

FORM APPROVED COUNTY COUNSEL 9/3/15 DATE
 BY: GREGORY P. PRIAMOS
 Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

109B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 December 3, 2015

SUBJECT: Abatement of Public Nuisance [Substandard Structure and Accumulated Rubbish]
 Case No: CV11-04858 [BEEMAN AND VON SPECHT]
 Subject Property: 28751 10TH Street, Lake Elsinore; APN: 347-202-002
 District: 1 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structure (dwelling) on the real property located at 28751 10th Street, Lake Elsinore, Riverside County, California, APN: 347-202-002 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit a substandard structure on the property.
2. Betty Jane Beeman and R. Lee Von Specht, the owners of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)

 GREG FLANNERY
 Code Enforcement Official

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE
 BY:
 Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District: 1

Agenda Number:

9-3

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**FORM 11: Abatement of Public Nuisance [Substandard Structure and Accumulated Rubbish]
Case No: CV11-04858 [BEEMAN AND VON SPECHT]
Subject Property: 28751 10TH Street, Lake Elsinore: APN: 347-202-002
District: 1**

DATE: December 3, 2015

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. The owners be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.

4. The accumulation of rubbish on the real property located at 28751 10th Street, Lake Elsinore, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.

5. Betty Jane Beeman and R. Lee Von Specht, the owners of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.

6. If the owners or whoever has possession of the real property does not take the above described actions within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structure and accumulation of rubbish by removing and disposing of the same from the real property.

7. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.

8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structure and accumulation of rubbish on the real property are declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An inspection was made on the subject property by Code Enforcement Jennifer Morris on April 2, 2015. The inspection revealed a substandard structure (dwelling) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: lack of or improper water closet, lavatory, bathtub, shower or kitchen sink, lack of required electrical lighting, lack of adequate heating facilities, defective or deteriorated flooring or floor supports, members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration, members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration, faulty weather protection, general dilapidation or improper maintenance and public and attractive nuisance – abandoned / vacant.

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**FORM 11: Abatement of Public Nuisance [Substandard Structure and Accumulated Rubbish]
Case No: CV11-04858 [BEEMAN AND VON SPECHT]
Subject Property: 28751 10TH Street, Lake Elsinore: APN: 347-202-002
District: 1**

DATE: December 3, 2015

PAGE: 3 of 3

2. The inspection also revealed accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of, but was not limited to the following materials: green waste, demolition debris, scrap wood, damaged furniture and scrap carpet of about 20,675 square feet.

3. There have been approximately two (2) subsequent follow up inspections with the last inspection being July 28, 2015. At each of these inspections the substandard structure and accumulated rubbish remained in violation of Riverside County Ordinance Nos. 457 and 541.

4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for substandard structure and accumulated rubbish.

Impact on Citizens and Businesses

Failure to abate will have a negative impact on citizens or businesses due to health and safety hazards, nuisance and potential impact on real estate values.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

DECLARATION
EXHIBITS A-G

1 **BOARD OF SUPERVISORS**
2 **COUNTY OF RIVERSIDE**

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV11-04858
4 [SUBSTANDARD STRUCTURE AND)
5 ACCUMULATED RUBBISH; APN: 347-202-002,) DECLARATION OF CODE
6 28751 10TH STREET, LAKE ELSINORE, COUNTY) ENFORCEMENT OFFICER
7 OF RIVERSIDE, STATE OF CALIFORNIA; BETTY) JENNIFER MORRIS
8 JANE BEEMAN AND R. LEE VON SPECHT,)
9 OWNERS.)
10) [RCO Nos. 457, 541 and 725]

11 I, Jennifer Morris, declare that the facts set forth below are personally known to me except to the
12 extent that certain information is based on information and belief which I believe to be true, and if called
13 as a witness, I could and would competently testify thereof under oath:

14 1. I am currently employed by the Riverside County Code Enforcement Department as a
15 Code Enforcement Officer. My current official duties as a Code Enforcement Officer include inspecting
16 property for violations and enforcement of the provisions of Riverside County Ordinances.

17 2. On April 2, 2015, I conducted an inspection of the real property described as 28751 10th
18 Street, Lake Elsinore, Riverside County, California, and further described as Assessor's Parcel Number
19 347-202-002 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas
20 Brothers map page indicating the location of THE PROPERTY is attached hereto and incorporated
21 herein by reference as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY is owned by
23 Betty Jane Beeman and R. Lee Von Specht (hereinafter referred to as "OWNERS"). A certified copy of
24 the County Equalized Assessment Roll for the 2015-2016 tax year and a copy of the report generated
25 from the County Geographic Information System ("GIS") is attached hereto and incorporated herein by
26 reference as Exhibit "B." THE PROPERTY is approximately 1.94 acres in size and is located within the
27 R-A (Residential Agricultural) zone classification. Accumulated Rubbish is not permitted to be located on
28 any property within the unincorporated areas of the County of Riverside.

Based on the Lot Book Report from RZ Title Service dated December 24, 2014 and
updated on June 16, 2015, there appears to be no interested parties. True and correct copies of the Lot
Book Reports are attached hereto and incorporated herein by reference as Exhibit "C."

FORM APPROVED COUNTY COUNSEL
BY: *Sophia H. Choi* 9/24/15
DATE: _____
SOPHIA H. CHOI

1 5. On April 2, 2015, I arrived at THE PROPERTY to conduct an inspection. I met with
2 OWNER who granted permission to inspect. I observed accumulated rubbish on THE PROPERTY
3 including, but not limited to: green waste, demolition debris, scrap wood, damaged furniture and scrap
4 carpet, of about 20,675 square feet. This condition causes THE PROPERTY to constitute a public
5 nuisance in violation of the provisions set forth in Riverside County Ordinance ("RCO") No. 541.

6 6. I also observed a substandard structure in a state of general dilapidation. I observed the
7 following conditions which cause the structure to be substandard and THE PROPERTY to constitute a
8 public nuisance in violation of the provisions set forth in RCO No. 457.

9 Dwelling:

- 10 1) Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink;
- 11 2) Lack of required electrical lighting;
- 12 3) Lack of adequate heating facilities;
- 13 4) Defective or deteriorated flooring or floor supports;
- 14 5) Members of walls, partitions or other vertical supports that split, lean, list or buckle due to
15 defective material or deterioration;
- 16 6) Members of ceilings, roofs, ceiling other horizontal members which sag, split, or buckle
17 due to defective material or deterioration;
- 18 7) Faulty weather protection;
- 19 8) General Dilapidation or improper maintenance;
- 20 9) Public and attractive nuisance – abandoned/vacant.

21 7. On April 2, 2015, a Notice of Violation, Notice of Defects and a "Danger Do Not Enter"
22 sign were posted on THE PROPERTY.

23 8. On April 9, 2015, a Notice of Violation and Notice of Defects were mailed to OWNERS
24 by first class mail.

25 9. A site plan and photographs depicting the conditions of THE PROPERTY are attached
26 hereto and incorporated herein by reference as Exhibit "D."

27 10. True and correct copies of each Notice issued in this matter and other supporting
28 documentation are attached hereto and incorporated herein by reference as Exhibit "E."

 11. There have been approximately two (2) subsequent follow up inspections, with the last
inspection being July 28, 2015. THE PROPERTY continues to be in violation of RCO Nos. 457 and 541.

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1 12. Based upon my experience, knowledge and visual observations, it is my determination
2 that the substandard structure (dwelling) and accumulated rubbish on THE PROPERTY creates an
3 extreme health, safety, fire and structural hazard to the neighbors and general public and constitutes a
4 public nuisance in violation of the provisions set forth in RCO Nos. 457 and 541 .

5 13. A recent inspection showed THE PROPERTY remained in violation and constitutes a
6 public nuisance in violation of the provisions set forth of RCO Nos. 457 and 541.

7 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
8 County Recorder, County of Riverside, State of California, on October 26, 2011, as Instrument Number
9 2011-0472416. A true and correct copy of which is attached hereto and incorporated herein by reference
10 as Exhibit "F."

11 15. A Notice to Correct County Ordinance Violations and Abate Public Nuisance, providing
12 notification of the Board of Supervisors' hearing was mailed to OWNERS by first class mail and was
13 posted on THE PROPERTY. True and correct copies of the Notice, together with Proof of Service and
14 the Affidavit of Posting of Notice are attached as hereto and incorporated herein as Exhibit "G."

15 16. Significant rehabilitation, removal and/or demolition of the substandard structure and
16 removal and disposal of all structural materials, rubbish and debris are required to abate the public
17 nuisance and bring THE PROPERTY into compliance with RCO No. 457, the Health and Safety, Uniform
18 Housing, Administrative and Abatement of Dangerous Buildings Codes. In addition, the removal and
19 disposal of all accumulated rubbish is required to abate the nuisance and bring THE PROPERTY into
20 compliance with Riverside County Ordinance No. 541 and the Health and Safety Codes.

21 17. Accordingly, the following findings and conclusions are recommended:

22 (a) the structure (dwelling) be condemned as a substandard building, public and
23 attractive nuisances;

24 (b) the OWNERS, or whoever has possession or control of THE PROPERTY, be
25 required to rehabilitate or demolish said structure, including the removal and disposal of all structural
26 debris and materials, on THE PROPERTY in accordance with the provisions of RCO No. 457;

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1 (c) the OWNERS, or whoever has possession or control of THE PROPERTY, be
2 ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by
3 survey and materials sample testing through the Industrial Hygiene Specialist of the County Health
4 Department, Division of Special Services; and, prior to the abatement ordered in subsection (b) above, to
5 secure the removal and disposal of all asbestos containing materials discovered through such survey
6 and testing by contract with a duly certified and licensed contractor for the handling of such materials to
7 avoid citations and/or fines by South Coast Air Quality Management District ("SCAQMD") pursuant to
8 SCAQMD Rule No. 1403;

9 (d) if the substandard structure is not razed, removed and disposed of, or
10 reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to RCO
11 No. 457, within ninety (90) days of the date of the Board's Order to Abate, the substandard structure and
12 contents therein may be abated by representatives of the Riverside County Code Enforcement
13 Department, a contractor, or the Sheriff's Department upon receipt of an owner's consent or a Court
14 Order where necessary under applicable law authorizing entry onto THE PROPERTY;

15 (e) the accumulation of rubbish on THE PROPERTY be deemed and declared a public
16 nuisance;

17 (f) the OWNERS, or whoever has possession or control of THE PROPERTY be
18 required to remove and dispose of all rubbish in strict accordance with RCO No. 541.

19 (g) if the materials are not removed and disposed of in strict accordance with all
20 Riverside County Ordinances, including but not limited to RCO No. 541, within ninety (90) days after
21 posting and mailing of the Board's Order and Findings, the rubbish may be abated by representatives of
22 the Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon
23 receipt of an owner's consent or a Court Order, where necessary by law, authorizing entry into THE
24 PROPERTY; and

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(h) that reasonable costs of abatement, after notice and opportunity for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE PROPERTY pursuant to Government Code Section 25845 and RCO Nos. 457, 541 and 725.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 26 day of August, 2015, at Perris, California.

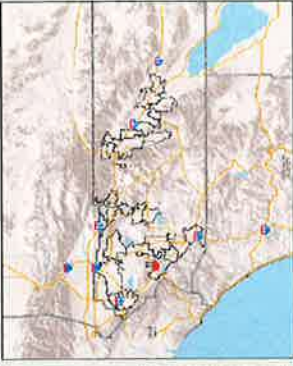


JENNIFER MORRIS
Code Enforcement Officer
Code Enforcement Department

EXHIBIT “A”

CV11-04858

28751 10th Street, Lake Elsinore APN: 347-202-002



Legend

- TBM Page
- TBM Grid
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 536 1,071 Feet



REPORT PRINTED ON... 8/3/2015 11:49:25 AM

© Riverside County TLMA GIS

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

Thomas Bros. Page 836
Grid D7 & E7

EXHIBIT “B”

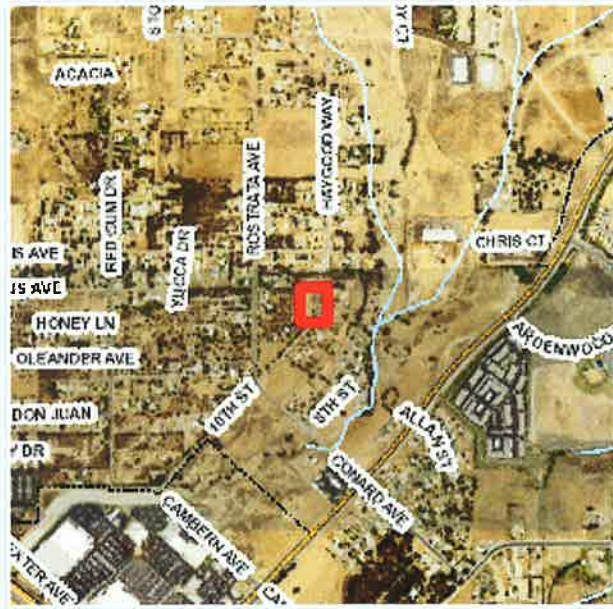
Assessment Roll For the 2015-2016 Tax Year as of January 1,2015

Assessment #347202002-0		Parcel # 347202002-0	
Assessee:	BEEMAN BETTY JANE	Land	53,298
Assessee:	VONSPECHT R LEE	Structure	45,836
Mail Address:	28630 ROSTRATA ST	Full Value	99,134
City, State Zip:	LAKE ELSINORE CA 92532	Total Net	99,134
Real Property Use Code:	R1		
Base Year	2012		
Conveyance Number:	0219268	View Parcel Map	
Conveyance (mm/yy):	5/2011		
TRA:	65-061		
Taxability Code:	0-00		
ID Data:	Lot 217 MB 008/031 ELSINORE EUCALYPTUS TR B		
Situs Address:	28751 10TH ST LAKE ELSINORE CA 92532		



Riverside County Parcel Report
APN 347-202-002
Disclaimer

Report Date: Wednesday, August 05, 2015



APN	<u>347-202-002-0</u>	Supervisorial District 2011	KEVIN JEFFRIES, DISTRICT 1
Supervisorial District 2001			MARION ASHLEY, DISTRICT 5
Previous APN	000000000	Township/Range	T5SR4W SEC 30
Owner Name	BETTY JANE BEEMAN R LEE VONSPECHT	Elevation Range	1,364 - 1,364
Address	28751 10TH ST LAKE ELSINORE, CA 92532	Thomas Bros. Map Page/Grid	PAGE: 836 GRID: D7 PAGE: 836 GRID: E7
Mailing Address	28630 ROSTRATA ST LAKE ELSINORE CA, CA 92532	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: <u>MB 999/999</u> Subdivision Name: ELSINORE EUCALYPTUS TR B Lot/Parcel: 9999 Block: 999 Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary City Sphere: LAKE ELSINORE Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 1.94 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF

			THE MARCH JOINT POWERS AUTHORITY
Property Characteristics	Constructed: 1967 Baths: 0.75 Bedrooms: 1 Central Cool: Y Central Heat: Y Const. Type: WOOD FRAME Prop Area: 1044 SqFt Roof Type: COMPOSITION Stories: 1	County Service Area	In or partially within WARM SPRINGS VALLEY #124 - Road Maintenance
Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	VLDR	Agricultural Preserve	Not in an agricultural preserve
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	PROJECT AREA NAME: I-215 Corridor SUBAREA NAME: Warm Springs AMENDMENT NUMBER: 0 ADOPTION DATE: 2009-02-06 ACREAGE: 853 ACRES
Area Plan (RCIP)	Elsinore	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	WARM SPRINGS POLICY AREA	Airport Compatibility Zones	Not in an Airport Compatibility Zone
<u>Zoning Classifications (ORD. 348)</u>	Zoning: R-A-20000 CZNumber: 5845	Zoning Districts and Zoning Areas	MEADOWBROOK, AREA
<u>Zoning Overlays</u>	Not in a Zoning Overlay	Community Advisory Councils	PERRIS VALLEY (MAC)
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group
CVMSHCP (Coachella Valley Multi-Species Habitat	Not in a Conservation Area	WRMSHCP Cell Number	None

Conservation Plan) Conservation Area			
CVMSHCP Fluvial Sand Transport Special Provision Areas	Not in a Fluvial Sand Transport Special Provision Area	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	None
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>	None	Vegetation (2005)	Developed or Disturbed Land
High Fire Area (Ord. 787)	Not in a High Fire Area	Fire Responsibility Area	STATE RESPONSIBILITY AREA
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	DIF (Development Impact Fee Area Ord. 659)	ELSINORE
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SOUTHWEST	SKR Fee Area (Stephen's Kangaroo Rat Ord. 663.10)	In or partially within an SKR Fee Area
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	NOT WITHIN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	Not in a Development Agreement Area
Circulation Element Ultimate Right-of-Way	Not in a Circulation Element Right-of-Way	Road Book Page	37B
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and	Not in a CETAP Corridor

		Environmental Transportation Acceptability Process) Corridors	
Flood Plan Review	RCFC	Watershed	SANTA ANA RIVER
Water District	WMWD	California Water Board	None
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	Moderate		
Subsidence	Susceptible		
School District	LAKE ELSINORE UNIFIED	Tax Rate Areas	065061 1-215 CORRIDOR PROJ AMD#2 AB1290 COUNTY FREE LIBRARY COUNTY SERVICE AREA 124 COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 ELS MURRIETA ANZA RESOURCE CONS ELSINORE AREA ELEM SCHOOL FUND ELSINORE VAL MUN WTR IMP DIST 1 ELSINORE VALLEY CEMETERY ELSINORE VALLEY MUNICIPAL WATER FLOOD CONTROL ADMINISTRATION FLOOD CONTROL
Communities	North Elsinore		
Lighting (Ord. 655)	Zone B, 35.98 Miles From Mt. Palomar Observatory		
2010 Census Tract	043005		

Farmland	OTHER LANDS	ZONE 3 GENERAL GENERAL PURPOSE LAKE ELSINORE UNIF IMP NO 96-1 LAKE ELSINORE UNIFIED METRO WATER WEST MT SAN JACINTO JUNIOR COLLEGE RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION WESTERN MUNICIPAL WATER
Special Notes	No Special Notes	

Building Permits

Case #	Description	Status
BDE150098	DEMO MOBILE HOME SECOND UNIT	ISSUED
BZ180411	PVT LOT TRLR HOOKUP	FINAL
BZ91258	TOOL SHED	FINAL

Environmental Health Permits

Case #	Description	Status
No Environmental Health Permits	Not Applicable	Not Applicable

Planning Cases

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
CV1104858	ABATEMENT	OPEN
CV1104863	ABATEMENT	OPEN

EXHIBIT “C”



P.O. Box 1193
 Whittier, CA 90609
 Tel # (562) 325-8351
 Fax # (714) 783-3038

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street
 Riverside

CA 92501

Attn: Brent Steele
 Reference: CV11-04858 / Regina Keyes\32809
 IN RE: BEEMAN, BETTY JANE

Order Number: **33382**

Order Date: 6/3/2015
 Dated as of: 6/16/2015

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 28751 10th Street
 Lake Elsinore

CA 92532

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 347-202-002-0

Assessments:	Land Value:	\$52,255.00
	Improvement Value:	\$44,939.00
	Exemption Value:	\$0.00
	Total Value:	\$97,194.00

Property Taxes for the Fiscal Year	2014-2015
Total Annual Tax	\$1,012.04
Status: Paid through	06/30/2014

NO OTHER EXCEPTIONS



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Lot Book Report

Order Number: **32809**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT
4080 Lemon Street
Riverside CA 92501

Order Date: 12/22/2014
Dated as of: 12/24/2014
County Name: Riverside

Attn: Brent Steele
Reference: CV11-04858/Rosa Morales
IN RE: BEEMAN, BETTY JANE

FEE(s):
Report: \$120.00

Property Address: 28751 10th St.
Lake Elsinore CA 92532

Assessor's Parcel No. : 347-202-002-0

Assessments:

Land Value:	\$52,255.00
Improvement Value:	\$44,939.00
Exemption Value:	\$0.00
Total Value:	\$97,194.00

Tax Information

Property Taxes for the Fiscal Year	2014-2015
Total Annual Tax	\$1,012.04
Status: Paid through	06/30/2015

Property Vesting

The last recorded document transferring title of said property

Dated	03/15/2011
Recorded	05/18/2011



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 32809

Reference: CV11-04858/Rosa

Document No.	2011-0219268
D.T.T.	\$57.20
Grantor	Tax Collector of Riverside County
Grantee	Betty Jane Beeman and R. Lee Von Specht, as joint tenants

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Betty Jane Beeman and R. Lee Von Specht
Case No.	CV07-8215, CV07-9476 & CV09-12403
Recorded	05/27/2011
Document No.	2011-0236501

A Notice of Administrative Proceedings by the	
City of	Moreno Valley
County of	CV11-04858 & CV11-04863
Recorded	10/26/2011
Document No.	2011-0472416

Legal Description

THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

THE EAST TWO-FIFTHS (258.06 FEET) OF LOTS 217 TO 221, OF ELSINORE EUCALYPTUS TRACT B, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

3747-20

T.R.A. 065-061

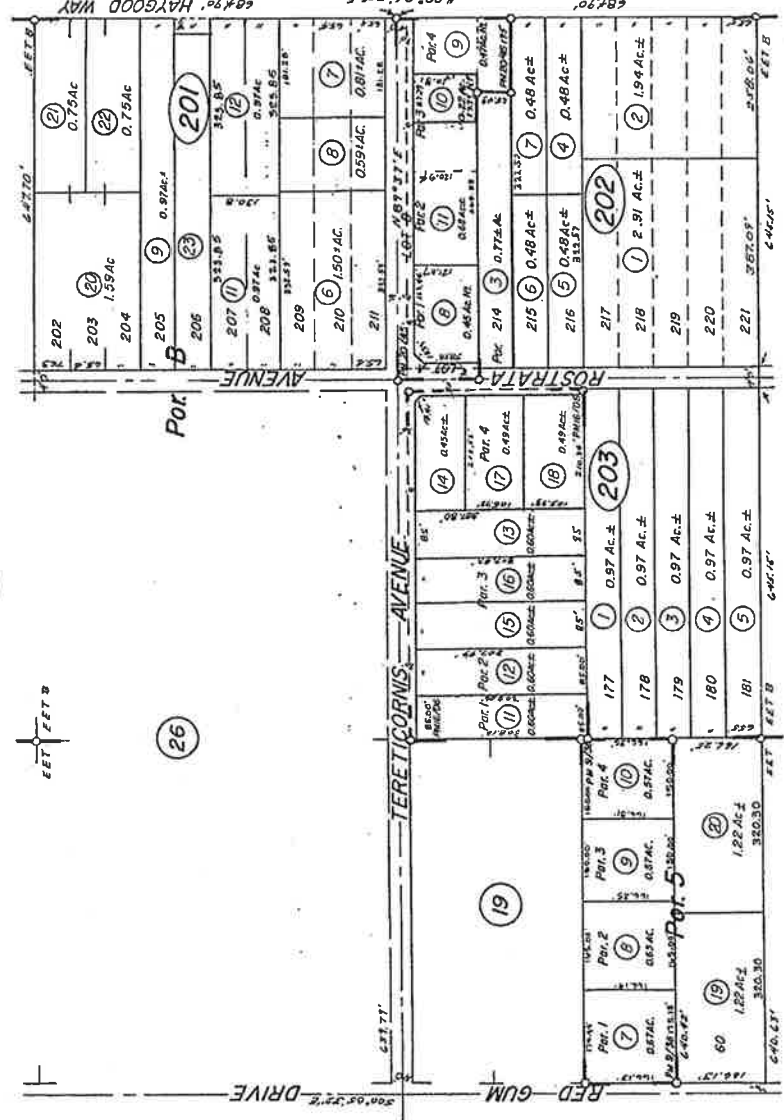
Por. N1/2 S1/2 SEC. 30 T.5S., R.4W.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



DATE	OLD NO.	NEW NO.
3/63	55,62	200,9,20
11/15	000-42	
37	-3	
5/15/54	-4,7	
25-78	-8,11	
3-7	203-1,5	
19	-6	
21-24	-7,10	
67-74	-10,18	
87	201-4, 11	
200-5	12	
203-6	15,20	
201-1	12,14	
201-2	15-17	
201-3	18,19	
14,15,18	201-25	
14,16	201-21	
17,18	201-23	

DATE	OLD NO.	NEW NO.
7/15/54	200-12	204-1
1/74	200-1	201-24
2/15	43	21-11
5/75	24	22,28
7/15	15	23,25
1/76	37-38	27,28
1/76	39	29,42
5/76	31	22,23
9/76	41	26,27
11/76	34	25,48
3/77	40	27,28
5/77	30	24,27
8/77	29	25,25
7/77	47	26,27
8/77	42	28,29
12/77	12,28,35	60
12/77	60	61-63
11/79	45	64
12/79	51,52	65,69
12/79	53	68,71
	44	65,74
	40,50	70,72
	50,57	73,75
	51,54	76,77
	41,56	78,80
	33,41	80,81
	52,53	82,83



DATA: R.S. 23/89 L.L.A. 2447
5/5/87
3/88

M.B. 8/31 ELSINORE EUCLYPTUS TRACT - B
M.B. 6/75 ELSINORE EUCLYPTUS TRACT
P.M. 9/38 Parcel Map No. 5253
P.M. 15/06 Parcel Map 6103
P.M. 20/45 " 6640

SEP 1972

L.L.A. 2471, C.C. 2573

ASSESSORS MAP BK 347 PG. 20
RIVERSIDE COUNTY, CALIF.
J.S.

DATE	OLD NO.	NEW NO.
1/83	101-10	201

BETTY JANE BEEMAN AND R. LEE VON SPECHT
28630 ROSTRATA ST
LAKE ELSINORE, CA 92532

DOC # 2011-0219268

05/18/2011 01:22P Fee:15.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	428	PCOR	NCOR	SMF	NCHG	EXAM
SMF FEE						T:	CTY	UNI	013

TRA 065-061

Doc. Trans. Tax - computed on full value of property conveyed \$ 57.20

Don Kent, Tax Collector

Don Kent
Signature of Declarant

CS

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

M

On which the legally levied taxes were a lien for Fiscal Year 2004-2005

and for nonpayment were duly declared to be in default 2005-347202002-0000

Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and BETTY JANE BEEMAN AND R. LEE VON SPECHT, AS JOINT TENANTS

("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on MARCH 15, 2011 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$52,000.00. NO TAXING AGENCY objected to the sale.

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to BOCK, DIANEL, described as follows:

347202002-0

Assessor's Parcel Number

OUTSIDE CITY

THE EAST TWO-FIFTHS (258.06 FEET) OF LOTS 217 TO 221, OF ELSINORE EUCALYPTUS TRACT B, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

State of California
County of Riverside

Executed on
MARCH 15, 2011

By

Don Kent
Tax Collector

On May 5, 2011, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.
Larry W. Ward, Assessor, Clerk Recorder

By: *L. Taylor* Deputy Seal



§§3708 & 3804 R&T Code

TDL 8-19 (6-97)

When recorded please mail to:
Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2011-0236501
05/27/2011 04:15P Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



M
026
026

NOTICE OF NONCOMPLIANCE

In the matter of the Property of)
Betty Jane Beeman) Case No. CV07-8215, CV07-9476 &
R. Lee Von Specht) CV09-12403

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.541, (RCC Title 8.120.010) described as accumulation of rubbish, Riverside County Ordinance No. 457, (RCC Title 15.16.020) described as substandard structure & Riverside County Ordinance No. 457, (RCC Title 15.48.040) described as substandard mobile home and/or recreational vehicle. Such Proceedings are based upon the noncompliance of such real property, located at 28751 10th Street, Lake Elsinore, CA, and more particularly described as Assessor's Parcel Number 347-202-002 and having a legal description of 1.94 ACRES M/L IN LOTS 217, 218, 219 & 220 MB 008/031 ELSINORE EUCALYPTUS TR B, Records of Riverside County, with the requirements of Ordinance No. 541 & 457 (RCC Title 8.120.010, 15.16.020 & 15.48.040).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer James Pike.

NOTICE IS FURTHER GIVEN in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
Mary Overholt
Code Enforcement Department

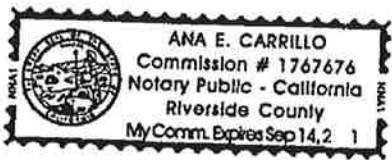
ACKNOWLEDGMENT

State of California)
County of Riverside)

On 05/15/11 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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.

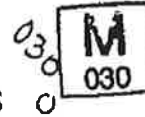
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Ana E. Carrillo
Commission # 1767676 Comm. Expires Sep. 14, 2011



When recorded please mail to:
Riverside County Code Enforcement Department
(District 5 Office)
2431 8 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2011-0472416
10/26/2011 10:39A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on Property of)

Case No.: CV11-04858 & CV11-04863

Betty Jane Beeman
R. Lee Von Specht)

And DOES I through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 28751 10th Street, Lake Elsinore, CA 92532

PARCEL #: 347-202-002

LEGAL DESCRIPTION: 1.94 ACRES M/L IN LOTS 217, 218, 219 & 220 MB 008/031 ELSINORE EUCALYPTUS TR B

VIOLATIONS: Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish, Riverside County Ordinance No. 457, (RCC Title 15.16.020) described as Substandard Structure (quality lower than prescribed by law) and Riverside County Ordinance No. 457, (RCC Title 15.48.040) described as Substandard Mobile Home.

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

Notice is Further Given in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

Dated: October 12, 2011

By: *Mary Overholt*
Mary Overholt, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 10/12/11 before me, Jamison D. Cole, Notary Public, personally appeared Mary Overholt 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.

Jamison D. Cole
Commission # 1847804 Comm. Expires May 7, 2013

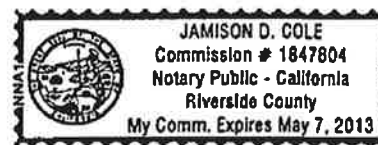


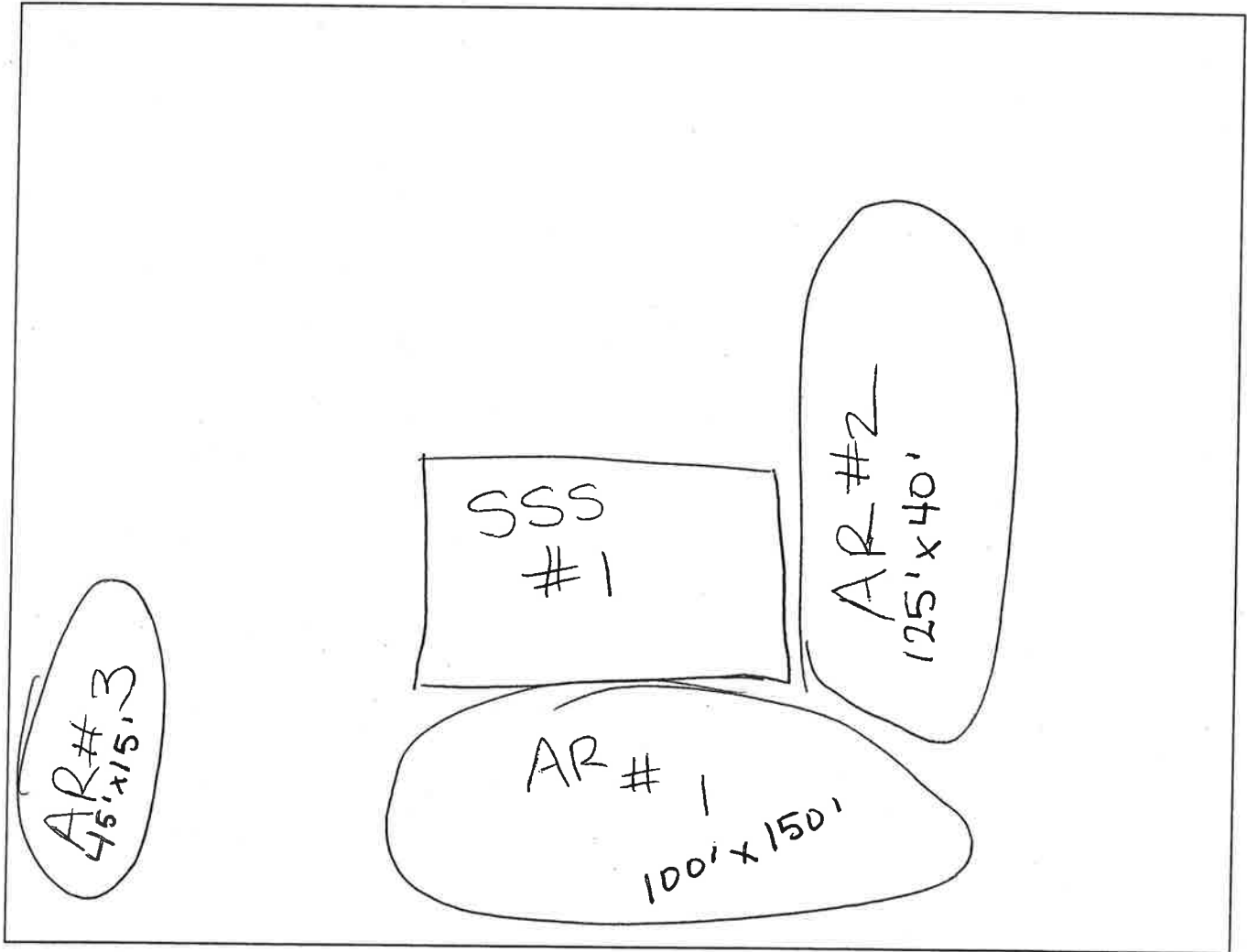
EXHIBIT “D”

SITE PLAN: Case # CV-1104858

OWNER(S): BETTY JANE BEEMAN / R LEE VONSPECHT
SITE ADDRESS: 28751 10TH ST, LAKE ELSINORE
ASSESSOR'S PARCEL: 347-202-002
ACREAGE: 1.94

NORTH ARROW: _____

REAR PROPERTY LINE



FRONT PROPERTY LINE: 28751 10TH ST, LAKE ELSINORE

PREPARED BY: J. Morris DATE: _____

Photographs



AR#1-JMorris 4/2/15



AR#2-JMorris 4/2/15



AR#2-JMorris 4/2/15



AR#2-JMorris 4/2/15



AR#3-JMorris 4/2/15



SSS#1 NOD#13, #14, and #17-JMorris 4/2/15



SSS#1 NOD#1, #5, #7, #10, #11, #13, #14, and #17- JM Morris 4/2/15



SSS#1 NOD#1, #5, #7, #10, #11, #13, #14, and # JM Morris 4/2/15



SSS#1 NOD#11, #13, #14, and #17-JM Morris 4/2/15



SSS#1 NOD#5 and #11-JM Morris 4/2/15



SSS#1 NOD#9-JM Morris 4/2/15



Accumulated rubbish remains-JM Morris 5/6/15



Accumulated rubbish remains-JMorris 5/6/15



Structure remains substandard-JMorris 5/6/15



Accumulated rubbish remains-JMorris 5/6/15



Structure remains substandard-JMorris 7/28/15



Accumulated rubbish remains-JMorris 7/28/15



Accumulated rubbish remains-JMorris 7/28/15



Accumulated rubbish remains-JMorris 7/28/15



Accumulated rubbish remains-JMorris 7/28/15



Accumulated rubbish remains-JMorris 7/28/15

EXHIBIT “E”

RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY

CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

	UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
1. <input checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures	1001(b)4,5	17920.3(a)4,5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
4. <input type="checkbox"/> Hazardous plumbing.....	1001(f)	17920.3(e)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
5. <input checked="" type="checkbox"/> Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
6. <input type="checkbox"/> Hazardous Wiring.....	1001(e)	17920.3(d)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
7. <input checked="" type="checkbox"/> Lack of adequate heating facilities.....	1001(c)6	17920.3(a)6
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
8. <input type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
9. <input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1001(c)2	17920.3(b)2
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
10. <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(c)4	17920.3(b)4
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
11. <input checked="" type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
12. <input type="checkbox"/> Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
13. <input checked="" type="checkbox"/> Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4
A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.		
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
15. <input type="checkbox"/> Fire hazard.....	1001(i)	17920.3(h)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
16. <input type="checkbox"/> Extensive fire damage.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....		
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
18. <input type="checkbox"/> Improper occupancy.....	1001(n)	17920.3(n)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
19. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
20. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. TBA CV11-04858 Address 28751 10th St. Lake Elsinore
 Date 4/2/15 Officer J. Morris



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

April 3, 2015

RE CASE NO: CV1104858

I, J. (Jennifer) Morris, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
17650 Cajalco Road
Perris, California 92570
Mail Stop #5165.

That on 4/2/15 at 2:00 pm, I securely and conspicuously posted Notice of Violation for RCC 8.120.010 (Accumulated Rubbish) and RCC 15.16.020 (Substandard Structure), Notice of Defects for Substandard Structure, and Danger Do Not Enter Sign at the property described as:


Property Address: 28751 10TH ST, LAKE ELSINORE

Assessor's Parcel Number: 347-202-002

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on April 3, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: J. (Jennifer) Morris, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

April 9, 2015

BETTY JANE BEEMAN / R. LEE VON SPECHT
28751 10TH ST
LAKE ELSINORE, CA 92532

RE CASE NO: CV1104858 at 28751 10TH ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 347-202-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 28751 10TH ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 347-202-002, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

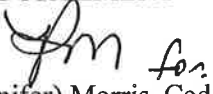
- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY April 18, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in black ink, appearing to read "Jm for", is written over the typed name below.

By: J. (Jennifer) Morris, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

April 9, 2015

BETTY JANE BEEMAN / R LEE VONSPECHT
28630 ROSTRATA ST
LAKE ELSINORE, CA 92532

RE CASE NO: CV1104858 at 28751 10TH ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 347-202-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 28751 10TH ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 347-202-002, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

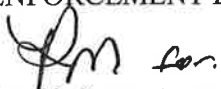
- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY April 18, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in black ink, appearing to read 'JM for.', is written over the printed name below.

By: J. (Jennifer) Morris, Code Enforcement Officer

RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:	UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
1. <input checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
2. <input type="checkbox"/> Lack of hot and cold running water to plumbing fixtures	1001(b)4,5	17920.3(a)4,5
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
4. <input type="checkbox"/> Hazardous plumbing.....	1001(f)	17920.3(e)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
5. <input checked="" type="checkbox"/> Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
6. <input type="checkbox"/> Hazardous Wiring.....	1001(e)	17920.3(d)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
7. <input checked="" type="checkbox"/> Lack of adequate heating facilities.....	1001(o)6	17920.3(a)6
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
8. <input type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
9. <input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1001(c)2	17920.3(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
10. <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(c)4	17920.3(b)4
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
11. <input checked="" type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
12. <input type="checkbox"/> Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
13. <input checked="" type="checkbox"/> Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4
A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
15. <input type="checkbox"/> Fire hazard.....	1001(i)	17920.3(h)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
16. <input type="checkbox"/> Extensive fire damage.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....		
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
18. <input type="checkbox"/> Improper occupancy.....	1001(a)	17920.3(a)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
19. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
20. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. TRACV11-04858 Address 28751 10th St Lake Elsinore
 Date 4/2/15 Officer J. Morris



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1104858

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Rosalva Morales, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on April 9, 2015, I served the following documents(s):

Notice of Violation & Notice of Defects (1)

by placing a true copy thereof enclosed in a sealed envelope(s) by **FIRST CLASS MAIL** addressed as follows:

BETTY JANE BEEMAN / R LEE VONSPECIIT 28630 ROSTRATA ST, LAKE ELSINORE, CA 92532
BETTY JANE BEEMAN / R. LEE VON SPECHT 28751 10TH ST, LAKE ELSINORE, CA 92532

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON April 9, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rosalva Morales, Code Enforcement Aide

EXHIBIT “F”

When recorded please mail to:
Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2011-0472416
10/26/2011 10:39A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



030
M
030

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on Property of)

Case No.: CV11-04858 & CV11-04863

Betty Jane Beeman
R. Lee Von Specht)

And DOES I through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 28751 10th Street, Lake Elsinore, CA 92532

PARCEL #: 347-202-002

LEGAL DESCRIPTION: 1.94 ACRES M/L IN LOTS 217, 218, 219 & 220 MB 008/031 ELSINORE EUCALYPTUS TR B

VIOLATIONS: Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as Accumulated Rubbish, Riverside County Ordinance No. 457, (RCC Title 15.16.020) described as Substandard Structure (quality lower than prescribed by law) and Riverside County Ordinance No. 457, (RCC Title 15.48.040) described as Substandard Mobile Home.

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

Notice is Further Given in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: Mary Overholt
Mary Overholt, Code Enforcement Department

Dated: October 12, 2011

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 10/12/11 before me, Jamison D. Cole, Notary Public, personally appeared Mary Overholt 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.

Jamison D. Cole
Commission # 1847804 Comm. Expires May 7, 2013

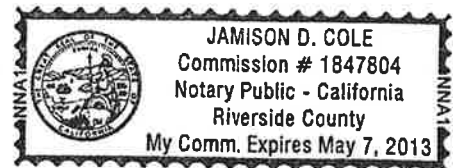


EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

November 6, 2015

**NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE
PUBLIC NUISANCE**

TO: Owners
(See Attached Proof of Service
and Responsible Parties List)

Case No.: CV11-04858
APN: 347-202-002
Property: 28751 10th Street, Lake Elsinore

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 457, 541 and 725 to consider the substandard structure and accumulation of rubbish located on the SUBJECT PROPERTY described as 28751 10th Street, Lake Elsinore, Riverside County, California, and more particularly described as Assessor's Parcel Number 347-202-002.

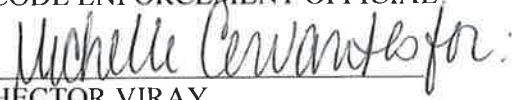
YOU ARE HEREBY DIRECTED as owners of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared a public nuisance and be abated by removing the violations from the real property.

SAID HEARING will be held on **Tuesday, December 15, 2015, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under RCO No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under RCO No. 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

We encourage you to contact Code Enforcement at (951) 955-2004 upon receipt of this Notice to discuss the case and attempt to reach a resolution prior to the hearing. If you plan to attend the hearing, please check-in with Code Enforcement staff at 8:30 a.m. on the day of the hearing in the lobby of the first floor annex in front of the Clerk of the Board's Office.

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL


HECTOR VIRAY
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 28751 10th Street, Lake Elsinore;

Case No.: CV11-04858

APN: 347-202-002; District 1

BETTY JANE BEEMAN
R. LEE VON SPECHT
28630 ROSTRATA STREET
LAKE ELSINORE, CA 92532

1 **PROOF OF SERVICE**

2 Case No. CV11-04858

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Sue Jimenez, the undersigned, declare that I am a citizen of the United States and am employed in
5 the County of Riverside, over the age of 18 years and not a party to the within action or proceeding;
6 that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501.

7 That on November 6, 2015 I served the following document(s):

- 8 • **NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE**
- 9 • **NOTICE LIST**

10 by placing a true copy thereof enclosed in a sealed envelope(s) addressed as follows:

11 **OWNER**
12 **(SEE ATTACHED NOTICE LIST)**

13
14 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
15 and processing correspondence for mailing. Under that practice it would be deposited with
16 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
17 California, in the ordinary course of business.

18 **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices
19 of the addressee(s).

20 XX **STATE - I declare under penalty of perjury under the laws of the State of California that the**
21 **above is true and correct.**

22 **FEDERAL - I declare that I am employed in the office of a member of the bar of this court at**
23 **whose direction the service was made.**

24 EXECUTED ON November 6, 2015, at Riverside, California.

25
26
27
28

SUE JIMENEZ



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

November 17, 2015

RE CASE NO: CV1104858

I, Brian Bealer, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
17650 Cajalco Road
Perris, California 92570
Mail Stop #5165.

That on November 17, 2015 at 10:50am, I securely and conspicuously posted a Notice to Correct County Ordinance Violations and Abate Public Nuisance on the gate at the property described as:

Property Address: 28751 10TH ST, LAKE ELSINORE

Assessor's Parcel Number: 347-202-002

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on November 17, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Brian Bealer, Sr. Code Enforcement Officer