



PARADISE IRRIGATION DISTRICT

6332 Clark Road, Paradise CA 95969 | Phone (530)877-4971 | Fax (530)876-0483

June 15, 2018

RE: June 13, 2018 Public Records Act Request

Dear [REDACTED]

This letter is to acknowledge your Public Records Act Request dated June 13, 2018, and received by the Paradise Irrigation District (PID) that same day wherein you request the following: "All fees, liens, monies due for property at 6501 Gregory, Paradise. Property is for sale and we are potential buyers." Your request includes records from 2011 to present.

Pursuant to Government Code section 6253, subdivision (c), this letter serves to advise you that the Request appears to seek, in part, copies of disclosable records in the possession of PID. Some of the records requested are exempt from disclosure. Specifically, Government Code section 6254.16 provides:

Nothing in this chapter shall be construed to require the disclosure of the name, credit history, utility usage data, home address, or telephone number of utility customers of local agencies, except that disclosure of name, utility usage data, and the home address of utility customers of local agencies shall be made available upon request as follows:

- (a) To an agent or authorized family member of the person to whom the information pertains.
- (b) To an officer or employee or another governmental agency when necessary for the performance of its official duties.
- (c) Upon court order or the request of a law enforcement agency relative to an ongoing investigation.
- (d) Upon determination by the local agency that the utility customer who is the subject of the request has used utility services in a manner inconsistent with applicable local utility usage policies.
- (e) Upon determination by the local agency that the utility customer who is the subject of the request is an elected or appointed official with authority to determine the utility usage

policies of the local agency, provided that the home address of an appointed official shall not be disclosed without his or her consent.


- (f) Upon determination by the local agency that the public interest in disclosure of the information clearly outweighs the public interest in nondisclosure.

Provided herein, are the responsive records pertaining to this request:

1. Capacity Charge Financing Agreement recorded in the Office of the Recorder of the County of Butte on April 25, 2014, Document Number 2014-0012367.

Please feel free to contact our office should you have any questions.

Sincerely,



Georgeanna Borrayo
District Secretary

cc: PID Customer Service



PARADISE IRRIGATION DISTRICT

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JUN 13 12 31 PM '18

PUBLIC RECORDS ACT REQUEST FORM

INSTRUCTIONS

1. This form is used only for those requests for public records made pursuant to the California Public Records Act (Government Code Section 6250 et seq.). Use of this form by public individuals is voluntary. Requests for public records should be in writing and should be as specific as possible. Paradise Irrigation District (PID) is not required by law to create a new record or list from an existing record.
2. PID charges \$0.20 per-page fee for the production of 8 1/2 x 11 copies and \$5.00 for a CD pursuant to Government Code Section 6253. Copies of records will be provided only after PID has received these reproduction fees from the requestor.
3. Please note that if you are requesting the opportunity to inspect records stored at this office, the District must be given time to locate and review documents that are responsive to your request in order to comply with the provisions of the Public Records Act. If necessary, you may be requested to make an appointment to return at a later date to view the documents. The District Office is located at 6332 Clark Road, Paradise, CA 95969. Public records are open to inspection during regular office hours, Monday through Friday, 9 a.m. to 4 p.m., except for District holidays.

REQUESTOR INFORMATION

Name: [REDACTED] Date: 6/13/18
Company: [REDACTED]
Mailing Address: [REDACTED]
City: Paradise State/Zip Code: CA 95969
Phone Number: [REDACTED] Fax Number: [REDACTED]
Email Address: [REDACTED]
Preferred method of contact in the event of questions: phone

REQUESTED RECORDS

Please be as specific as possible. General descriptions and broad requests will cause uncertainty and delay the processing of your request. Attach extra sheets if necessary.

All fees, liens, monies due for property
@ 6501 Gregory, Paradise, CA Property
is for sale and we are potential buyers.

Time period covering documents requested: 2011 - present

☐

I wish to inspect the requested records, where applicable, and do not want copies produced at this time.

☒

I would like copies of the requested records and I understand that I will be contacted with a count of the number of pages to be copied and their cost prior to copying. I understand and agree that I will be required to make payment for the copying costs prior to the documents requested being copied.

Signature of Requestor [REDACTED]



2014-0012367

Recorded
Official Records
County of
Butte
CANDACE J. GRUBBS
County Clerk-Recorder

REC FEE

0.00

09:02AM 25-Apr-2014

MHP
Page 1 of 9**Recording Requested By And When****Recorded Mail To:**

PARADISE IRRIGATION DISTRICT

6332 Clark Road

Paradise, CA 95969

Space above this line for Recorder's Use

This recording is for the public benefit pursuant to California Government Code §6103

PARADISE IRRIGATION DISTRICT

APN: 051-110-013

CAPACITY CHARGE FINANCING AGREEMENT

THIS AGREEMENT is made and entered into by and between the **PARADISE IRRIGATION DISTRICT** and **Allamer Investments LLC (Customer)**. Customer is the legal owner of Assessor's Parcel Number **051-110-013**, Address **6501 Gregory Lane, Paradise, CA 95969**.

RECITALS

WHEREAS, Paradise Irrigation District owns certain water, water rights, and water treatment and distribution facilities all of which are designed to permit the reasonable and beneficial use of water in homes and on lands within its boundaries;

WHEREAS, the current policy of the District is to collect a one-time capacity charge, as defined in Government Code § 66013, from new customers to provide funds to reimburse the District for the cost of existing facilities and/or build certain new facilities needed for growth within the District attributable proportionately to Customer. The actual costs of connecting to the District's facilities, including parts and labor, and monthly service charges are the responsibility of Customer and are not addressed by this financing agreement;

WHEREAS, Customer has requested a 3/4 inch meter and the current capacity charge for a 3/4 inch meter is \$4,376.00; and

WHEREAS, Customer desires through this agreement to finance the District's capacity charges on the terms set forth hereafter.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby stipulated, the parties hereto agree as follows:

Customer jointly and severally promise to pay to **Paradise Irrigation District** ("District" or "Holder"), at **6332 Clark Road, Paradise, CA 95969** or as directed otherwise in writing by Holder, the principal sum of

Four Thousand Three hundred and Seventy Six Dollars (**\$4,376.00**), with interest from the 1st day of **May 2014**, on the amounts of principal remaining from time to time unpaid, until said principal sum is paid in full, at a rate of **Five and one quarter** per cent (**5.25%**) per annum (fixed rate set to the prime rate of the District's bank plus 2%). Customer shall pay in equal **Monthly** installments of **Sixty Two Dollars and Thirty Seven Cents (\$62.37)** or more, at Customer's option, on the same day of each and every **Month**, beginning on **May 1, 2014** and continuing until **April 1, 2021** at which time the entire unpaid principal and any accrued interest is all due and payable in full. Principal and monthly payment subject to change based on final costs.


If the Customer shall sell, convey, finance, refinance, transfer, encumber, or alienate the property known as Assessor's Parcel Number **051-110-013**, or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the Holder being first had and obtained, Holder shall have the right at its option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date, immediately due and payable.

If payment of any portion of the capacity charge financing agreement installment payment is delinquent more than **10** days ("Delinquency"), the Holder may, at his sole option, assess a late charge of **\$25.00** and the unpaid balance shall accrue interest at the rate of one and one-half percent (1 ½ %) per month until paid. In addition to any other remedy available at law or in equity for delinquency, Customer acknowledges and agrees that District may terminate service to the above-referenced property and/or may apply the remaining debt to the annual assessment levied upon the property.

In the event District amends its current capacity charge policy by reducing or eliminating capacity charges, Customer shall receive the benefit of such reduction or elimination and, to the extent applicable, may be entitled to a refund of capacity charges Customer has paid under this agreement. Notwithstanding anything to the contrary in this agreement, the benefit of this provision shall terminate the earlier of (a) March 31, 2014, or (b) upon action by a majority of the board of directors of the District amending, eliminating, confirming, or increasing the current amount of capacity charges for 3/4 inch meters. In no event shall amounts financed by Customer under this Agreement increase.

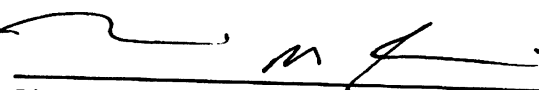
All payments under this Agreement shall be made in lawful money of the United States of America. Payments shall be credited first against any costs or expenses due under this Agreement, then to accrued interest, and finally to principal. The principal amount may be prepaid, in whole or in part. Should any amount under this Agreement not be paid when due, then all remaining principal and accrued interest shall become immediately due and payable at the option of Holder. In no event shall the interest rate charged under this Note exceed the maximum rate permitted under applicable law. This Agreement is binding on all successors, assigns, transferees, and other individuals claiming or asserting a right to water or ownership of the subject property.

Should suit on this agreement be commenced, Customer agrees to pay the costs incurred and such additional sums as a court may adjudge reasonable as District's attorneys' fees in prosecuting or defending any suit.

 FOR AILAMER INVESTMENTS
Customer Jon P. Remalia LLC Date April 23, 2014
Ailamer Investments LLC

Customer _____ Date _____
6501 Gregory Lane, Paradise, CA 95969
Address _____
(530) 640-3473
Telephone Number _____

PARADISE IRRIGATION DISTRICT


District Manager Kevin M. Phillips Date April 23, 2014

(SIGNATURE(S) MUST BE NOTARIZED)

(2) CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Butte

On April 23, 2014 before me, Georgeanna Borraro, Notary Public

Date

Here Insert Name and Title of the Officer

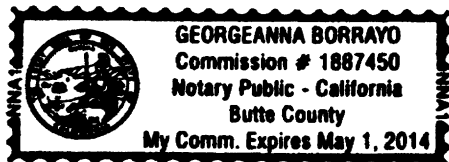
personally appeared Jon P. Remalia for Ailamer Investments LLC

Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Place Notary Seal Above

Signature Georgeanna Borraro

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Capacity Charge Financing Agreement, APN: 051-110-013

Document Date: April 23, 2014 Number of Pages: 7

Signer(s) Other Than Named Above: Kevin Michael Phillips

Capacity(ies) Claimed by Signer(s)

Signer's Name: Jon P. Remalia

☐ Individual

☒ Corporate Officer — Title(s): Manager

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Ailamer Investments LLC
(Customer)

Signer's Name: _____

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

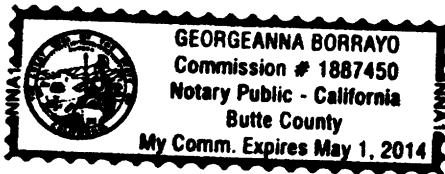
County of Butte

On April 23, 2014 before me, Georgeanna Borravo, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Kevin Michael Phillips

Name(s) of Signer(s)

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



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

WITNESS my hand and official seal.

Place Notary Seal Above

Signature: Georgeanna Borravo
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Capacity Charge Financing Agreement, APN 051-110-013

Document Date: April 23, 2013 Number of Pages: 7

Signer(s) Other Than Named Above: Jon P. Remalia

Capacity(ies) Claimed by Signer(s)

Signer's Name: Kevin Michael Phillips

☒ Corporate Officer — Title(s): General Manager

☐ Individual C.F.O.

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Paradise Irrigation
District

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

LOAN AMORTIZATION SCHEDULE			
Beginning Balance:	\$4,376.00	Ann. Int. Rate:	5.25
Term, Months:	84	First Pmt Month:	May
Payment:	\$62.37	First Pmt Year:	2014

Date	Interest	Principal	Balance
May, 2014	\$19.15	\$43.22	\$4,332.78
Jun, 2014	\$18.96	\$43.41	\$4,289.37
Jul, 2014	\$18.77	\$43.60	\$4,245.77
Aug, 2014	\$18.58	\$43.79	\$4,201.98
Sep, 2014	\$18.38	\$43.98	\$4,158.00
Oct, 2014	\$18.19	\$44.17	\$4,113.83
Nov, 2014	\$18.00	\$44.37	\$4,069.46
Dec, 2014	\$17.80	\$44.56	\$4,024.90
2014	\$147.82	\$351.10	\$4,024.90
Jan, 2015	\$17.61	\$44.76	\$3,980.14
Feb, 2015	\$17.41	\$44.95	\$3,935.19
Mar, 2015	\$17.22	\$45.15	\$3,890.04
Apr, 2015	\$17.02	\$45.35	\$3,844.69
May, 2015	\$16.82	\$45.54	\$3,799.15
Jun, 2015	\$16.62	\$45.74	\$3,753.40
Jul, 2015	\$16.42	\$45.94	\$3,707.46
Aug, 2015	\$16.22	\$46.15	\$3,661.31
Sep, 2015	\$16.02	\$46.35	\$3,614.97
Oct, 2015	\$15.82	\$46.55	\$3,568.42
Nov, 2015	\$15.61	\$46.75	\$3,521.66
Dec, 2015	\$15.41	\$46.96	\$3,474.71
2015	\$198.19	\$550.19	\$3,474.71
Jan, 2016	\$15.20	\$47.16	\$3,427.54
Feb, 2016	\$15.00	\$47.37	\$3,380.17

Mar, 2016	\$14.79	\$47.58	\$3,332.59
Apr, 2016	\$14.58	\$47.79	\$3,284.81
May, 2016	\$14.37	\$47.99	\$3,236.82
Jun, 2016	\$14.16	\$48.20	\$3,188.61
Jul, 2016	\$13.95	\$48.42	\$3,140.20
Aug, 2016	\$13.74	\$48.63	\$3,091.57
Sep, 2016	\$13.53	\$48.84	\$3,042.73
Oct, 2016	\$13.31	\$49.05	\$2,993.68
Nov, 2016	\$13.10	\$49.27	\$2,944.41
Dec, 2016	\$12.88	\$49.48	\$2,894.92
2016	\$168.60	\$579.78	\$2,894.92
Jan, 2017	\$12.67	\$49.70	\$2,845.22
Feb, 2017	\$12.45	\$49.92	\$2,795.31
Mar, 2017	\$12.23	\$50.14	\$2,745.17
Apr, 2017	\$12.01	\$50.36	\$2,694.82
May, 2017	\$11.79	\$50.58	\$2,644.24
Jun, 2017	\$11.57	\$50.80	\$2,593.44
Jul, 2017	\$11.35	\$51.02	\$2,542.42
Aug, 2017	\$11.12	\$51.24	\$2,491.18
Sep, 2017	\$10.90	\$51.47	\$2,439.72
Oct, 2017	\$10.67	\$51.69	\$2,388.02
Nov, 2017	\$10.45	\$51.92	\$2,336.11
Dec, 2017	\$10.22	\$52.14	\$2,283.96
2017	\$137.42	\$610.96	\$2,283.96
Jan, 2018	\$9.99	\$52.37	\$2,231.59
Feb, 2018	\$9.76	\$52.60	\$2,178.99
Mar, 2018	\$9.53	\$52.83	\$2,126.15
Apr, 2018	\$9.30	\$53.06	\$2,073.09
May, 2018	\$9.07	\$53.30	\$2,019.79
Jun, 2018	\$8.84	\$53.53	\$1,966.27

Jul, 2018	\$8.60	\$53.76	\$1,912.50
Aug, 2018	\$8.37	\$54.00	\$1,858.51
Sep, 2018	\$8.13	\$54.23	\$1,804.27
Oct, 2018	\$7.89	\$54.47	\$1,749.80
Nov, 2018	\$7.66	\$54.71	\$1,695.09
Dec, 2018	\$7.42	\$54.95	\$1,640.14
2018	\$104.56	\$643.82	\$1,640.14
Jan, 2019	\$7.18	\$55.19	\$1,584.95
Feb, 2019	\$6.93	\$55.43	\$1,529.52
Mar, 2019	\$6.69	\$55.67	\$1,473.85
Apr, 2019	\$6.45	\$55.92	\$1,417.93
May, 2019	\$6.20	\$56.16	\$1,361.77
Jun, 2019	\$5.96	\$56.41	\$1,305.36
Jul, 2019	\$5.71	\$56.65	\$1,248.70
Aug, 2019	\$5.46	\$56.90	\$1,191.80
Sep, 2019	\$5.21	\$57.15	\$1,134.65
Oct, 2019	\$4.96	\$57.40	\$1,077.25
Nov, 2019	\$4.71	\$57.65	\$1,019.60
Dec, 2019	\$4.46	\$57.90	\$961.69
2019	\$69.94	\$678.45	\$961.69
Jan, 2020	\$4.21	\$58.16	\$903.53
Feb, 2020	\$3.95	\$58.41	\$845.12
Mar, 2020	\$3.70	\$58.67	\$786.45
Apr, 2020	\$3.44	\$58.92	\$727.53
May, 2020	\$3.18	\$59.18	\$668.35
Jun, 2020	\$2.92	\$59.44	\$608.91
Jul, 2020	\$2.66	\$59.70	\$549.20
Aug, 2020	\$2.40	\$59.96	\$489.24
Sep, 2020	\$2.14	\$60.22	\$429.02
Oct, 2020	\$1.88	\$60.49	\$368.53

Nov, 2020	\$1.61	\$60.75	\$307.78
Dec, 2020	\$1.35	\$61.02	\$246.76
2020	\$33.45	\$714.94	\$246.76
Jan, 2021	\$1.08	\$61.29	\$185.47
Feb, 2021	\$0.81	\$61.55	\$123.92
Mar, 2021	\$0.54	\$61.82	\$62.09
Apr, 2021	\$0.27	\$62.09	\$0.00
2021	\$2.70	\$246.76	\$0.00