

2001

Jay Peterson v. Provo : Brief of Appellee

Utah Court of Appeals

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Jay Peterson; Appellant Pro Se.

Gary L. Gregerson; David C. Dixon; Gary A. McGinn; Counsel for Appellee.

Recommended Citation

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IN THE UTAH COURT OF APPEALS

JAY PETERSON,

Plaintiff / Appellant

vs.

CITY OF PROVO,

Defendant / Appellee

:

:

:

:

:

:

Case No. 20010319-CA

Priority 14

BRIEF OF APPELLEE

APPEAL FROM THE FOURTH JUDICIAL COURT, UTAH COUNTY,
PROVO DEPARTMENT, FROM A REVIEW OF AN ADMINISTRATIVE HEARING,
FINDING APPELLANT IN VIOLATION OF PROVO CITY CODE 14.10.080,
"ILLEGAL ACCESSORY BUILDING."
BEFORE THE HONORABLE ANTHONY W. SCHOFIELD

JAY PETERSON
Appellant pro se
2025 North 1450 East
Provo, Utah 84604

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FILED
Utah Court of Appeals

JAN 14 2002

Paulette Stagg
Clerk of the Court

IN THE UTAH COURT OF APPEALS

	:	
JAY PETERSON,	:	
Plaintiff / Appellant	:	Case No. 20010319-CA
vs.	:	Priority 14
CITY OF PROVO.	:	
Defendant / Appellee	:	

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IN THE UTAH COURT OF APPEALS

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JAY PETERSON,	:	
Plaintiff / Appellant	:	Case No. 20010319-CA
vs.	:	
	:	Priority 14
CITY OF PROVO,	:	
Defendant / Appellee	:	

JURISDICTION OF THE UTAH COURT OF APPEALS

This Court has appellate jurisdiction in this matter pursuant to the provisions of Utah Code Annotated § 78-2a-3(2) (b) (i) (2001).

ISSUES PRESENTED AND STANDARDS OF REVIEW

1. Whether appellant received adequate notice when cited for an "illegal accessory building" pursuant to Provo City Code 14.010.080(5) (c)?
2. Whether it is plain error to enforce 14.010.080?
3. Whether appellant's conviction can be affirmed based upon the other due process violations?

The three issues presented concern the Appellant's right to due process. "Due process challenges are questions of law that we review applying a correction of error standard." *West Valley City v. Roberts*, 993 P.2d 252 (Utah App. 1999).

CONTROLLING STATUTORY PROVISIONS

Provo City Code 14.010.080(5)(c)

(5) Accessory Buildings Within the Buildable area. Accessory buildings meeting all setback requirement (within the buildable area) for the main dwelling shall:

(c) Comply with the latest adopted edition of the Uniform Building code.

STATEMENT OF RELEVANT FACTS

On or about June 22, 2000, Peterson was served with a "Provo City Notice of Violation" which maintained that Peterson had violated municipal code section 14.10.020 by having storage units within the R-1 zone, and municipal code section 14.10.080 by having an illegal accessory building. Peterson disputed the claimed violations and requested an administrative hearing pursuant to Provo City Code, Title 17. The hearing was scheduled and occurred on July 14, 2000, in front of a hearing officer appointed by Provo City. At the conclusion of the hearing and after a period of time within which the hearing officer allowed Peterson to supplement the record with proof of a building permit, the hearing officer issued his "Administrative Enforcement Order" dated September 11, 2000. The order found that Peterson is not in violation of municipal code section 14.10.020 but is in violation of municipal code section 14.10.080. The order directed Peterson to bring his property into compliance within thirty days or else remove all storage sheds located on his property for which a building permit was required. Peterson sought redress through the district court who reviewed the record developed in front of the hearing officer. The district court concurred with the hearing officer that the

Peterson is in violation of municipal code section 14.10.080 and allowed Peterson sixty (60) days to bring his property into compliance or remove the illegal accessory buildings. The district court also retained jurisdiction after the sixty (60) days.

SUMMARY OF THE ARGUMENT

Appellant lists seven issues at the outset of his brief. However, he briefed only three. "It is well established that a reviewing court will not address arguments that are not adequately briefed." *Coleman v. Stevens*, 17 P. 3d 1122 (Utah 2000). Therefore, Appellee will address the three issues briefed by Appellant. Appellee contends that Appellant received adequate notice when cited for an "illegal accessory building". Appellee issued a "Provo City Notice of Violation" to Appellant which cited Appellant for an "illegal accessory building" citing Provo City Code 14.10.080 and stating that the Appellant must comply with the Building Code.

The 1997 Uniform Building Code section 106.2 requires a building permit for structures over 120 square feet. There was sufficient evidence in the record for the Administrative Hearing Officer to conclude that the accessory building in question required a building permit pursuant to the Provo City Code.

The Appellant was given adequate notice of an "illegal accessory building"; an opportunity to request and participate in an administrative hearing; and an explanation was rendered in both the administrative hearing and in the district court judges ruling with an adequate explanation of the reasons justifying the resulting action. The hearing officer was segregated from the investigative and prosecution of the violation. The

Appellant was given notice and adequate time to bring his accessory building into compliance from both the Administrative Hearing Judge and the District Court Judge. Appellant has not been deprived of his due process rights. The issue of double jeopardy is mute.

ARGUMENT

POINT I

APPELLANT RECEIVED ADEQUATE NOTICE WHEN HE WAS ISSUED A NOTICE OF VIOLATION FOR AN "ILLEGAL ACCESSORY BUILDING".

Appellant contends that he did not receive adequate notice when cited for an "illegal accessory building." However, Provo City issued a "Provo City Notice of Violation" on June 22, 2000. Contained in the notice is a violation of Provo City Code section 14.10.080 "Illegal Accessory Building". The "Provo City Notice of Violation" also describes the violation in the section of "Corrections Required" as follows:

"Remove the Storage units from the R-1 zone, or comply with the Building Codes and comply with the zoning requirements." (Appellant's Addendum 1).

The Appellant received adequate notice of this allegation. Both the Provo City Administrative Hearing Officer and the District Court agreed upon this issue. (See Addendum 1 and 2). The Administrative Hearing Officer allowed Appellant thirty days to bring the building into compliance with the municipal code. [See Addendum 1 Section V (1)]. The Appellant appealed to the District Court and was given an additional sixty days to bring the accessory building into compliance with the municipal code. (See

Addendum, pg 4-5). Appellant was given adequate notice on the violation, from the Administrative Hearing Officer's "Administrative Enforcement Order", and from the District Court Judge's Ruling.

POINT II

APPELLANT IS IN VIOLATION OF AN "ILLEGAL ACCESSORY BUILDING".

Appellant argues that there is evidence of obvious plain error and the error was harmful to the Appellant. The Appellant's brief fails to recognize that the "Notice of Violation" also included a violation for "illegal accessory building". The plain error is due to an oversight by the Appellant. Provo City can not be responsible for the Appellant's oversight.

Provo City has adopted the Uniform Building Code in Provo City Code 9.52.010(2)(a) which states:

(2) In addition to the State Building Code, the following technical codes are hereby adopted by reference as a portion of the Provo City Code. With respect to each of the following (unless otherwise expressly provided), Provo City adopts the same edition of the State Building Code which is adopted as a component part of the State Building Code. The technical codes adopted are the following:

(a) The Uniform Building Code Standards;

Furthermore, the Appellant was cited for a violation of Provo City Code section 14.10.080 in which subsection (5)(c) states:

(5) Accessory Buildings Within the Buildable Area.
Accessory buildings meeting all setback requirement (within the buildable area) for the main dwelling shall:

(c) Comply with the latest adopted edition of the

Uniform Building code.

The 1997 Uniform Building Code (UBC) was in affect at the time of the issuance of the "Provo City Notice of Violation". UBC section 106.1 states:

106.1 Permits Required. Except as specified in Section 106.2 no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official.

UBC section 106.2 states:

106.2 Work Exempt From Permit. A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).

Both the Administrative Hearing Officer and District Court found that the accessory building exceeded 120 square feet, thus requiring a building permit pursuant to the Provo City Code.

POINT III

APPELLANT HAS BEEN GIVEN DUE PROCESS

I. Administrative Hearings and due process.

The Utah Legislature has granted general welfare powers to cities which include the power to pass city ordinances. Utah Code Ann. § 10-8-84 (1999). "Also included in this grant of authority is a city's power to use administrative hearing procedures to enforce local ordinances." *West Valley City v. Roberts*, 993 P.2d 252 (Utah App. 1999).

"It is well established that when courts review the actions of an administrative body, that body's actions are 'endowed with a presumption of correctness and validity which the courts should not interfere with unless it is shown that there is no reasonable basis to justify the action taken.'" *Xanthos v. Board of Adjustment*, 685 P.2d 1032, 1034 (Utah 1984).

Appellant contends that the Administrative Hearing Officer is benefitted by continued employment because of the outcome of the administrative hearing. In the case of *V-1 Oil v. Dept. of Env. Quality*, 939 P.2d 1192 (Utah 1997) the Utah Supreme Court addresses a similar issue of whether an administrative agency can appoint an agency employee to preside at a formal hearing to decide whether a party before that agency failed to remediate leakage from one of its underground storage tanks. The Utah Supreme Court held that an agency employee who does not participate in the investigative and prosecutorial arm of the agency may preside in an administrative formal hearing. This procedure was held not a violation of due process. *Id*, 1203-1204. Provo City Code Section 17.02.040 states:

- (1) The Mayor or his designee shall appoint hearing examiners to preside at administrative enforcement hearings.
- (2) A hearing examiner:
 - (a) Shall have no personal or financial interest in the matter for which he is conducting a hearing;

The Mayor of Provo City appoints the hearing officer who is segregated from both the investigative and prosecutorial arm of the agency.

Chapter 17.02 in the Provo City Code regulates Administrative Enforcement

Hearing Procedures. Section 17.02.010 states:

It is the purpose and intent of the municipal Council that any responsible person shall be afforded due process of law during the enforcement process. Due process of law shall require adequate notice, and opportunity to request and to participate in any hearing, and an adequate explanation of the reasons justifying any resulting action. The following procedures are intended to establish a forum to resolve and correct violations of the Provo City Code and applicable state codes fairly, quickly, and efficiently while providing due process.

Provo City issued a "Provo City Notice of Violation" to the Appellant, the Appellant had an opportunity to request and participate in an administrative hearing with a right to appeal. Provo City Code, section 17.02.100 states:

(1) Any responsible person adversely affected by a final administrative enforcement order made in the exercise of the provisions of this Title may file a petition for review in the district court.

The Appellant perceived the "Administrative Enforcement Order" in which Appellant was allowed to bring his accessory building into compliance within thirty days as unfair and therefore, appealed to the District Court. The District Court affirmed the Administrative Hearing Officer's conclusion and gave the Appellant an additional sixty days to bring the building into compliance with the municipal code. The Appellant has been given due process.

The Appellant was given adequate notice of an "illegal accessory building"; an opportunity to request and participate in an administrative hearing; and an explanation

was rendered in both the administrative hearing and in the district court judges ruling with an adequate explanation of the reasons justifying the resulting action. The Administrative Hearing Officer did not participate in either the investigation or the prosecution. Appellant has been given sufficient time and notice to bring his illegal accessory building into compliance with the municipal code.

II. The constitutional issue of double jeopardy is mute.

"It is well established that the Fifth Amendment's Double Jeopardy Clause protects a defendant from three abuses: "a second prosecution for the same offense after acquittal; a second prosecution for the same offense after convictions; and multiple punishments for the same offense" *State v. Davis*, 903 P.2d 940, (Utah App. 1995). Provo City has not attempted to pursue the three abuses aforementioned, therefore the issue of double jeopardy is mute.

CONCLUSION AND PRECISE RELIEF SOUGHT

Appellant received adequate notice of an "illegal accessory building". Appellant was issued a "Provo City Notice of Violation" which cited Appellant for an "illegal accessory building" citing Provo City Code 14.10.080 and stating that the Appellant must comply with the Building Code.

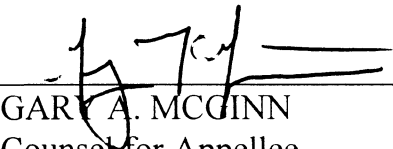
The 1997 Uniform Building Code section 106.2 requires a building permit for structures over 120 square feet. There was sufficient evidence in the administrative hearing record for the Administrative Hearing Officer to conclude that the accessory building exceeded 120 square feet. Therefore, Appellant is in violation of an "illegal

accessory building".

Appellant was given adequate notice of an "illegal accessory building"; an opportunity to request and participate in an administrative hearing; and an explanation was rendered in both the administrative hearing and in the district court judges ruling with an adequate explanation of the reasons justifying the resulting action. The Administrative Hearing Officer gave the Appellant thirty days to bring his accessory building into compliance and the District Court Judge allowed Appellant another sixty days to comply. Appellant has been afforded due process. Provo City has not attempted to prosecute the Appellant for the same offense; or pursue a second prosecution for the same offense after convictions; or allow for multiple punishments for the same offense. The issue of double jeopardy is mute.

Provo City respectfully requests this court to affirm the District Court's ruling that Appellant must bring the accessory building into compliance with the Building Code.

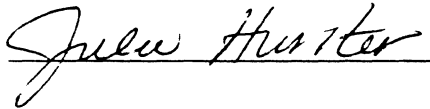
DATED this 14 day of January, 2002



GARY A. MCGINN
Counsel for Appellee

CERTIFICATE OF MAILING

I hereby certify that I mailed, postage prepaid, a true and correct copy of the foregoing Brief of Appellee to Jay Peterson, 2025 North 1450 East, Provo, Utah 84604 this 14th day of January 2002.



ADDENDUM

1. "Administrative Enforcement Order"
2. District Court Judge's "Ruling"

IN THE ADMINISTRATIVE COURT OF PROVO CITY
COUNTY OF UTAH, STATE OF UTAH

ADMINISTRATIVE ENFORCEMENT ORDER
RESPONDENT JAY PETERSON
ADDRESS OF SUBJECT PROPERTY:
2025 NORTH 1450 EAST
CASE NO. 00-1361

I. STATEMENT OF THE CASE

This case came on regularly for hearing before Douglas B. Thayer, Administrative Hearing Officer for the City of Provo, at 9:30 a.m. on July 14, 2000, in the community Development Conference Room, 351 West Center Street, Provo, Utah. The property owner had received notice of the hearing. The purpose of the hearing was to determine whether the property owner caused or maintained a violation of Provo City code Chapter 14.10.020 and/or Chapter 14.10.080.

Provo City Zoning Officer, Cleo Davis, appeared on behalf of the City.

Jay Peterson was present for the entire hearing and represented the property owner.

Two documents were marked as follows:

Examiner's Exhibit #1 - Notice of Hearing letter dated July 6, 2000; and

Examiner's Exhibit #2 - Provo City Notice of Violation No. 1361.

The following items were introduced by the City and were marked as Exhibits to this hearing:

City Exhibit #1 - A copy of Section 14.34.180 of the Provo City Code;

City Exhibit #2 - A copy of Chapter 14.10 of the Provo City Code;

City Exhibit #3 - A one page document titled "STORAGE/WAREHOUSING" listing zones in which storage and/or warehousing is permitted, as well as zones where it is conditional and not allowed;

City Exhibit #4 - A copy of a printout of the legal owner of the property located at 2025 North 1450 East, Provo, Utah;

City Exhibit #5 - A series of copies of photographs taken of the property in question June and July of 2000;

City Exhibit #6 - a copy of a drawing depicting a portion of the property in question;

City Exhibit #7 - A copy of a drawing depicting a portion of the property in question; and

City Exhibit #8 - A series of color copies of photographs of the property in question taken on July 13, 2000.

The following items were introduced by the Respondent and marked as Exhibits to this hearing:

Respondent Exhibit #1 - A copy of a Utah Appeals Court decision entitled Brown v Sandy City Board of Adjustment, 957 P.2d 207 (Utah App. 1998);

Respondent Exhibit #2 - A series of copies of photographs taken of the property in question along with copies of various items taken from the Internet; and

Respondent Exhibit #3 - A Polaroid photo taken by Mr. Peterson of a portion of the property in question.

Mr. Davis testified on behalf of the City.

Mr. Peterson testified on behalf of the property owner.

II. FINDINGS OF FACT

1. The property in question is located at 2025 North 1450 East within the Provo City limits;
2. The property in question has numerous storage sheds located on the property;
3. Mr. Jay Peterson represented the interests of the property owner during the course of the hearing;
4. The storage sheds located on the property in question were used for uses which are customarily used in conjunction with and incidental to a single family residence.

IV. DECISION

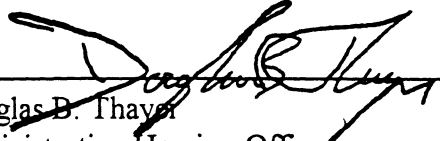
The undersigned finds that the property owner did not violate Provo City code 14.10.020 in that the storage units located at 2025 North 1450 East, Provo, Utah, are a permitted accessory use of the property. However, the undersigned finds that the property owner has violated Provo City Code 14.10.080 in that he has failed to acquire the necessary building permit(s) required by the Uniform Building Code. The City offered testimony at the hearing, which the undersigned accepts as true, that a building permit is required to construct the buildings in question and that a search of it's records indicates an absence of such a permit. Mr. Peterson represented at the hearing that the proper permits had been obtained. The undersigned kept the hearing open for a number of days to provide time for Mr. Peterson to submit proof that the appropriate permit(s) had been obtained. Mr.

Peterson failed to provide the undersigned with any such proof, although he did submit a letter denigrating the City's record keeping system and alleging that failure to obtain permits was a "new" allegation that should not be addressed at this hearing. However, the Notice of Violation, which is marked as City Exhibit #2, clearly states the allegation of a violation of Chapter, 14.10.080, which includes subparagraph (5)(c) which requires the property owner to comply with the then current building code. The property owner had constructive notice of this allegation and therefore, Mr. Peterson's complaint that this issue is "new" is simply not correct. However, the City did fail to establish that the storage units did not comply with setback requirements in that it's evidence consisted solely of "estimates" of the distances at issue and the undersigned did not find them to be persuasive on determining those distances.

V. ORDER

1. The property owner shall bring the violation into compliance within thirty (30) days from the date this order is signed by obtaining all necessary permits to be in compliance with the Uniform Building Code, or present evidence to the City that he has already complied. If the property owner fails to do so, he must remove all storage sheds located on the property that require permits for installation and/or construction. If these violations are not corrected within thirty (30) days from the date this order is signed, a civil fee of thirty (\$30.00) dollars shall automatically enter for each violation that remains. An additional fee of thirty (\$30.00) dollars shall automatically enter for each and every day the violations exist, up to a maximum amount of six hundred (\$600.00) dollars;
2. The Respondent shall also pay an Administrative Fee of one hundred (\$100.00) dollars within fourteen (14) days from the date this order is signed; and
3. If the Respondent fails to abate the violation on or before thirty (30) days from the date this order is signed, the City may enter upon the property and abate the violation.

11 Sep 2000
Dated



Douglas B. Thayer
Administrative Hearing Officer

Provo City Violation Enforcement Program, 351 West Center Street, Provo, Utah 84601
Phone: (801) 852-6442 Facsimile: (801) 852-6417

FILED 03/02/01
Fourth Judicial District Court
of Utah County, State of Utah

Deputy

**IN THE FOURTH JUDICIAL DISTRICT COURT
UTAH COUNTY, STATE OF UTAH**

JAY PETERSON et al., Plaintiffs, vs. PROVO CITY, et al., Defendants.	CASE NUMBER: 000403157 DATED: MARCH 2, 2001 RULING ANTHONY W. SCHOFIELD, JUDGE
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This matter is before the court following oral argument held February 8, 2001, on Petersons' request for review of the record from a hearing held in front of a hearing officer appointed by Provo City to resolve a claimed violation by Petersons of the Provo City zoning ordinance. Having reviewed the record supplied by the parties and considered their arguments, I now issue this ruling denying the relief which Petersons seek.

Factual Setting

1. On or about June 22, 2000, Petersons were served with a "Provo City Notice of Violation" in which it was asserted that Petersons had violated municipal code section 14.10.020 by having storage units within the R-1 zone, and municipal code section 14.10.080 by having an illegal accessory building.

2. Petersons disputed the claimed violations and requested a hearing.
3. A hearing was scheduled for and took place on July 14, 2000, in front of a hearing officer appointed by Provo City.
4. At the conclusion of the hearing and after a period of time within which the hearing officer allowed Petersons to supplement the record, the hearing officer issued his "Administrative Enforcement Order" dated September 11, 2000.
5. That order found that Petersons were not in violation of municipal code section 14.10.020 but were in violation of municipal code section 14.10.080. It directed Petersons to bring their property into compliance within thirty days or else remove all storage sheds located on their property for which a building permit was required. In addition, a civil fee of \$30 per day, up to a maximum of \$600, was imposed for each day after the thirty days in which the Petersons were in non-compliance. The order also imposed an administrative fee of \$100.
6. Petersons brought this action to seek redress from this order and to obtain other relief from the city.

Analysis and Ruling

Both parties agree that this court's review of the actions of the hearing officer are limited to a review of the record generated in the hearing. As a result, I will not look outside of the record that was developed in front of the hearing officer, though I can apply a fresh analysis of the evidence that was developed in that hearing.

Section 14.10.020 violation.

I find the hearing officer's conclusion that Petersons did not violate municipal code section 14.10.020 persuasive. I see no reason to review that conclusion.

Section 14.10.080 violation.

I find the hearing officer's conclusion that Petersons violated municipal code section 14.10.080 persuasive.

Without question at least one, and more probably two, of the accessory buildings located on Petersons' property was of a size that a building permit would have been required under the Uniform Building Code. Yet there is no evidence in the record that Petersons ever obtained a building permit for those buildings.¹ As a result, the hearing officer's conclusion that the accessory buildings were illegal in violation of municipal code section 14.10.080 is correct.

I also note that in response to the hearing officer's decision, Petersons could have applied for a building permit for those buildings. The statements at oral argument, as well as before the hearing officer, make clear that a building permit can be applied for after the fact. If such a permit is granted, then the accessory buildings would be in compliance. In that sense, the hearing officer allowed Petersons thirty days to bring their property into compliance.

¹ Petersons assert a belief that a building permit was obtained for the larger accessory building as it was built by a contractor which they hired for the job. No evidence of that permit was provided to the hearing officer, despite his agreement to keep the evidence open for an extra week so that Petersons' could supplement the evidence on that point.

Petersons' response to this suggestion is two-fold.

First, Petersons assert that the issue of the building permit violation was only raised belatedly. While to an extent that is true, the claim does not change the outcome in this case as the issue was in fact covered both in the notice of violation and at the hearing. On its face, the notice of violation references a violation under municipal code section 14.10.080. Subsection (5)(c) of that section requires a building permit. Since the notice of violation referenced the entire section, the notice was not so lacking as to have deprived Petersons of due process.²

Second, Petersons assert that if they seek a new building permit, they will not be treated fairly and in good faith by Provo City officials. In my view this concern is not without some basis. The record evidences a certain hostility between Mr. Peterson and the city inspector, not all of which should be laid at Mr. Peterson's door step.³ Yet, Petersons' remedy, short of tearing down the accessory buildings, is to comply with the building permit application requirement.

Based upon the foregoing, Petersons must be afforded a reasonable time, fixed by the court at sixty (60) days, to bring their property into compliance or the

² It is true, however, that at the hearing essentially all of the discussion was about the other alleged illegalities under the section and that the issue of the building permit was raised late in the hearing, almost as an after thought. Yet, it was raised at the hearing.

³ I also express reservation about a hearing procedure which includes a notice of hearing advising the requesting party that if it loses on the hearing, it must bear the cost of the hearing, including an administrative fee of not less than \$100. In this case Petersons prevailed on almost all of the issues which were raised by Provo City. Yet, Petersons have been given a bill for the \$100 fee. Is it fair to assess the cost of such an enforcement action on the losing party? Does Provo City have to bear any expense incurred by Petersons, where they were the prevailing party on all of the issues raised by the Provo City enforcement officer except the building permit issue? I find this fee patently unfair.

illegal accessory buildings must be removed. Any monetary sanctions shall begin to accrue after that time. As well, since the record is clear that Petersons are not liable for at least one of the violations with which they were cited (and they prevailed on almost all of the theories as to the second violation), they cannot be held liable for the \$100 fee which the city seeks to impose. In considering any application by Petersons for appropriate building permits, Provo City is cautioned to treat such applications fairly and in good faith. The court retains jurisdiction in this case to review that matter after the passage of sixty (60) days.

Pursuant to Rule 4-504, *Utah Code of Judicial Administration*, Provo City's counsel is directed to prepare an appropriate order.

Dated this 2nd day of March, 2001.

BY THE COURT



ANTHONY W. SCHOFIELD, JUDGE


MAILING CERTIFICATE

I hereby certify that a true and correct copy of the foregoing was mailed to the following, postage prepaid, this 11th day of March, 2001:

Jay Peterson
2025 N 1450 E
Provo, Utah 84604

David Dixon
PO Box 1849
Provo, Utah 84603

CARMA BUSH
CLERK OF THE COURT

By

Deputy Clerk