

CITIZENS VIEW



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48620 SE Hwy 26 Sandy, OR
Rural Residential Farm Forest FF10



Focus-Marijuana

NEIGHBOR FILES FEDERAL RICO LAWSUIT AGAINST OLCC LICENSED OREGON CANDY FARM AND 226 DEFENDANTS

DIRECTING SAFE DRUG POLICY

MARIJUANA FARMS ARE DRIVING THIS ADORABLE FOREST CREATURE TO EXTINCTION



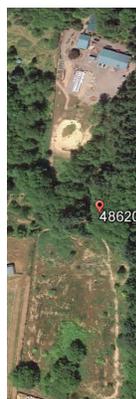
<http://www.foxnews.com/science/2018/06/28/marijuana-farms-are-driving-this-adorable-forest-creature-to-extinction.html>

How Defendants Transformed the Candy Farm Property into a Marijuana Facility

On August 2013, Defendants Alexander Pavich, Nicholas Pavich and Evette Pavich and N&A (“Pavich Defendants”) agreed that Defendant N&A would acquire the Candy Farm Property for the purpose of cultivating marijuana, manufacturing concentrated marijuana extracts and producing marijuana-infused products for the Marijuana Operation. On or about August 30, 2013, the Pavich Defendants caused Defendant N&A to purchase the Candy Farm Property for such purposes.

In August 2013, the Pavich Defendants agreed to develop the Candy Farm Property to cultivate marijuana, manufacture concentrated marijuana extracts and produced marijuana-infused products, and to purchase and install equipment, fixtures and materials on the Candy Farm Property for such purposes. Each of the Pavich Defendants further agreed with each other that they would each make a financial investment in the Marijuana Operation, and in exchange, each of them would receive a portion of the proceeds from the Marijuana Operation.

Beginning about August 2013, the Pavich Defendants each engaged in a series of financial transactions via which they invested money in the Marijuana Operation.



Beginning in September 2013, the Pavich Defendants established the marijuana cultivation, concentrated marijuana extract manufacturing and marijuana-infused product operation on the Candy Farm Property. The Pavich Defendants purchased, and installed, a greenhouse on the Candy Farm Property. Such defendants also performed extensive grading of the land and installed an underground irrigation pond to capture water on the Candy Farm Property, all without the benefit of required land use permits. The Pavich Defendants converted the former candy-making building into a marijuana cultivation operation and manufacturing site for producing concentrated marijuana extracts and marijuana-infused products all without the benefit of required land use permits. The Pavich Defendants purchased, and Defendants Alexander Pavich installed, the following items: A commercial walk-in cooler, large chemical storage tanks, tables, insulation, drywall, lighting, fans, climate control equipment and fixtures, electrical circuits, plumb-

ing and fixtures, all without the benefit of land use permits. The Pavich Defendants purchased, and Defendants brought to the Candy Farm Property, the following items for the purpose of producing marijuana and manufacturing concentrated marijuana extracts and marijuana-infused products: Marijuana plants, planting media, plant containers, netting, pallets, diesel fuel, butane, ethanol, fungicides, fertilizers, pest control equipment and supplies, hand tools, butane containers, ethanol containers, trimming equipment, processing equipment and packaging materials.

About mid-2014, the Pavich Defendants had transformed the Candy Farm Property into a fully operational marijuana cultivation operation and manufacturing site for concentrated marijuana extracts and marijuana-infused products.

On September 23, 2014, Defendant Pavich formed Defendant Chronic Creation, which manufactured concentrated marijuana extracts on the Candy Farm Property for the Marijuana Operation. Defendants cultivated marijuana and manufactured concentrated marijuana extracts on the Candy Farm Property as part of Defendant Chronic’s operations. Defendant Chronic trafficked such concentrated marijuana extracts, known as “shatter” and “wax,” under the brand name “Chronic Creations.” *continued on page 3*

NEIGHBORS SUE OVER POT GROW



A number of residents of the Butte Creek Estates area in rural Lebanon filed a civil lawsuit on Dec. 1 against the owners and associated individuals of a property in the rural neighborhood.

The plaintiffs say they have been damaged by a marijuana grow at the property on Hillside Lane.

The suit was filed in the U.S. District Court in Eugene by Tami and Robert Ainsworth, Karl and Lucinda Frink, Gordon and Elaine Griswold, John and Linda Lindsey, and William and Suzanne Whitaker – all land owners who live on Hillside Lane or Butte Creek Road, off of Rock Hill Drive.

The owners of the property named in the suit are Mark Allen Owenby and Michelle Annette Page, who live in Albany. Also named in the complaint are Jenny Rebecca Silveira, Howard Dee Brown, III, William Walter Templeton, Jr. Elisha Templeton, Bryan David Philp and Guild Mortgage Company.

The complaint accuses the defendants of violating federal racketeering law and causing a private nuisance.

According to the Linn County Planning and Building Department the land is

zoned for limited farm use, which does not include the “production, processing, wholesaling, retailing, research or testing of marijuana.”

A complaint was filed with the county Planning Department on June 19 of this year, but Senior Planner Alyssa Boles said its contents are confidential. She said that a code enforcement officer was sent to the location and a letter was sent to Owenby on June 23.

He responded in person at the county office on June 28 and submitted a letter on June 29.

The contents of the letter are protected under the federal Health Insurance Portability and Accountability Act, Boles said.

HIPAA provides privacy protections for medical information.

“Based on what we know, they say they are being compliant with what they are permitted to do,” Boles said.

The county does not regulate medical marijuana, the state does.

“Information about particular patients and growers, and patients who grow for themselves, is all confidential,” said Jonathan Modie, a spokesman for the Oregon Health Authority.

On July 28 of this year, the Planning Department approved a permit to build a 30 by 196 foot greenhouse on Owenby and Page’s property.

The plaintiffs say in the lawsuit that odor, noise and an increase in traffic have affected their quality of life and they no longer feel safe in their neighborhood.

Before December of 2016, Butte Creek Road and Hillside Lane, both dead-end roads, had very little vehicle traffic, and that was from residents, according to

the complaint.

“There was so little concern about crime that plaintiffs and their neighbors routinely left the doors to their houses and outbuildings unlocked, even when they were not at home,” the complaint states.

The Frinks, who live on Hillside Lane, installed a surveillance system, a security system and fencing and gates, according to the document.

The plaintiffs and other neighbors formed a Neighborhood Watch group, according to the complaint, because in September 2017, two reports about prowling and a break-in were filed with the Linn County Sheriff’s Department.



“We really haven’t been called out there much at all,” said LCSO Lt. Michelle Duncan.

A check of calls in the last five years turned up one call for an alarm and a dog at large at one plaintiff’s address. At another plaintiff’s address a neighbor called LCSO to check on the property because a light was left on in the house, Duncan said. The house was secure.

The case was assigned to U.S. District Judge Michael J. McShane.

Discovery in the case is to be completed by April 4, 2018, according to the court docket. A Joint Alternate Dispute Resolution Report is due by May 4, 2018.

**36340 Hillside Lane,
Lebanon, Or. 97355
Rural Residential Zone**

THE CANDY FARM & CHRONIC CREATION



RICO LAWSUIT *continued from page 1*

Plaintiff's Impacts

Plaintiff purchased her property in 2004 and Plaintiff resides there on her 5.98 acres. Plaintiff selected the property because of its quiet and tranquil setting located in a rural residential farm forest zone in Clackamas county, a place where she now an elder herself, could care for her elderly disabled brother, as the family was in a dreadful car accident when they were young which left the Plaintiff's older brother disabled and the Plaintiff has cared for him ever since. The eastern boundary of line of Plaintiff's property adjoins the western boundary line of the Candy Farm property. Plaintiff's living room windows and deck look directly out onto the Greenhouse.

Since the Candy Farm Property became the site of marijuana production and marijuana concentrate processing site the unmistakable skunk-like stench of marijuana regularly emanates from the Property and invades Plaintiff's Property. As a result, Plaintiff's use and enjoyment of their property is significantly reduced. For example, whenever the marijuana stench is present, Plaintiff cannot open windows to bring in fresh air, or enjoy working with her horses. Defendants pit bull guard dogs often run up and down the western boundary line, barking, snarling and leaping at Plaintiff's horses and dog. As a result, Plaintiff's horses cannot use the portion of her pasture land that adjoins the western boundary line and Plaintiff must

prevent her dog from entering that area of her property as well. Defendant frequently rides an unmuffled ATV back and forth along Plaintiff's property line, raising big clouds of dust and creating a racket so loud that Plaintiff has to go inside. Defendant rides the ATV very slowly along Plaintiff's property line, staring at Plaintiff in a menacing manner. In the spring of 2015, Defendant accosted Plaintiff and inquired whether Plaintiff's disabled brother "need[ed] any marijuana." When Plaintiff was doing some property work, Defendant accosted Plaintiff and her guest at the property line, repeatedly demanding to know whether Plaintiff had obtained permits.

The marijuana production and marijuana concentrate processing operation on the Candy Farm Property not only unreasonably interferes with Plaintiff's quiet enjoyment of her property, the Marijuana Operation also has a material adverse impact on the market value of Plaintiff's Property. When prospective purchasers discover that marijuana concentrate manufacturing using large quantities of highly flammable ethanol is taking place on the Candy Farm Property which by Clackamas County rules should be located in an industrial zone not a rural residential farm forest zone, they will be discouraged from purchasing Plaintiffs' Property because of the well-publicized explosions that regularly take place at marijuana concentrate production facilities and because of marijuana facilities' patently illegal nature and reputation for attracting burglaries, armed robberies, conflicts involving firearms, and other types of dangerous criminal activity.

<https://www.instagram.com/oregoncandyfarm/>

OREGON 3 FEDERAL CIVIL RICO LAWSUITS FILED IN CLACKAMAS COUNTY AND 1 IN LINN COUNTY

48620 SE Hwy 26, Sandy, Oregon The Oregon Candy Farm
Case # 3:18-cv-01366 Filed 7-20-18 <https://dockets.justia.com/>

29450 SE Lariat Lane, Boring, Oregon Former Mt. Hood Equestrian Center Case # 3:18-cv-00875
Filed 5-20-18 <https://pamplinmedia.com/sp/68-news/397684-291306-group-seeks-to-save-equine-center->

36340 Hillside Ln, Lebanon, Oregon Filed 12-1-17 LINN COUNTY
<http://www.lebanonlocalnews.com/neighbors-sue-over-marijuana-grow/>

24200 SE Highland Crest Beaver Creek, Oregon Filed 6.13.17 Case # 3:17-cv-00927 https://www.oregonlive.com/pacific-northwest-news/index.ssf/2017/07/beavercreek_couple_files_racke.html
<http://www.capitalpress.com/Oregon/20180126/oregon-marijuana-racketeering-lawsuit-settled>

Illegal pot grows spread deadly pesticides, other hazards, despite change in law

<https://www.sfchronicle.com/green/article/Illegal-pot-grows-spread-deadly-pesticides-other-12952302.php>

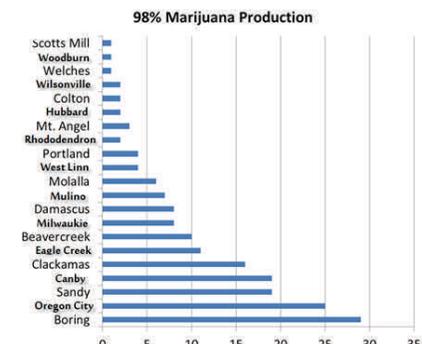
QUALITY OF LIFE - 539 Commercial Pot Land Use Applications –Citizen Complaints

It is being touted that Clackamas County land use regulations are being used as a model for other counties, yet their land use regulations are the most liberal in the State and have opened up the door for commercial marijuana growing in almost every zone in the County. <http://www.clackamas.us/planning/marijuana.html>

Pot growers have little respect for the environment or the surrounding neighbors. Many are cutting down all of the trees and many of the properties are surrounded by smaller lot rural residential land owners who now will be greatly impacted by these large outdoor pot grows. Pot growers, wholesalers, proces-

sors and retailers are taking over complete areas in our rural residential communities. In Boring Oregon of the 188 marijuana land use applications over 20% has targeted various areas of our rural residential farming community to set up their pot industry. In a 3 mile radius 5 commercial pot grows many unknown medical marijuana grows, butane hash oil processing center and 2 marijuana wholesalers. Outrageous! As you can see from the chart, the unincorporated area of Boring has been overrun with pot production facilities impacting the communities, public safety, quality of life, and property values.

CLACKAMAS COUNTY-OREGON





**P. O. Box 1351
Welches, Oregon 97067**



Consultant, Trainer, Speaker

Building partnerships between citizens and government officials to help develop safe drug policies.

<https://www.youtube.com/watch?v=uTLLUKsbyaY&feature=youtu.be>

CONNECTIONS

- **Monthly Connections**
- **Quarterly Citizen View Newsletter**
- **Quarterly Community Educational Forums –Focus Marijuana**
- **Annual Nat'l Safe Drug Policy Summit-Focus Marijuana –APRIL 2020**
- **Web Trainings**
- **Small groups meetings**



We believe we are socially responsible for preserving public safety, quality of life, and protection of property values on behalf of our communities and for the legacy of our children.



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CHICAGO POLICE DOG SNIFFS OUT \$10 MILLION WORTH OF POT



Chicago Police Officers assigned to the Narcotics Unit conducted a narcotics investigation which led to a traffic stop of a vehicle suspected in narcotics trafficking. A police canine alerted to the scent of narcotics and a subsequent search of the vehicle resulted in over 1500 pounds of cannabis products with a street value of over \$10,000,000 being recovered.

Officers learned that the narcotics were enroute to Chicago from California. The driver of the vehicle was placed in custody and charged with Cannabis –possess more than 5000 grams.

A very good boy in the Chicago Police Department is getting widespread praise after it helped make a huge \$10 million pot bust on Sunday. During a traffic stop, a dog on the narcotics unit sniffed out what turned out to be more than 1,500 pounds of marijuana inside a vehicle, police said.

In a Facebook post, the Chicago Police Department said officers were conducting a narcotics investigation that led police to a traffic stop of a vehicle suspected of drug trafficking.

A Chicago police dog became police's best friend after sniffing out 1,500 pounds of marijuana, worth about \$10 million.

According to the department's social media page, police say the drugs, found inside a vehicle, came from California.



Chronic State
<http://www.drugfreeidaho.org/>