

**Exhibit B** – documentation of the dilapidated conditions of 2233 Angler Ave. prior to 5-1-2016 (*pages 1–6*), when Rachel Smith began occupancy, and of repairs, improvements, and cultivation (*beginning on page 7*) performed in accordance with [1 CCP § 325\(a\)](#) and common law.





2233 Angler Ave. is located directly behind (south) 2232 Commercial Ave. Kevin and I (Alexandra Wilson) passed by the property regularly on walks, and it was apparent it had been abandoned for several years.

There was no gate on the front fence (*top photo*), and in late spring *tall, dried grasses* endangered the wooden structures on the property *and* the wooden fence in our backyard (*shown in background of top photo, closeup in bottom photo*). Outdated newspapers hung from the fence and littered the entryway.





Grasses leading to the front door (*top photo*) and side door (*bottom photo*) were undisturbed, and doors and windows were covered. It was apparent no one had entered the property in 2016.





**Dried grass endangered the property and neighboring properties:**



**Top photo:** The view after entering through the front gateway (*top photo, page 2*). The side door (*shown on previous page*) is to the left (*not visible from photo*). Our property (2232 Commercial Ave.) is straight ahead on the other side of the red fence.

**Bottom photo:** Stepping forward from previous photo, looking into the backyard.



## View of 2233 Angler from our backyard:



**Top photo:** Looking over our back fence on 4-1-2016.

**Bottom photo:** Facing into the backyard from the south side of our fence. A once beautiful rock garden plateau stands overgrown; a wooden shed between the plateau and the house.



### **Further signs of abandonment and fire hazard:**

Foxtail grasses caused a fire hazard to several wooden structures, including:

1. the main house,
2. two wooden fences,
3. the shed (*top photo*),
4. three neighboring properties (and properties adjacent to those).



**Top photo:** Rusted cans of paint lain outside the wooden shed.

**Bottom photo:** Facing southwest toward the back of the house.



### **The interior of 2233 Angler was deteriorating:**

Entering through the front door, the ceiling paint was peeling where water regularly leaked through the roof. Paint chips littered the floor. These photos show what it looked like after I began peeling it and threw several large chunks into a trash bag.





## **We invited local resident Rachel Smith to claim 2233 Angler, then helped her claim the property:**

Many community members were looking forward to the community garden *and* wildharvesting cooperative (Kern River Wildharvesting Cooperative) Kevin and I were developing (formerly [www.KernRiverCoop.com](http://www.KernRiverCoop.com)). Local resident Rachel Smith took particular interest, and over time she became involved in helping to develop these projects. After monitoring 2233 Angler to determine if it was truly abandoned, we all agreed that helping Rachel to claim 2233 Angler Ave. would be an excellent way to start a very large garden to serve ourselves *and* local community

### **Rachel filing a claim on 5-1-2016:**



### **We added a gate and a “No Trespassing” sign:**

On May 5<sup>th</sup> we installed a gate and *no trespassing* sign in front of 2233 Angler Ave. in accordance with **2 CCP § 325(a)** “For the purpose of constituting an adverse possession by a person claiming title, not founded upon a written instrument, judgment or decree, land is deemed to have been possessed and occupied in the following cases only:

(a) Where is has been protected by a substantial enclosure.”





## **We began weed abatement on 5-1-2016:**

For several days we assisted Rachel in pulling up foxtail grasses, removing shrubs and invasive plants, and rebuilding the rock plateau. We also began installing bamboo privacy fencing. Kevin shown in top photo.



## **Fence that separates 2232 Commercial and 2233 Angler:**





**Rebuilt the rock terrace (*shown on page 4*):**





**Installed bamboo fencing on 5-10-2016:**

