final inspections for a remodel to a single family residence. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

4.

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

5.

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

Administrative Citation #9794-1 in the amount of \$100.00 was mailed via first class mail on January 27, 2021. A copy of the notice document is attached to this Complaint as Exhibit J, and incorporated by this reference.

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

Administrative Citation #9794-2 in the amount of \$500.00 was mailed via first class mail on September 23, 2021. A copy of the notice document is attached to this Complaint as Exhibit K, and incorporated by this reference.

6.

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

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

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violation 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 Building Code Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code

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

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

and

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

DATED THIS 21 day of September, 2023.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

NRA LLC

Respondent.

File No.: V0794-09

STATEMENT OF PROOF

History of Events and Exhibits:

- September 23, 2009 Clackamas County received a complaint regarding a remodel to an existing cabin and an additional septic system installed without approved permits.
- April 02, 2018 Code Enforcement Specialist (CES) Kimberly Benthin was contacted by the complainant stating the cabin had been completely stripped of the plumbing, electrical, mechanical, and windows.
- April 19, 2019
Exhibit A CES Specialist Kimberly Benthin received an email that ownership had changed. Nationstar Mortgage LLC obtained ownership of the property on September 28, 2018. Exhibit A page 4 of 4 shows when the ownership to the bank was updated.
- June 19, 2019
Exhibit B The property was listed for sale. The listing description stated that the home had been gutted. The photos reflect that the items removed from the home are including but not limited to electrical, mechanical, plumbing, windows.
- June 25, 2019 Kimberly Benthin met with Building Official Matt Rozzell to discuss the violation on the property and the condition of the home as listed by the bank. The Building Official determined that all trade permits would be required. In addition, an interior inspection of the home by a building inspector would be required in order to inspect if any structural elements were removed. A building permit would also be required for the replaced windows because the original windows had been cut from the framing. This inspection would ensure that proper egress was being met.
- July 11, 2019
Exhibit C The buyer for the property Rick Lycksell contacted Kimberly Benthin regarding the violation on the property. A building inspector was scheduled for a site visit.
- July 19, 2019
Exhibit D Building inspector Robert Fix conducted a site inspection. Robert noted on the inspection report that a mechanical permit, structural permit for the front porch post and fire blocking in furred out walls was required. This information was emailed to Rick Lycksell.

August 20, 2019 Exhibit E	Kimberly Benthin sent Rick Lycksell an email to recap a conversation they had over the phone regarding the violation on the property and what would need to be addressed in order to abate the violation.
December 24, 2019 Exhibit F	The property owner information was researched. The ownership of the property had been updated to NRA LLC. All previous fines and fees were voided.
December 26, 2019 Exhibit G	Correspondence was sent to the Respondent and a copy to the Registered Agent with a deadline of February 5, 2020 to abate the violations. The copy that was sent to the Registered Agent was returned to the County as undeliverable.
December 31, 2019	Rick Lycksell called Kimberly Benthin requesting a call back to discuss the letter that he received in the mail.
January 9, 2020 Exhibit H	Kimberly Benthin sent Rick Lycksell an email regarding the conversation that they had on December 31, 2019. Kimberly stated that she had spoken to the building inspector and it was determined the retaining wall that was removed from the property needs to be replaced because of the surcharge, however, no permit for the retaining wall would be required.
January 27, 2021 Exhibit I	Building permit records were researched. Permit E0414919 was issued for a new service and remodel and mechanical permit B0579019 was issued for a furnace, air conditioner and water heater. These permits expired without receiving final approved inspections. No other permits had been submitted for the plumbing, structural, windows or additional septic system.
January 27, 2021 Exhibit J	Citation 9794-1 was issued for \$100.00 for the Priority 1 Building Code violation. The citation was sent first class mail to the Respondent and a copy sent to the Registered Agent. The copy that was sent to the Registered Agent was returned to the County. This citation remains unpaid.
September 23, 2021	Research of County permit records indicated that the electrical and mechanical permits that were previously issued remained expired. In addition, the remaining required permits in order to abate the violation had not been submitted.
September 23, 2021 Exhibit K	Citation 9794-2 was issued for \$500.00 for the Priority 1 Building Code violation. The citation was sent first class mail to the Respondent and a copy sent to the Registered Agent. The citation was also mailed to an additional address that was located on the deed. The copy that was sent to the Registered Agent was returned to the County. This citation remains unpaid.

March 22, 2023
Exhibit L

Rick Lycksell emailed Kimberly Benthin regarding the violation on the property. Kimberly responded to Rick's email by again providing a copy of the original violation letter dated December 26, 2019 in addition to providing an explanation of how to abate the violation.

September 21, 2023

This matter was referred to the Hearing 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 Respondent be ordered to bring the property into compliance with the Building Code by renewing permits B0579019 and E0414919 within 15 days of the date of the Order and obtaining all required inspections including approved final inspections within 45 days of the permits being renewed.
- The Respondent to obtain a plumbing permit for all the fixtures that are within the structure and obtain all required inspections including approved final inspections within 45 days of the permit being issued.
- The Respondent to submit technically complete plans and pay appropriate fees for the replacement of the windows and doors, the porch post and the blocking in furred out walls within 45 days of the date of the order. All requests for additional plan review information must be responded to within 10 days of being notified. Permits must be paid within 10 days of being notified and all required inspections including approved final inspections to be completed within 45 days of permits being issued.
- The Respondent must replace the retaining wall and schedule an inspection to confirm the work is complete within 45 days of the date of the order.
- The Respondent must appropriately decommission or obtain authorization for the septic system and tank located in the southwest location of the lot within 45 days of the order.
- 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 Respondent.
- The report may include the following recommendations:
 - The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for date cited December 26, 2019 and September 23, 2021 for a total amount due of \$2,000.00.
 - Payment for Citation No. 9794-1 issued on January 27, 2021 for \$100.00 and payment for Citation No. 9794-2 issued on September 23, 2021 for \$500.00 for a total amount due of \$600.00.
 - The administrative compliance fee to be imposed from December, 2019 until the violation is abated. As of this report the total is \$3,375.00.
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.

- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.

Kauppi, Jennifer

From: Richard Evert <note2mefromu@hotmail.com>
Sent: Thursday, April 11, 2019 4:20 PM
To: Benthin, Kim
Subject: V0794-09

We received a letter on 4-8-19 addressed to Niday Richard & Lewis Rebecca, regarding a violation at 20501 E Lolo Pass Rd.

We do not own the property or live at that address.

Richard Niday

Sent from [Outlook](#)

NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

[Spam Email](#)

[Phishing Email](#)

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

Property Account Summary

Account Number	00719574	Property Address	20501 E LOLO PASS RD , RHODODENDRON, OR 97049	
General Information				
Alternate Property #	27E23D 01800			
Property Description	Section 23 Township 2S Range 7E Quarter D TAX LOT 01800			
Property Category	Land &/or Buildings			
Status	Active, Locally Assessed			
Tax Code Area	046-040			
Remarks				
Tax Rate				
Description	Rate			
Total Rate	14.1786			
Property Characteristics				
Neighborhood	16118: Alder Creek East to county line 800, 801			
Land Class Category	801: Recreational improved			
Building Class Category	16: Single family res, class 6			
Year Built	2005			
Acreage	1.52			
Fire patrol acres	1.52			
Change property ratio	8XX			
Related Properties				
No Related Properties Found				
Parties				
Role	Percent	Name	Address	
Taxpayer	100	NRA LLC	3607 NW 157TH CIR, VANCOUVER, WA 98685	
Owner	100	NRA LLC	3607 NW 157TH CIR, VANCOUVER, WA 98685	

Property Values					
Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
AVR Total	\$677,640	\$657,903	\$607,767	\$590,066	\$572,880
Exempt					
TVR Total	\$677,640	\$657,903	\$607,767	\$590,066	\$572,880
Real Mkt Land	\$108,408	\$88,082	\$78,516	\$75,328	\$70,944
Real Mkt Bldg	\$1,322,100	\$1,073,130	\$552,780	\$880,350	\$838,120
Real Mkt Total	\$1,430,508	\$1,161,212	\$631,296	\$955,678	\$909,064
M5 Mkt Land	\$108,408	\$88,082	\$78,516	\$75,328	\$70,944
M5 Mkt Bldg	\$1,322,100	\$1,073,130	\$552,780	\$880,350	\$838,120
M5 SAV					
SAVL (MAV Use Portion)					
MAV (Market Portion)	\$677,640	\$657,903	\$607,767	\$590,066	\$572,880
Mkt Exception		\$460,120			
AV Exception		\$259,508			
Active Exemptions					
No Exemptions Found					
Events					
Effective Date	Entry Date- Time	Type	Remarks		
07/17/2019	07/22/2019 11:08:00	Taxpayer Changed	Property Transfer Filing No.: 356117 07/17/2019 by CINDYSIM		
07/17/2019	07/22/2019 11:08:00	Recording Processed	Property Transfer Filing No.: 356117, Special Warranty Deed, Recording No.: 2019-041309 07/17/2019 by CINDYSIM		
10/10/2018	11/16/2018 10:27:00	Taxpayer Changed	Property Transfer Filing No.: 343508 10/10/2018 by DROME		
10/10/2018	11/16/2018 10:27:00	Recording Processed	Property Transfer Filing No.: 343508, Sheriff Deed, Recording No.: 2018-062298 10/10/2018 by DROME		
04/30/2007	05/07/2007 12:02:00	Taxpayer Changed	Property Transfer Filing No.: 159441 04/30/2007 by CINDYSIM		
04/30/2007	05/07/2007 12:02:00	Recording Processed	Property Transfer Filing No.: 159441, Warranty Deed, Recording No.: 2007-037160 04/30/2007 by CINDYSIM		

07/03/2019	07/22/2019	07/17/2019	2019-041309	\$274,050.00	356117		NRA LLC	No
09/28/2018	11/16/2018	10/10/2018	2018-062298	\$978,253.00	343508		NATIONSTAR MORTGAGE LLC	No
04/27/2007	05/07/2007	04/30/2007	2007-037160	\$825,000.00	159441		NIDAY RICHARD	No
10/26/2004	11/27/2004	11/15/2004	2004-105233	\$60,000.00	107896		MADEY STEVEN M	No

Property Details							
Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
2937	0 X 0	2005	65	2.0	4	3	1

Printable Version

Developed by Aumentum Technologies.

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Version 4.5.0.0



\$1,265,424

Redfin Estimate

4

Beds

3.5

Baths

2,970

Sq Ft



Track this activity



About this home

This home was once spectacular but is now gutted. Beautiful land. Lots of potential. CASH ONLY SALE!

Listed by Brigitte Jones-Hora • eXp Realty, LLC

Bought with Melissa Shaw • Lewis Realtors

Redfin checked: **1 minute ago** (Sept 19, 2023 at 7:29am) • Source: RMLS #19294332 [RMLS](#)

Home facts

Property Type	Residential, Single Family Residence	Community Mt Hood: Welches, Rhod., Wemme, ZigZag, Brightwd
Year Built	2005	Lot Size 1.52 Acres

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Estima

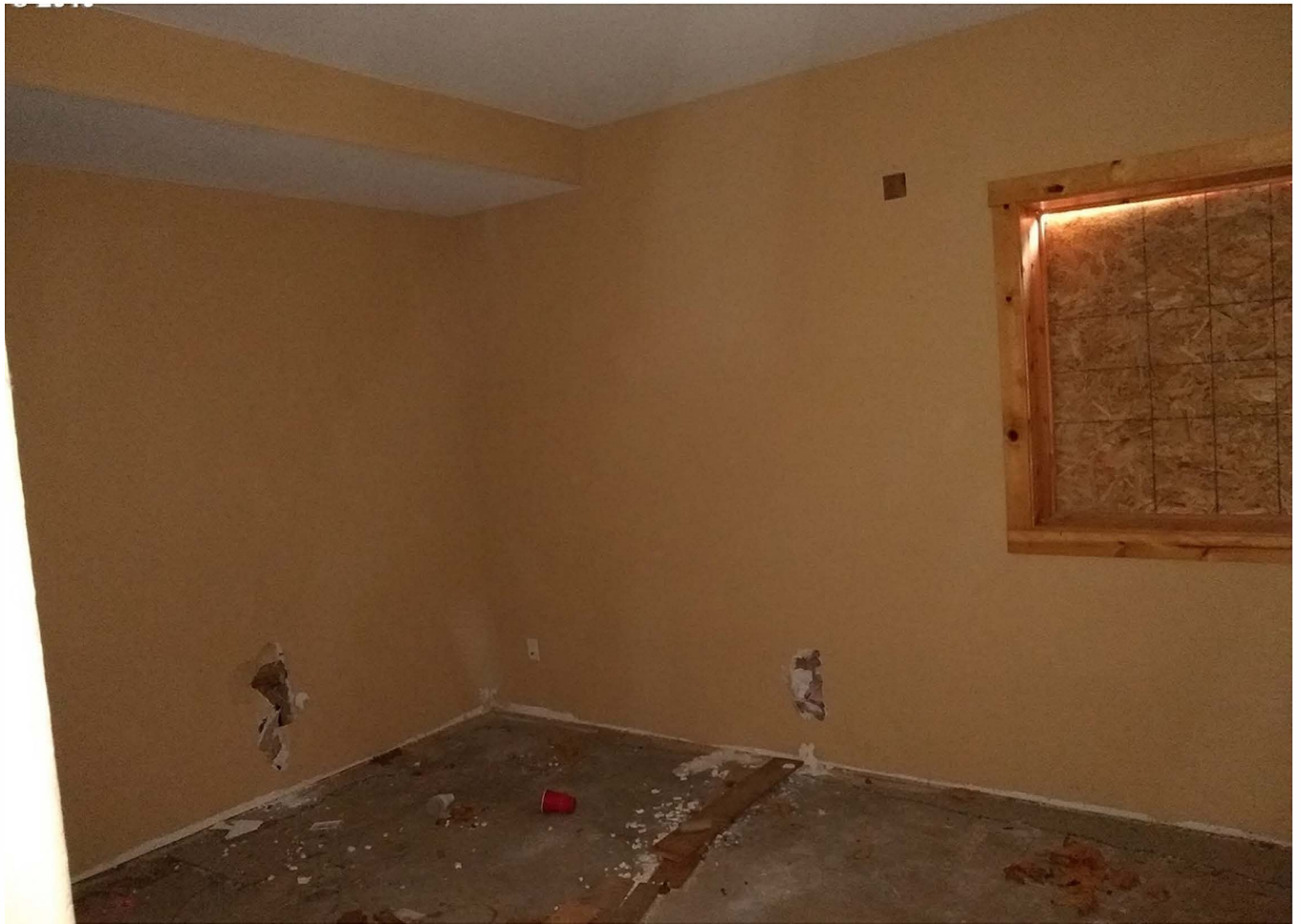
\$1.2

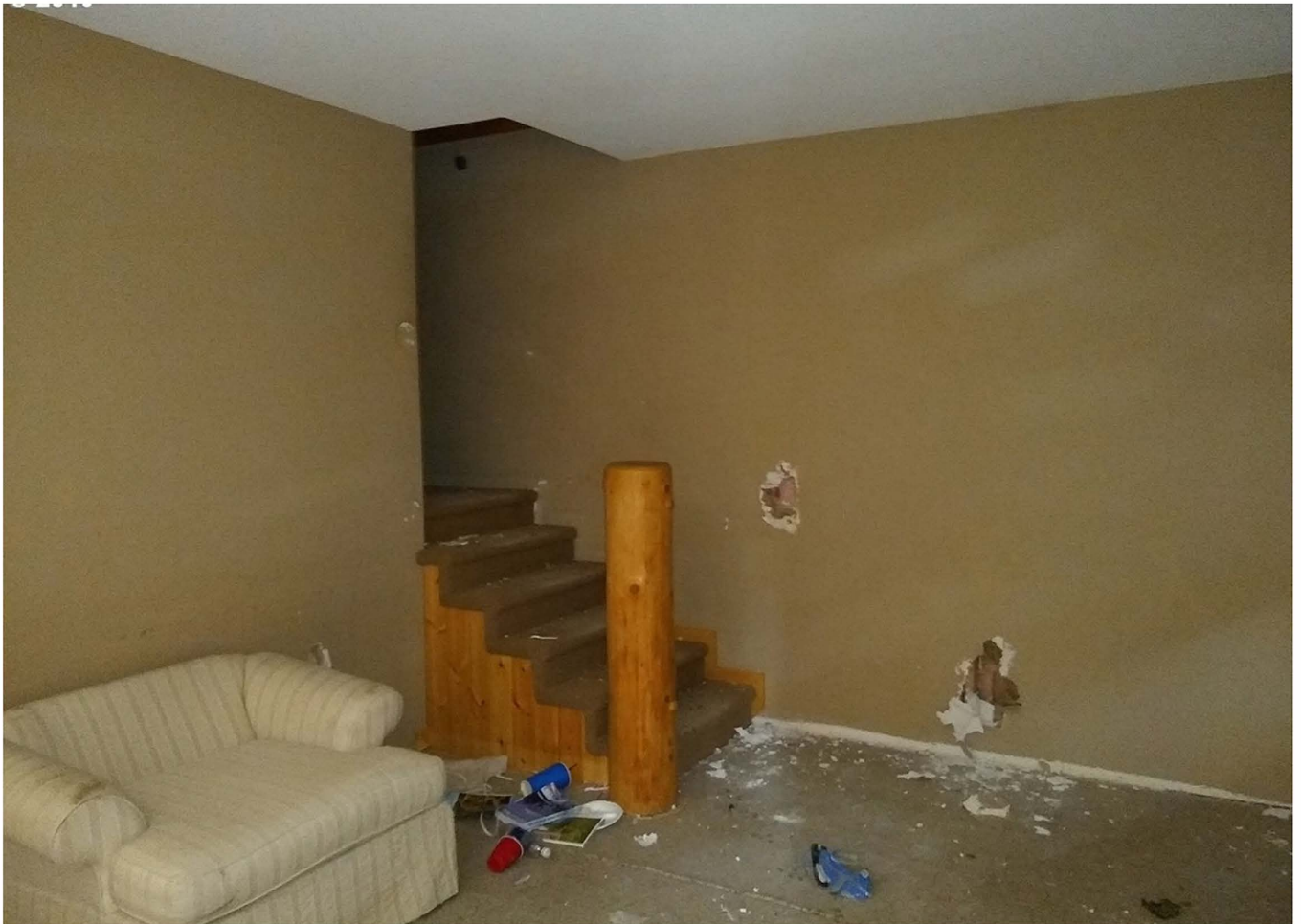
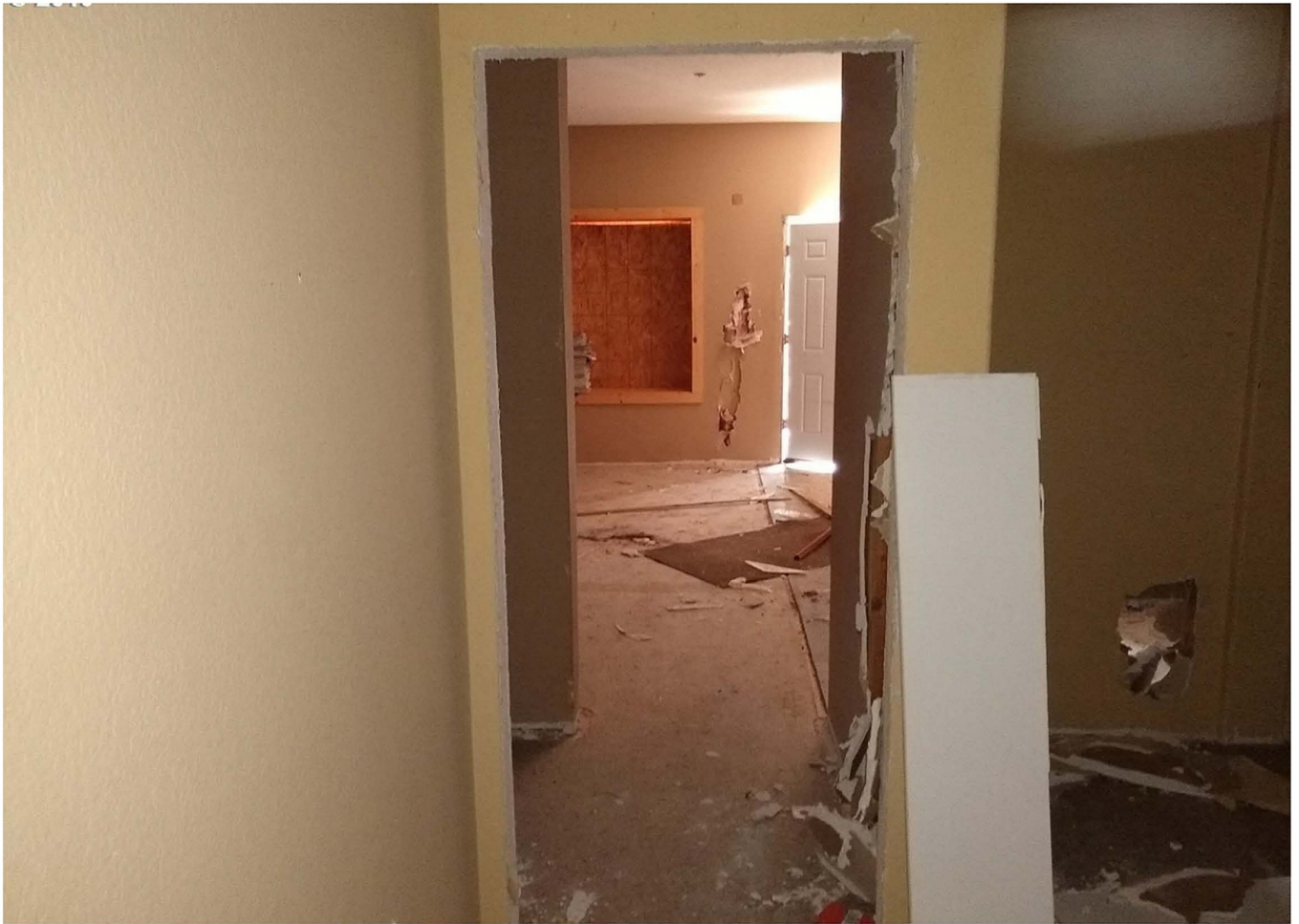
Learn
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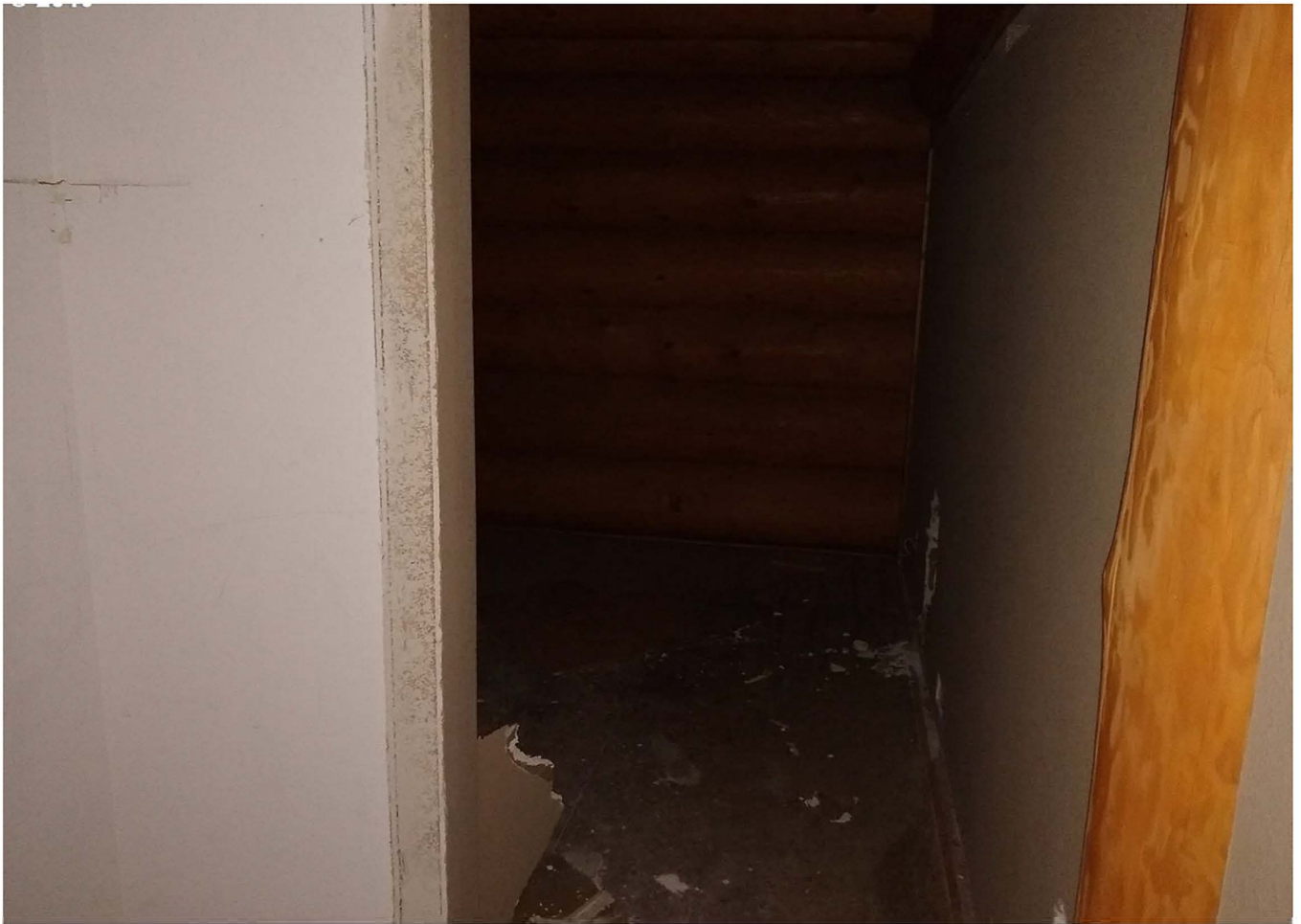






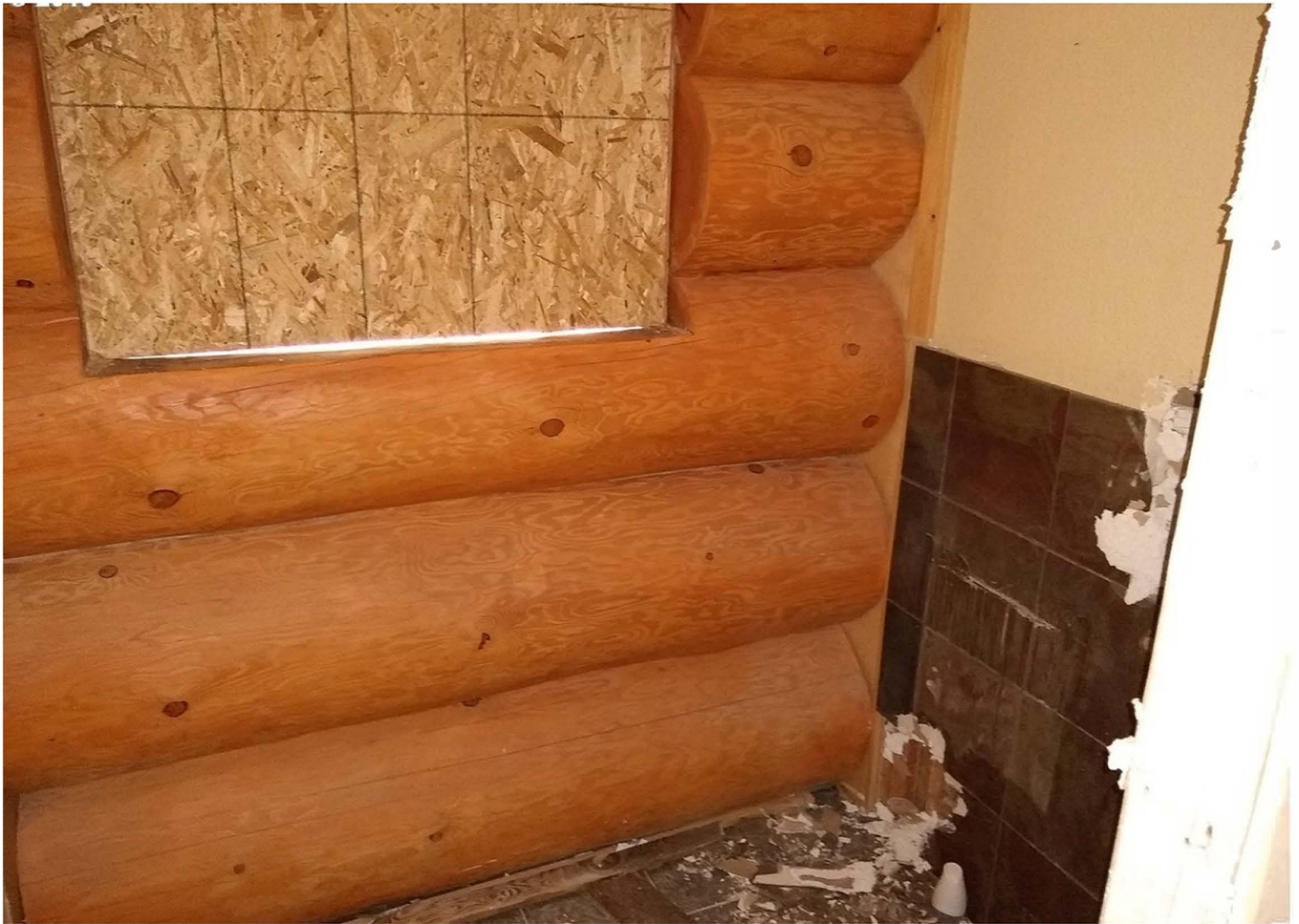














Kauppi, Jennifer

From: Benthin, Kim
Sent: Thursday, July 11, 2019 8:50 AM
To: 'Rick Lycksell'
Subject: RE: 20501 E Lolo Pass Road

No.

The bank earned those fines and fees and should pay them.

The violations do not go away until the permits are completed with all required inspections.

The County is not unreasonable, we can and would be willing to extend the deadline for a new owner.

Kimberly Benthin

Code Enforcement Specialist

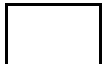
Clackamas County Code Enforcement Section

From: Rick Lycksell [mailto:ricklycksell@gmail.com]
Sent: Thursday, July 11, 2019 8:42 AM
To: Benthin, Kim <KimBen@clackamas.us>
Subject: Re: 20501 E Lolo Pass Road

Hi Kimberly one more question. If the permits are pulled and violation taken care of by Aug date you gave title will the 5175.00 in violations go away. We would be closing on Monday and property would be in my name while violations are being completed.

thanks

Rick



Virus-free. www.avast.com

On Thu, Jul 11, 2019 at 7:24 AM Rick Lycksell <ricklycksell@gmail.com> wrote:

Hi Kimberly

My name is Rick Lycksell I am the one buying this property and would like to touch base with you on a few things. Please call me at 360-975-0369 as soon as possible we are closing on Monday and would like to confirm some things.

Thanks

Rick Lycksell
360-975-0369

Clackamas County

150 Beaver Creek Rd
Oregon City, OR 97045

Tel: Inspection: 503-742-4720

Location:

20501 E LOLO PASS RD
Rhododendron 97049

Inspection Date:

Fri, 19 Jul 2019

Record Type:

Code Enforcement - Violation

Record ID:

V0794-09

Inspection Type:

270 Other/Misc Structures

Inspector:

Robert Fix

Inspector Phone:

503-519-1661

Inspector Email:

rfix@clackamas.us

Result:

Approved

Submit Time:

Fri, 19 Jul 2019 10:16:AM

Comments:

Need mechanical permit
Structural permit for front porch post
Issues are fire life and fire blocking in furred out walls.

Kauppi, Jennifer

From: Fix, Robert
Sent: Friday, July 19, 2019 10:42 AM
To: ricklycksell@gmail.com; Benthin, Kim
Subject: County of Clackamas - Here is your report
Attachments: InspectionReport.pdf; ATT00001.txt

Dear

Here is the report for V0794-09

Please contact your Clackamas agency representative if you have any questions.

Sincerely,

The County of Clackamas

Note: This is an unattended mailbox. We regret that we are unable to respond to e-mail sent to this address.

Kauppi, Jennifer

From: Benthin, Kim
Sent: Tuesday, August 20, 2019 12:04 PM
To: Rick Lycksell
Subject: 20501 E Lolo Pass Road

Rick,

I got called to a meeting. I thought as a follow up to our conversation this morning I thought I'd send this email to confirm we are on the same page.

These are the items of concern:

1. Electrical permit to replace all electrical/insure compliance safety.
2. Plumbing permit to replace all plumbing/insure compliance safety.
3. HVAC permit to replace removed system
4. Water heaters have been removed - need permits to replace.
5. The interior inspection made by Inspector Robert Fix identified these items: "Need mechanical permit, Structural permit for front porch post, Issues are fire life and fire blocking in furred out walls."
6. A building permit to address the window replacement – egress etc. This permit can be included in the permit above.
7. A retaining wall that was removed (near the structure) must be replaced and/or permitted.
8. Illegal septic tank/system in SW corner of lot must be decommissioned- or authorized.

Kimberly Benthin

Code Enforcement Specialist

Code Enforcement Section

Clackamas County Department of Transportation and Development

office: 503.742.4457 • Development Services Building • 150 Beavercreek Road • Oregon City, OR 97045

Lobby hours are from 8:00 a.m. to 4:00 p.m. Monday through Thursday, and 8:00 a.m. to 3:00 p.m. on Friday

Kimben@clackamas.us



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

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

Property Account Summary

12/24/2019

Account Number	00719574	Property Address	20501 E LOLO PASS RD , RHODODENDRON, OR 97049
----------------	----------	------------------	---

General Information

Alternate Property #	27E23D 01800
Property Description	Section 23 Township 2S Range 7E Quarter D TAX LOT 01800
Last Sale Price	\$274,050.00
Last Sale Date	07/22/2019
Last Sale Excise Number	356117
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	046-040
Remarks	

Property Characteristics

Neighborhood	16118: Alder Creek East to county line 800, 801
Land Class Category	801: Recreational improved
Building Class Category	16: Single family res, class 6
Year Built	2005
Acreage	1.52
Fire patrol acres	1.52
Change property ratio	8XX

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
2937	0 X 0	2005	65	2.0	4	3	1

Parties

Role	Percent	Name	Address
Taxpayer	100	NRA LLC	3607 NW 157TH CIR, VANCOUVER, WA 98685
Owner	100	NRA LLC	3607 NW 157TH CIR, VANCOUVER, WA 98685

Property Values

Value Type	Tax Year 2019	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015
AVR Total	\$590,066	\$572,880	\$556,194	\$539,994	\$524,266
Exempt					
TVR Total	\$590,066	\$572,880	\$556,194	\$539,994	\$524,266
Real Mkt Land	\$75,328	\$70,944	\$61,777	\$55,002	\$50,617

	11/27/2004 13:45:00		
07/01/1999	07/01/1999 12:00:00	Ownership at Conversion	Conversion deed: 69-25884, , \$ 0

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/08/2018 00:00:00	4483376	\$8,220.28	\$8,220.28	\$7,973.67	\$0.00
11/15/2017 00:00:00	4335122	\$8,031.84	\$8,031.84	\$7,790.88	\$0.00
11/15/2016 00:00:00	4146260	\$7,748.79	\$7,748.79	\$7,516.32	\$0.00
11/13/2015 00:00:00	3947106	\$7,531.70	\$7,531.70	\$7,305.75	\$0.00
11/12/2014 00:00:00	3742663	\$7,340.52	\$7,340.52	\$7,120.30	\$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
07/03/2019	07/22/2019	07/17/2019	2019-041309	\$274,050.00	356117		S	NATIONSTAR MORTGAGE LLC	NRA LLC	No
09/28/2018	11/16/2018	10/10/2018	2018-062298	\$978,253.00	343508		S	LEWIS REBECCA	NATIONSTAR MORTGAGE LLC	No
04/27/2007	05/07/2007	04/30/2007	2007-037160	\$825,000.00	159441		S	MADEY STEVEN M	NIDAY RICHARD	No
10/26/2004	11/27/2004	11/15/2004	2004-105233	\$60,000.00	107896		S	NEVILLE-NEIL MARY LOU	MADEY STEVEN M	No

[Printable Version](#)

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Version 4.0.2.9

Business Registry Business Name Search

[New Search](#)

Business Entity Data

12-24-2019
12:29

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
943795-92	DLLC	ACT	OREGON	06-12-2013	06-12-2020	
Entity Name NRA LLC						
Foreign Name						

[New Search](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1	11505 NE YACHT HARBOR DR				
Addr 2					
CSZ	PORTLAND	OR	97217	Country	UNITED STATES OF AMERICA

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

Type	AGT	REGISTERED AGENT	Start Date	10-30-2019	Resign Date	
Name	RICK	C	LYCKSELL			
Addr 1	11505 NE YACHT HARBOR DR					
Addr 2						
CSZ	PORTLAND	OR	97217	Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS			
Addr 1	3607 NW 157TH CIR				
Addr 2					
CSZ	VANCOUVER	WA	98685	Country	UNITED STATES OF AMERICA

Type	MGR	MANAGER		Resign Date	
Name	RICK		LYCKSELL		
Addr 1	161 HIGH ST SE STE #243				
Addr 2					
CSZ	SALEM	OR	97301	Country	UNITED STATES OF AMERICA

[New Search](#)

Name History









Business Entity Name	Name Type	Name Status	Start Date	End Date

NRA LLC		EN		CUR		06-12-2013
---------	--	----	--	-----	--	------------

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

[New Search](#)

Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	REINSTATEMENT AMENDED	10-30-2019		FI	Agent	
	ADMINISTRATIVE DISSOLUTION	08-08-2019		SYS		
	AMENDED ANNUAL REPORT	06-19-2018		FI		
	REINSTATEMENT AMENDED	02-20-2018		FI		
	ADMINISTRATIVE DISSOLUTION	08-10-2017		SYS		
	AMENDED ANNUAL REPORT	05-23-2016		FI		
	AMNDMT TO ANNUAL RPT/INFO STATEMENT	03-01-2016		FI		
	AMENDED ANNUAL REPORT	07-15-2015		FI	Agent	
	REINSTATEMENT AMENDED	09-05-2014		FI		
	ADMINISTRATIVE DISSOLUTION	08-08-2014		SYS		
	ARTICLES OF ORGANIZATION	06-12-2013		FI	Agent	

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December 26, 2019

NRA LLC
3607 NW 157th Cir
Vancouver, WA 98685

Rick C. Lycksell, Registered Agent
11505 NE Yacht Harbor Dr
Portland OR 97217

Subject: Violations of the Clackamas County Building Code Chapter 9.02.040 (A, B, C, D, E and J)

Site Address: 20501 E. Lolo Pass Rd., Rhododendron OR 97049
Legal Description: T2S, R7E, Section 23D, Tax Lot 01800

This letter is in follow up to telephone conversations and email exchanges regarding the building code violations on the above referenced property in July of 2019. The structure is in violation of Chapter 9.02 of the Clackamas County Code as it pertains to the Application and Enforcement of the Clackamas County Building Code.

The record shows that the only permits submitted to date are:

- Electrical permit E0414919 was issued on August 8, 2019. The electrical permit has received 3 inspections the last inspection occurred on October 19, 2019.
- Mechanical permit #B0579019 for the gas furnace and air conditioner was issued on November 4, 2019. No inspections have occurred for this permit.

In order to abate the violations, please complete the following not **later than February 5, 2020**:

- Submit a plumbing permit application and appropriate fee(s) to replace all plumbing within the building.
- Submit a building permit application and technically complete plans for:
 - The replacement of the windows and doors,
 - The porch post
 - And blocking in furred out walls.
- Submit permit application and appropriate fee(s) to replace the water heater(s).
- Submit a permit application, technically complete plans and appropriate fee(s) to permit and replace the retaining wall.
- Appropriately decommission or obtain authorization for the septic system and tank in the southwest location of the lot.

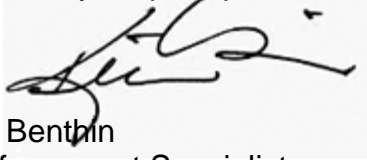
All permits must be picked up within ten days of being notified.

Please schedule all inspections for *all permits* 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 the building permit submittal requirements, please contact the Building Codes Division at 503-742-4240. Or, you may stop by our offices at 150 Beavercreek Road, Development Services Building, Oregon City. The lobby hours are open between the hours of 8:00 a.m. and 4:00 p.m. Monday through Thursday and 8:00 a.m. to 3:00 pm on Fridays.

If you have any questions my direct telephone number is 503-742-4457 and my email is kimben@clackamas.us.

Thank you for your prompt attention to this matter.

A handwritten signature in black ink, appearing to read 'Kimberly Bentin', is written over a light gray rectangular background.

Kimberly Bentin
Code Enforcement Specialist
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 an administrative 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 \$1,000 for each day the county verifies the noncompliance. Fine amounts and civil penalties are 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 waive all or part of the \$75 per month administrative fee.

Unpaid fines, administrative fees, civil penalties and abatement costs may be recorded as a lien against property owned by any of the parties either jointly or separately.

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 will result in the issuance of a citation without prior notice.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

December 26, 2019

NRA LLC
3607 NW 157th Cir
Vancouver, WA 98685

Rick C. Lycksell, Registered Agent
11505 NE Yacht Harbor Dr
Portland OR 97217

Subject: Violations of the Clackamas County Building Code Chapter 9.02.040 (A, B, C, D, E and J)

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 - And blocking in furred out walls.
- Submit permit application and appropriate fee(s) to replace the water heater(s).
- Submit a permit application, technically complete plans and appropriate fee(s). to permit and replace the retaining wall.
- Appropriately decommission or obtain authorization for the septic system and tank in the southwest location of the lot.

All permits must be picked up within ten days of being notified.



**CLACKAMAS
COUNTY**

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

**RETURN SERVICE
REQUESTED**

**PRESORTED
FIRST CLASS**



U.S. POSTAGE PITNEY BOWES



ZIP 97045 \$ 000.38³
02 1W
0001404531 DEC 26 2019

Rick C. Lycksell, Registered Agent
11505 NE Yacht Harbor Dr
Portland OR 97217

97045 110 KRAMER 97217

110 KRAMER 97217

NIXIE 971 FE 1260 0001/29/20
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 97045436250 *2929-01000-26-27

ServiceLink

AFTER RECORDING RETURN TO:

Veristone Mortgage, LLC | NMLS ID: 1106440
6725 116th Ave NE, Suite 210
Kirkland, WA 98033
Travis Wandell | NMLS ID: 896942
Loan: 2019.1320

Clackamas County Official Records
Sherry Hall, County Clerk

2019-041310

07/17/2019 10:39:01 AM

M-TD Cnt=4 Stn=74 DENIM
\$90.00 \$15.00 \$16.00 \$10.00 \$62.00

\$193.00

**TRUST DEED, ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

THIS TRUST DEED, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (this "Trust Deed"), dated as of 10th day of July, 2019, is entered into by and among NRA, LLC, an Oregon limited liability company ("Grantor"), whose address is 161 High St SE Ste #243, Salem, OR 97301; Matthew M. Chakoian, Attorney at Law – Oregon State Bar #01227 ("Trustee"), whose address is 3710 168th St NE B201, Arlington, WA 98223; for the benefit of Veristone Mortgage, LLC, a Washington limited liability company ("Beneficiary"), whose address is 6725 116th Ave NE, Suite 210 Kirkland, Kirkland 98033.

WHEREAS, Beneficiary has loaned to Grantor the sum of THREE HUNDRED AND FORTY EIGHT THOUSAND NINE HUNDRED AND TWENTY FIVE DOLLARS AND ZERO CENTS (U.S. \$348,925.00) which is repayable, with interest, in accordance the terms of that certain Promissory Note dated 10 day of July, 2019 (the Promissory Note, as it may be modified, extended, or replaced from time to time, is referred to herein as the "Note"). If not sooner paid, the Note is due and payable in full on the Maturity Date set forth in the Note.

NOW, THEREFORE, for good and valuable consideration, receipt of which is acknowledged, and for the purpose of securing the Obligations described in Section 1.1 below, Grantor irrevocably grants, bargains, sells, conveys, warrants, assigns, transfers, pledges, hypothecates and grants a security interest in, and confirms to Trustee in trust for the benefit and security of the Beneficiary, subject to and upon the terms and conditions contained in this Trust Deed, all of Grantor's right, title and interest in and to the real property located in Clackamas County, state of Oregon, and more particularly described in Exhibit A attached to this Trust Deed (the "Property").

TOGETHER WITH all interests, estates and rights that Grantor now has or may acquire at any time in the future in (a) the Property, (b) any and all options, agreements and contracts for the purchase or sale of all or any part of the Property or any interest in the Property; (c) all easements, rights-of-way and rights used in connection with or as a means of access to the Property, and (d) all tenements, hereditaments and appurtenances in any manner belonging, relating or appertaining to the Property;

TOGETHER WITH all interests, estates and rights of Grantor, now owned or acquired at any time in the future, in and to any land lying within any streets, sidewalks, alleys, strips and gores adjacent to or used in connection with the Property;

TOGETHER WITH all rights, titles and interests of Grantor, now owned or acquired at any time in the future, in and to any and all buildings and other improvements of every nature now or at any time in the future located on the Property and all fixtures of every kind and nature (including, all machinery, equipment and goods constituting fixtures) located on the Property or attached to, contained in or used in any such buildings and other improvements, and all appurtenances and additions to and substitutions and replacements of such buildings and improvements (collectively, the "Improvements");

TOGETHER WITH all present and future rights to the use of any trade name by which all or any portion of the Property and the Improvements are known; any books and records relating to the use and operation of all or

IN WITNESS WHEREOF, the Grantor has executed this Trust Deed as of the date first set forth above.

"Grantor"

NRA LLC

By: [Signature]

7-12-19

Signature: Rick Lycksell, Manager
On Behalf of: NRA, LLC

Date

STATE OF WA)
COUNTY OF Clark) ss.

I hereby certify that I know or have satisfactory evidence that Rick Lycksell is/are the person(s) who appeared before me. Said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument and, on oath, stated that he/she/they is/are authorized to execute the instrument on behalf of Grantor.

Given Under My Hand And Official Seal this 12 day of July, 2019.

Signature

[Signature]
Loretta O'Hearn

Printed Name

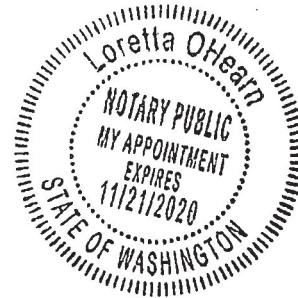
NOTARY PUBLIC in and for the State of

Residing at

Ridgefield

My Commission Expires

11/21/20



Kauppi, Jennifer

From: Benthin, Kim
Sent: Thursday, January 9, 2020 8:59 AM
To: 'ricklycksell@gmail.com'
Subject: FW: 20501 E Lolo Pass Road

Good morning Rick,

In follow up to our conversation yesterday, I confirmed with the building inspector this morning that the wall does not need to be permitted. It needs to be replaced because of the surcharge – but not under a permit. I reviewed the other requirements as listed in the December 26, 2019 notice and they all remain.

Of particular note is the plumbing permit – it definitely needs to be reviewed under permit and inspected and tested.

Kimberly Benthin

Code Enforcement Specialist
Clackamas County Code Enforcement Section

From: Benthin, Kim
Sent: Tuesday, August 20, 2019 12:04 PM
To: Rick Lycksell <ricklycksell@gmail.com>
Subject: 20501 E Lolo Pass Road

Rick,

I got called to a meeting. I thought as a follow up to our conversation this morning I thought I'd send this email to confirm we are on the same page.

These are the items of concern:

1. Electrical permit to replace all electrical/insure compliance safety.
2. Plumbing permit to replace all plumbing/insure compliance safety.
3. HVAC permit to replace removed system
4. Water heaters have been removed - need permits to replace.
5. The interior inspection made by Inspector Robert Fix identified these items: "Need mechanical permit, Structural permit for front porch post, Issues are fire life and fire blocking in furred out walls."
6. A building permit to address the window replacement – egress etc. This permit can be included in the permit above.
7. A retaining wall that was removed (near the structure) must be replaced and/or permitted.
8. Illegal septic tank/system in SW corner of lot must be decommissioned- or authorized.

Kimberly Benthin

Code Enforcement Specialist
Code Enforcement Section
Clackamas County Department of Transportation and Development
office: 503.742.4457 • Development Services Building • 150 Beaver Creek Road • Oregon City, OR 97045
Lobby hours are from 8:00 a.m. to 4:00 p.m. Monday through Thursday, and 8:00 a.m. to 3:00 p.m. on Friday
Kimben@clackamas.us



Permit #: E0414919	Applied: 08/08/2019
Type: Electrical / Electrical	Approved: 08/08/2019
Status: Expired	Final:
Valuation: \$0.00	Expiration: 04/01/2020
Address: 20501 E LOLO PASS RD RHODODENDRON, OR 97049	

Applicant: Stacy LaCombe 360-666-0995
 Owner: NRA LLC
 Contractor: CROWN VOLTAGE INC (360) 666-0995

Certificate of Occupancy Required:

Parcel: 27E23D 01800	Class:	
Entered By:	Occupancy:	
Insp Area:	Units:	Bldgs:
Printed: 09/19/2023	Violation:	
Description: Service and remodel		
Conditions:		

SFR/Dup 1st Unit(sqft): 0	Additional Unit(sqft):	0
Permanent Service/Feeder - <200 Amps	1	\$161.00
Electrical State Surcharge	1	\$19.32
Branch Circuits w/ Purchase Service or Feeder	25	\$300.00
Electrical State Surcharge	0	\$36.00
Manual Renewal Fee	85	\$85.00
Electrical State Surcharge	0	\$10.20
Total Fees:		\$611.52
Total Payments:		\$516.32
Balance Due:		\$95.20

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

Clackamas County Inspection History for Record #E0414919

Applicant Name: Stacy LaCombe

Work Description: Service and remodel

Address: 20501 E LOLO PASS RD, RHODODENDRON, OR 97049

Inspection Date	Inspection Type	Inspector	Status	Comments
8/9/2019 12:20:01 PM	100 Service & Rough-In	Gary Lile	Approved	Date: 8/9/2019 Service approved to energize
9/4/2019 1:55:06 PM	120 Rough-In/Cover	Douglas Boettcher	Denied	Date: 9/4/2019 1. Can lights mounted under deck are required to be rated for wet locations. NEC Art. 410.10. 2. Cable to can lights under deck is required to be rated for wet locations. NEC Art. 310.10. 3. The GEC run through wireway is required to be bonded at both ends. NEC Art. 250.62(E) (1). 4. Wire hanging out of ceiling in bedroom. 5. Bond all metal boxes. NEC Art. 314.4. 6. Additional fees to be paid for all circuits that have been repaired, replaced, or modified.
10/1/2019 1:44:01 PM	120 Rough-In/Cover	Gary Lile	Approved	Wiring for remodel ok to cover



Permit #: B0579019 Applied: 11/04/2019
 Type: Residential / Mechanical Approved: 11/04/2019
 Status: Expired Final:
 Valuation: \$0.00 Expiration: 5/2/2020
 Address: 20501 E LOLO PASS RD RHODODENDRON, OR 97049

Applicant: Teresa Lingle
 Owner: NRA LLC
 Contractor: DR HVAC INC (503) 474-9891

Certificate of Occupancy Required:

Parcel: 27E23D 01800 Class:
 Entered By: Occupancy:
 Insp Area: Units: Bldgs:
 Printed: 09/19/2023 Violation:
 Description: Install Gas Furnace and Air Conditioner and water heater
 Conditions:

NOTICE: In accordance with ORS 455.355, the disposal of thermostats that contain mercury shall be in accordance with programs established by thermostat manufacturers, their representative or distributor, or by delivery to sites that will ensure that the mercury does not become part of the solid waste stream or wastewater.

SFR/Dup 1st Unit(sqft):	Additional Unit(sqft):	
1 & 2 Family Mechanical Minimum Permit and Reinspection Fee	55	\$55.00
Air Conditioner	1	\$18.00
Furnace	1	\$12.00
State Surcharge	1	\$10.20
Manual Renewal Fee	85	\$85.00
State Surcharge	0	\$10.20
Water Heater	1	\$9.00
State Surcharge	0	\$1.08
Total Fees:		\$200.48
Total Payments:		\$95.20



Citation No. 9794-1

Case No. V0794-09

ADMINISTRATIVE CITATION

Date Issued: January 27, 2021

Name and Address of Person(s) Cited:

Name: NRA, LLC
Mailing Address: 3607 NW 157th Cir
City, State, Zip: Vancouver WA 98685

Date Violation(s) Confirmed: On the 26th day of December 2019, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Location: 20501 E Lolo Pass Rd, Rhododendron, OR 97049
Legal Description: T2S, R7E Section 23D, Tax Lot 01800

Law(s) Violated

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

Description of the violation(s):

- 1) The dwelling on the subject property has not received permits or inspections including the final approved inspection for the water heater(s), plumbing, and electrical replacement concerns nor for the replacement of the windows, doors, porch post and blocking. The HVAC replacement permit has not received all inspections and is now expired.

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: Kimberly Benthin
Telephone No.: 503-742-4457

Date: January 27, 2021
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.

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

- a. Your name and address
- b. A copy of the citation
- 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.

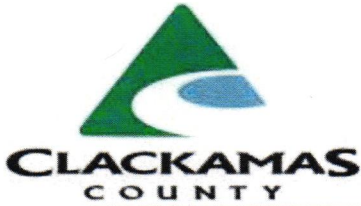
Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____

Case No. V0794-09



Citation No. 9794-1

Case No. V0794-09

COPY

ADMINISTRATIVE CITATION

Date Issued: January 27, 2021

Name and Address of Person(s) Cited:

Name: NRA, LLC
Mailing Address: 3607 NW 157th Cir
City, State, Zip: Vancouver WA 98685

Date Violation(s) Confirmed: On the 26th day of December 2019, the person(s) cited committed or allowed to be committed, the violation(s) of law described below, at the following address:

Location: 20501 E Lolo Pass Rd, Rhododendron, OR 97049
Legal Description: T2S, R7E Section 23D, Tax Lot 01800

Law(s) Violated

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

Description of the violation(s):

- 1) The dwelling on the subject property has not received permits or inspections including the final approved inspection for the water heater(s), plumbing, and electrical replacement concerns nor for the replacement of the windows, doors, porch post and blocking. The HVAC replacement permit has not received all inspections and is now expired.

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: Kimberly Benthin
Telephone No.: 503-742-4457

Date: January 27, 2021
Department Initiating Enforcement Action: Code Enforcement



Citation No. 9794-2

Case No. V0794-09

ADMINISTRATIVE CITATION

Date Issued: September 23, 2021

Name and Address of Person(s) Cited:

Name: NRA LLC
Mailing Address: 3607 NW 157th Cir
City, State, Zip: Vancouver WA, 98685

Date Violation(s) Confirmed: On the 26th day of December, 2019 and continues to exist on the 23rd day of September 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): 20501 E Lolo Pass Rd, Rhododendron, OR 97049

Legal Description: T2S, R7E Section 23D, Tax Lot(s) 01800

Law(s) Violated:

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

Description of the violation(s):

- 1) The dwelling on the subject property has not received permits or inspections including the final approved inspection for the water heater(s), plumbing, and electrical replacement concerns nor for the replacement of the windows, doors, porch post and blocking. The HVAC replacement permit and electrical permit has not received all inspections are expired.

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: Kimberly Benthin
Telephone No.: 503-742-4457

Date: September 23, 2021
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: _____

Violation File No. : V0794-09



CLACKAMAS
COUNTY

DEVELOPMENT SERVICES BUILDING
DTD - CODE ENFORCEMENT

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045



U.S. POSTAGE  PITNEY BOWES

ZIP 97045 \$ 000.53⁰
02 1W
0001404531 SEP 23 2021

971 AA 1 N C0009/29/21
UNABLE TO FORWARD/FOR REVIEW
C047

BC: 97217357599 DU *2289-03562-23-47

EXD UTF

NIXIE 971 DE 1 0010/03/21
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 97045430250 *2289-03562-23-47

Rick C. Lycksell, Registered Agent
11505 NE Yacht Harbor Dr
Portland OR 97217

EXHIBIT K PAGE 3 OF 6

POSTNET barcode



Citation No. 9794-2

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Citation issued by: Kimberly Benthin
Telephone No.: 503-742-4457

Date: September 23, 2021
Department Initiating Enforcement Action: Code Enforcement

ServiceLink

AFTER RECORDING RETURN TO:

Veristone Mortgage, LLC | NMLS ID: 1106440
6725 116th Ave NE, Suite 210
Kirkland, WA 98033
Travis Wandell | NMLS ID: 896942
Loan: 2019.1320

Clackamas County Official Records
Sherry Hall, County Clerk

2019-041310

07/17/2019 10:39:01 AM

M-TD Cnt=4 Stn=74 DENIM
\$90.00 \$15.00 \$16.00 \$10.00 \$62.00

\$193.00

**TRUST DEED, ASSIGNMENT OF RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

THIS TRUST DEED, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (this "Trust Deed"), dated as of 10th day of July, 2019, is entered into by and among **NRA, LLC, an Oregon limited liability company** ("Grantor"), whose address is 161 High St SE Ste #243, Salem, OR 97301; Matthew M. Chakoian, Attorney at Law – Oregon State Bar #01227 ("Trustee"), whose address is 3710 168th St NE B201, Arlington, WA 98223; for the benefit of Veristone Mortgage, LLC, a Washington limited liability company ("Beneficiary"), whose address is 6725 116th Ave NE, Suite 210 Kirkland, Kirkland 98033.

WHEREAS, Beneficiary has loaned to Grantor the sum of THREE HUNDRED AND FORTY EIGHT THOUSAND NINE HUNDRED AND TWENTY FIVE DOLLARS AND ZERO CENTS (U.S. \$348,925.00) which is repayable, with interest, in accordance the terms of that certain Promissory Note dated 10 day of July, 2019 (the Promissory Note, as it may be modified, extended, or replaced from time to time, is referred to herein as the "Note"). If not sooner paid, the Note is due and payable in full on the Maturity Date set forth in the Note.

NOW, THEREFORE, for good and valuable consideration, receipt of which is acknowledged, and for the purpose of securing the Obligations described in Section 1.1 below, Grantor irrevocably grants, bargains, sells, conveys, warrants, assigns, transfers, pledges, hypothecates and grants a security interest in, and confirms to Trustee in trust for the benefit and security of the Beneficiary, subject to and upon the terms and conditions contained in this Trust Deed, all of Grantor's right, title and interest in and to the real property located in Clackamas County, state of Oregon, and more particularly described in Exhibit A attached to this Trust Deed (the "Property").

TOGETHER WITH all interests, estates and rights that Grantor now has or may acquire at any time in the future in (a) the Property, (b) any and all options, agreements and contracts for the purchase or sale of all or any part of the Property or any interest in the Property; (c) all easements, rights-of-way and rights used in connection with or as a means of access to the Property, and (d) all tenements, hereditaments and appurtenances in any manner belonging, relating or appertaining to the Property;

TOGETHER WITH all interests, estates and rights of Grantor, now owned or acquired at any time in the future, in and to any land lying within any streets, sidewalks, alleys, strips and gores adjacent to or used in connection with the Property;

TOGETHER WITH all rights, titles and interests of Grantor, now owned or acquired at any time in the future, in and to any and all buildings and other improvements of every nature now or at any time in the future located on the Property and all fixtures of every kind and nature (including, all machinery, equipment and goods constituting fixtures) located on the Property or attached to, contained in or used in any such buildings and other improvements, and all appurtenances and additions to and substitutions and replacements of such buildings and improvements (collectively, the "Improvements");

TOGETHER WITH all present and future rights to the use of any trade name by which all or any portion of the Property and the Improvements are known; any books and records relating to the use and operation of all or

Rick C. Lycksell, Registered Agent
11505 NE Yacht Harbor Dr
Portland OR 97217

NRC LLC Mailing Address: on SOS and for Assessors

NRC LLC
3607 NW 157th Cir
Vancouver WA 98685

Managers address:
Rick Lycksell
161 High St Ste #243
Salem, OR 97301

Kauppi, Jennifer

From: Benthin, Kim
Sent: Thursday, March 23, 2023 3:53 PM
To: 'Rick Lycksell'
Subject: RE: 20501 E Lolopass Rd
Attachments: 19-12-26 Vio Letter V0794-09.pdf

Good afternoon Mr. Lycksell,

I have attempted to return your calls. I get a message stating that the wireless customer is not available. I have not been able to leave a message.

The attached letter lines out the actions that need to occur.

Electrical permit E0414919 for service and remodel is expired.

Building permit B0579019 for HVAC is expired.

No permit for the plumbing or for the windows/doors, porch post and furred out walls has been submitted.

No permit for the water heater has been submitted.

The retaining wall needs to be replaced.

The second septic system has not been decommissioned or authorized.

The next steps is to complete all of the above. If you disagree – we can set the file for hearing.

Kimberly Benthin
503-742-4457
Clackamas County

From: Rick Lycksell <ricklycksell@gmail.com>
Sent: Wednesday, March 22, 2023 5:57 AM
To: Benthin, Kim <KimBen@clackamas.us>
Subject: 20501 E Lolopass Rd

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

violation number V0794-09

HI KIM I HAVE CALLED SEVERAL TIMES AND LEFT MESSAGES WITH NO CALL BACK. THE ISSUE WITH THE DECK HAS BEEN RESOLVED FOR QUITE SOME TIME. THE PROPERTY HAS NEVER BEEN LIVED IN SO THESE FINES SEEM A BIT MUCH. I WOULD LIKE A CALL BACK OR EMAIL SO WE CAN RESOLVE THIS.

THANKS

RICK LYCKSELL
360-975-0369