

ST PARKS CURFEW HOURS. TENANTS, APPROX 10-12, WHO ARE PARTYING LOUDLY. THEY NEED TO QUIET DOWN, IT'S PA

Call Taker Comments:

Hid Until: : : / /
Rcvd by: DEBBIE HALE
How Rcvd: T Telephone
Calls: Dupl: Names: W/Alts: Wants: Prem: Adr:
Info: (See below)
Address: SAA
Contact: STEVE ABNEY
Tel: (928) 923-7483

+-----+
x Alt:
x Tel: (928) 923-7483
x City: Ehrenberg
x Adr: 50202 EHRENBERG-PARKER HWY
x Lst: RIVER BREEZE RESORT Fst:
+ Complainant: 77091
-----+

Alarm Number: : :
Zones : : :
Directions:
Call: Nature: Disturbance Type: 1 Priority: 2 City: EHR
Address: RIVER BREEZE PARK

PAGE 3 of 2

03/29/10 15:28

La Paz County Sheriff's Department
LAW Incident Table:

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COPY

PAGE 1 OF 2

Document "B"

Incident Number: 100300633
 Nature: Disturbance
 Case Number:
 Address: RIVER BREEZE PARK
 City: Ehrenberg
 State: AZ Zip: 85334
 Complainant: 77091
 Last: RIVER BREEZE RESORT
 Fst: Mtd:
 Address: 50202 EHRENBERG-PARKER HWY
 City: Ehrenberg
 State: AZ Zip: 85334
 Reported: DCON Observed:

Offense Codes: DCON
 Circumstances:
 Rspndg Officers: LON CURTIS
 Rspnbl Officer: LON CURTIS
 Received BY: DEBBIE HALE
 How Received: 1 Telephone
 When Reported: 23:05:43 03/27/10
 Occurred between: 23:05:43 03/27/10
 and: 23:05:43 03/27/10
 MO:
 Narrative:
 Supplement:

INVOLVEMENTS:
 Type Record # Date Description
 NM 77091 03/27/10 RIVER BREEZE RESORT,
 CA 100301925 03/27/10
 Relationship
 *Complainant
 *Initiating Call

LAW Incident Offenses Detail:
 Sdq Code 1 DCON Disorderly Conduct
 Amount 0.00

LAW Incident Responders Detail
 Responding Officers
 Unit
 Sdq Name
 I LON CURTIS 91

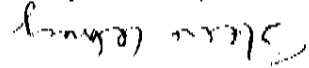
Main Radio Log Table:
 Time/Date
 TYP Unit
 23:13:18 03/27/10 1 91
 23:08:38 03/27/10 1 91
 23:06:50 03/27/10 1 91
 Code Zone Agnc Description
 CMBLT 201 LPCS Incld#=100300633 Completed cal
 ARRD 201 LPCS Incld#=100300633 Arrived on sc
 ENRT 201 LPCS Incld#=100300633 Enroute to a

50202 EHRENBERG-PARKER HWY • P.O. BOX 317 • EHRENBERG, ARIZONA 85334 • (928) 923-7483

Cc: Dennis Neal, owner
River Breeze RV Resort, LLC

Attachments: Statement from On-site Manager (Document A)
La Paz County Sheriff's Department incident report of 3/27/10 (Document B)

Steve Abney, on-site manager
River Breeze RV Resort



Sincerely,

A description and documentation of these violations are enclosed with this notice.

- You are in violation of your rental agreement (paragraph 8). These violations involve:
- 1) Repetitive non-compliance with the Rules & Regulations of the park. You are hereby advised that upon documentation of the next incident of the same type, final notice will be given and your tenancy will be terminated 30 days after the notice.
 - 2) Engaging in threatening, intimidating and abusive behavior toward on-site management and other park tenants. You are hereby advised that upon documentation of the next incident of the same type, you will be delivered a written notice of immediate termination of tenancy.

RE: River Breeze RV Resort, Space D-20
50202 Ehrenberg-Parker Highway
Ehrenberg, AZ 85334

Mr. And Mrs. Cornett:

Ken and Joyce Cornett
2609 N. 192nd Avenue
Buckeye, AZ 85396

June 2, 2010



(Cont'd.)

At about 9pm on Sunday, 5/30/10 the elderly male tenant was taking a walk on the streets within the park. He passed by a gathering of 6-8 people outside Cornett's Park Model (Space D-20). Ken Cornett approached him in the street, and in an aggressive manner demanded to know who he was. He reports that Ken was visibly intoxicated. He told Ken that he lives at the park, at

This description is based on a verbal and written complaint received from another park tenant. (Tenant's written complaint is retained in our office files.)

Specific Documented Incident, Sunday, May 30, 2010

County Sheriff's Department incident report, marked "Document B".) received from other park tenants that are retained in our office files. (See enclosed La Paz threats continued for about an hour after the deputy left, as evidenced by the notes and letters we us afterward that he'd told them that if he had to come back, he'd arrest them. The noise and Steve? At the deputy's request I stepped back and he continued to talk with them. He informed me, Mike Gratton and Ken Cornett repeatedly yelled out: *What are you going to do about it*. Gratton came down to the street and began arguing with the deputy. With the deputy still beside increasingly aggressive Joyce Cornett attempted to restrain him. At about this time, Cindy neck... have you ever seen the wrinkles on her neck? It's like a road map...). As Ken became Cindy Gratton, Ken loudly and repeatedly insulted Julie (...she's got an old, wrinkled from bottles at our feet. Particularly belligerent and aggressive were Ken Cornett, and Mike and deputy. As the deputy spoke to them amid the loud commotion, several attendees poured beer followed his marked car down to Space C-21. I stood in the street below the deck next to the deputy arrived and met Julie and I at the office. We informed him of the situation, after which we situation as potentially volatile, so I phoned the Sheriff's Department. Shortly after 11pm a rowdy gathering at Space C-21 (Mike and Cindy Gratton). I walked down to investigate. From Soon thereafter we received several phone calls from other tenants complaining of a noisy and At about 10:15pm we heard loud yelling and laughing coming from the lower end of the park.

Specific Documented Incident, Saturday, March 27, 2010

- 1) Frequent loud gatherings before and after posted Quiet Hours, often resulting in complaints to management from other tenants. (See Document B, enclosed.)
- 2) Exhibiting threatening and intimidating behavior toward on-site managers and other park tenants. Description of two separate incidents follows. (See Document B, enclosed.)

Repetitive Violations

- Repetitive violations without complete documentation as to specific dates and times;
- Recap of two separate incidents, and reference to other incidents, with documentation as to dates and times.

Below is a recap of incidents that show a pattern of non-compliance with the park's Rules & Regulations, including some pertaining to Public Health and Safety issues. These are grouped by:

RECAP OF FILE NOTES: Cornett, Space D-20, River Breeze RV Resort

Document "A"

Recap of File Notes: Cornett, Space D-20

which time Ken demanded to know his site number. The tenant refused to tell him, but Ken persisted to ask. Eventually, the tenant told Ken his site number. Ken said something to the effect that he didn't believe him. The tenant then took out his cell phone and offered to let him call Steve and Julie, the on-site managers, to verify his tenancy. Ken then walked away while telling him that he would call the police instead. Later, as the tenant walked back to his site, two Sheriff's vehicles approached him. They questioned him about his identity and residency. The tenant satisfied them that he was indeed a Park resident.

While reporting the incident to me the following morning, the tenant said that he felt intimidated and disturbed about the encounter. He indicated that he also felt intimidated by two men who had followed him halfway through the park, beginning just beyond the gathering at Space D-20, during his walk. He remarked that he was surprised that Ken Cornett didn't recognize him, being that he's lived at the park for 2 1/2 months and walks the park for exercise almost every night (Additional documentation retained in office files: Written complaints from other park tenants.)