

FORM APPROVED COUNTY COUNSEL 7/18/16
 BY: GREGORY P. PRIAMOS DATE



309B

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

FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:

AUGUST 11, 2016

SUBJECT: Abatement of Public Nuisance [Substandard Structure]
 Case No: CV14-02511 [MUGAR]
 Subject Property: 18815 Grand Avenue, Lake Elsinore; APN:371-240-001
 District: 1 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structure (Commercial Structure) on the real property located at 18815 Grand Avenue, Lake Elsinore, Riverside County, California, APN: 371-240-001 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. Ronald Thomas Mugar, the owner 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.

Hector Viray
 HECTOR VIRAY
 Interim Code Enforcement Official

(Continued)

| 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*
 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: 9-1

Departmental Concurrence

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

FORM 11: Abatement of Public Nuisance [Substandard Structure]

Case No: CV14-02511 [MUGAR]

Subject Property: 18815 Grand Avenue, Lake Elsinore; APN: 371-240-001

District: 1

DATE: AUGUST 11, 2016

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. The owner 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. If the owner of the real property does not take the above described action 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 by removing and disposing of the same from the real property.

5. 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.

6. County Counsel be directed to prepare the necessary Findings of Fact, Conclusions and Order to Abate Nuisance for approval by the Board that the substandard structure on the real property is declared to be in violation of Riverside County Ordinance No. 457, and a public nuisance.

BACKGROUND:

1. An inspection was made on the subject property by Code Enforcement Officer Thomas McMullen on November 2, 2015. The inspection revealed a substandard structure (Commercial Structure) 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, members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration, members of ceiling, 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, public and attractive nuisance – abandoned/vacant.

2. There have been approximately three (3) follow up inspections, with the last inspection being on June 29, 2016. The property continues to be in violation of Riverside County Ordinance 457.

3. 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 structures.

Impact on Citizens and Businesses

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

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

FORM 11: Abatement of Public Nuisance [Substandard Structure]

Case No: CV14-02511 [MUGAR]

Subject Property: 18815 Grand Avenue, Lake Elsinore; APN: 371-240-001

District: 1

DATE: AUGUST 11, 2016

PAGE: 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration

Exhibits A-G

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



9-3

9:00 a.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Code Enforcement regarding Public Hearing on Abatement of Public Nuisance [Substandard Structure] on Case No. CV 14-02511, located at 18815 Grand Avenue, Lake Elsinore; APN: 371-240-001, 1st District, the Chairman called the matter for hearing.

On motion of Supervisor Benoit, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to September 20, 2016 at 9:00 a.m. or as soon as possible.

Roll Call:

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on August 23, 2016 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: August 23, 2016
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.

9-3

xc: Trans/Code Enforce., COB

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 14-02511
4 [SUBSTANDARD STRUCTURE]; APN: 371-240-)
5 001, 18815 GRAND AVENUE, LAKE ELSINORE,) DECLARATION OF CODE
6 COUNTY OF RIVERSIDE, STATE OF) ENFORCEMENT OFFICER
7 CALIFORNIA; RONALD THOMAS MUGAR,) THOMAS MCMULLEN
8 OWNER.)
9 _____) [RCO Nos. 457 and 725]

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

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

16 2. On November 2, 2015, I conducted an inspection of the real property described as 18815
17 Grand Avenue, Lake Elsinore, Riverside County, California, and further described as Assessor's Parcel
18 Number 371-240-001 (hereinafter described as "THE PROPERTY"). A true and correct copy of a
19 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and
20 incorporated herein by reference as Exhibit "A."

21 3. A review of the County Geographic Information System ("GIS") records and Grant Deed
22 recorded on March 23, 2015, disclosed that THE PROPERTY is owned by Ronald Thomas Mugar
23 (hereinafter referred to as "OWNER"). A certified copy of the County Equalized Assessment Roll for the
24 2015-2016 tax year, Grant Deed (Document Number 2015-0115350) and a copy of the GIS report is
25 attached hereto and incorporated herein by reference as Exhibit "B."

26 ///
27 ///
28 ///

FORM APPROVED COUNTY COUNSEL
BY: *Sophiah Choi* 7/15/2015
DATE
SOPHIAH CHOI

1 4. Based on the Lot Book Report from RZ Title Service dated May 16, 2016, it is determined
2 that another party may potentially hold a legal interest in THE PROPERTY, to wit: Virginia C. Lawrence,
3 Trustee of the Virginia C. Lawrence Living Trust (Created April 14, 2003), (hereinafter referred to as
4 "INTERESTED PARTY"). A true and correct copy of the Lot Book Report is attached hereto and
5 incorporated herein by reference as Exhibit "C."

6 5. On November 2, 2015, I arrived at THE PROPERTY to conduct an inspection. I met with
7 OWNER who granted permission to inspect. I observed the following conditions which cause the
8 structure to be substandard and THE PROPERTY to constitute a public nuisance in violations set forth in
9 Riverside County Ordinance ("RCO") No. 457.

10 Commercial Structure:

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

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

23 7. On November 17, 2015, a Notice of Violation and Notice of Defects were mailed to
24 OWNER by first class mail.

25 8. On June 2, 2016, Notice of Violation and Notice of Defects were mailed to OWNER and
26 INTERESTED PARTY by certified mail, return receipt requested.

27 9. 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 "D."

 10. A site plan and photographs depicting the conditions of THE PROPERTY are attached
hereto and incorporated herein by reference as Exhibit "E."

///

1 11. There have been approximately three (3) subsequent follow up inspections, with the last
2 inspection being June 29, 2016. THE PROPERTY continues to be in violation of RCO No. 457.

3 12. Based upon my experience, knowledge and visual observations, it is my determination
4 that the substandard structure (Commercial Structure) on THE PROPERTY creates an extreme health,
5 safety, fire and structural hazard to the neighbors and general public and constitutes a public nuisance in
6 violation of the provisions set forth in RCO No. 457.

7 13. A recent inspection showed THE PROPERTY remained in violation and constitutes a
8 public nuisance in violation of the provisions set forth of RCO No. 457.

9 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
10 County Recorder, County of Riverside, State of California, on June 29, 2016, as Instrument Number
11 2016-0266552. A true and correct copy of the Notice of Pendency of Administrative Proceedings is
12 attached hereto and incorporated herein by reference as Exhibit "F."

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

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

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

23 (a) the structure (Commercial Structure) be condemned as a substandard building,
24 public and attractive nuisance;

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

28 ///


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

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

20 Executed this 13th day of July, 2016, at Perris, California.

21
22 

23 THOMAS MCMULLEN
24 Code Enforcement Officer
25 Code Enforcement Department
26
27
28

EXHIBIT “A”

18815 Grand Ave., Lake Elsinore APN: 371-240-001

CV14-02511



Legend

- TBM Page
- TBM Grid
- Townships
- Survey
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

Thomas Bros Page 896 Grid F4

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.

0 614 1,228 Feet

REPORT PRINTED ON...6/28/2016 4:15:26 PM

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MAPS/IMAGES



PARCEL

| | | | |
|---------------------------------|--|-------------------------------------|---|
| APN | 371-240-001-4 | Supervisorial District 2011 | KEVIN JEFFRIES, DISTRICT 1 |
| | | Supervisorial District 2001 | BOB BUSTER, DISTRICT 1 |
| Previous APN | 195100061 | Township/Range | T6SR4W SEC 29 |
| Owner Name | RONALD THOMAS MUGAR | Elevation Range | 1,300 - 1,332 |
| Address | 18815 GRAND AVE LAKE ELSINORE, CA 92530 | Thomas Bros. Map Page/Grid | PAGE: 896 GRID: F4 |
| Mailing Address | 3241 KIPPS KORNER RD NORCO CA, CA 92860 | Indian Tribal Land | Not in Tribal Land |
| Legal Description | Recorded Book/Page: MB 6/296 Subdivision Name: RESUB OF BLK D OF ELSINORE Lot/Parcel: 32 Block D Tract Number: Not Available | City Boundary/Sphere | Not within a City Boundary City Sphere: LAKE ELSINORE Annexation Date: Not Applicable No LAFCD Case # Available Proposals: Not Applicable |
| Lot Size | Recorded lot size is 3.44 acres | March Joint Powers Authority | NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY |
| Property Characteristics | No Property Description Available | County Service Area | Not in a County Service Area |

PLANNING

| | | | |
|---|---|--|--|
| Specific Plans | Not within a Specific Plan | Historic Preservation Districts | Not in an Historic Preservation District |
| Land Use Designations | RC-EDR | Agricultural Preserve | Not in an agricultural preserve |
| General Plan Policy Overlays | Not in a General Plan Policy Overlay Area | Redevelopment Areas | PROJECT AREA NAME: 1-1986 SUBAREA NAME: Lakeland Village/Wildomar AMENDMENT NUMBER: 1 ADOPTION DATE: 1999-07-20 ACREAGE: 2888.39 ACRES |
| Area Plan (RCIP) | Elsinore | Airport Influence Areas | Not in an Airport Influence Area |
| General Plan Policy Areas | None | Airport Compatibility Zones | Not in an Airport Compatibility Zone |
| Zoning Classifications (ORD 348) | Zoning: C-R-S CZ Number: 0 | Zoning Districts and Zoning Areas | SOUTH ELSINORE, AREA |
| Zoning Overlays | Not in a Zoning Overlay | Community Advisory Councils | Not in a Community Advisory |

ENVIRONMENTAL

| | | | |
|--|--|---|-----------------------------|
| CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area | 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 Conservation Plan) Conservation Area | Not in a Conservation Area | WRMSHCP Cell Number | None |
| 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 |
| WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area | None | Vegetation (2005) | Developed or Disturbed Land |

FIRE

| | | | |
|---|-----------|--------------------------|-----|
| Fire Hazard Classification (Ord. 787) | VERY HIGH | Fire Responsibility Area | SRA |
|---|-----------|--------------------------|-----|

DEVELOPMENT FEES

| | | | |
|--|---|--|-------------------------------------|
| CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord. 875) | NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area | REBD (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) | ELSNORE |
| 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 Kagaroo Rat Ord. 663.10) | Not within a 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 |

TRANSPORTATION

| | | | |
|---|---|--|-----------------------------------|
| Circulation Element Ultimate Right-of-Way | IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA. | Road Book Page | 72 |
| | | Transportation Agreements | Not in a Transportation Agreement |
| | | CETAP (Community and Environmental Transportation Acceptability Process) Corridors | Not in a CETAP Corridor |

HYDROLOGY

| | | | |
|------------------------|---|------------------------|--------------------|
| Flood Plan Review | Outside floodplain, review not required | Watershed | SAN JACINTO VALLEY |
| Water District | WMWD | California Water Board | None |
| Flood Control District | RIVERSIDE COUNTY FLOOD CONTROL DISTRICT | | |

GEOLOGIC

| | | | |
|------------------------|-------------------------------------|-----------------------------|---|
| Fault Zone | Not in a Fault Zone | Paleontological Sensitivity | Low Potential: |
| Faults | WITHIN A 1/2 MILE OF Wildomar Fault | | FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR |
| Liquefaction Potential | Moderate | | |

Subsidence

Susceptible

CONTAINING SIGNIFICANT
PALEONTOLOGICAL RESOURCES
SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

| | | | |
|----------------------------|--|-----------------------|--|
| School District | LAKE ELSINORE UNIFIED | Tax Rate Areas | 065134 CO FREE LIBRARY CO ORTEGA TRAIL REC & PK CO STRUCTURE FIRE PROTECTION CO WASTE RESOURCE MGMT DIST CSA 152 ELS MURRIETA ANZA RESOURCE CONS ELSINORE AREA ELEM SCHOOL FUND ELSINORE VALLEY CEMETERY ELSINORE VALLEY MUNICIPAL WATER ELSINORE VLY MUNI WTR IMP DIST 1 ERAF RDV FLOOD CONTROL ADMIN FLOOD CONTROL ZN 3 GENERAL GENERAL PURPOSE LAKE ELSINORE UNI IMP NO 96-1 LAKE ELSINORE UNIFIED MT SAN JACINTO JR COLLEGE MWD WEST 1302999 RDV PROJ 1-LAKELAND AB1290 RIV CO REGIONAL PARK & OPEN SP RIVERSIDE CO OFC OF EDUCATION SO. CALIF, JT(19,30,33,36,37,56) WESTERN MUNICIPAL WATER |
| Communities | Lakeland Village | | |
| Lighting (Ord. 655) | Zone B, 32.34 Miles From Mt. Palomar Observatory | | |
| 2010 Census Tract | 046401 | | |
| Farmland | URBAN-BUILT UP LAND | | |
| Special Notes | No Special Notes | | |

PERMITS/CASES/ADDITIONAL

Building Permits

| Case # | Description | Status |
|-----------|---|----------|
| 025459 | SPECIAL FOR REHAB | FINALED |
| BCTD70008 | CHANGE OF TENANCY-LAWS ROADHOUSE BAR/3600SF | EXPIRED |
| BK091532 | 001908 | COMPLETE |
| BK110629 | 029274 | COMPLETE |
| BZ159243 | TRAILER HOOKUP | CANCELED |
| BZ165155 | TRAILER HOOKUP PRIVATE | FINAL |
| BZ267171 | SPECIAL INSP 1 DMLG 1 BARN RESTURANT | CANCELED |
| BZ300383 | SPECIAL INSPECTION BAR & RESTAURANT | FINAL |
| BZ305567 | SEPTIC TANK & FITS GREASE TRIP | CANCELED |
| BZ315428 | REPLACE SWGE SYS | CANCELED |
| BZ419960 | SEPTIC SYSTEM REPLACEMENT | FINAL |

Environmental Health Permits

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

Planning Cases

| Case # | Description | Status |
|----------|--|-----------|
| CZ05235 | CHANGE OF ZONE FROM R-R TO C-P-S | APPROVED |
| HR00072 | UPGRADE FROM ON-SALE #42 TO ON-SALE #48 LICENSE | PAID |
| HR01701 | REBUILD AND ZONING VERIFICATION LETTER REQUESTED I | PAID |
| FAR01418 | REPLACE RESTAURANT W/COMM L BLDG AND EQUIP STORAGE | WITHDRAWN |
| FP17924 | RODEO ROUND-UP | VOID |
| FP17925 | RODEO ROUND-UP | APPROVED |
| FP23518 | DETACHED 1100 S.F. WOOD PATIO WITH COVER | DENIED |

Code Cases

| Case # | Description | Status |
|-----------|-------------|--------|
| CV1402511 | ABATEMENT | OPEN |

EXHIBIT “B”

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

Assessment #371240001-4

Parcel # 371240001-4

| | | | |
|--------------------------------|---|-------------------|---------|
| Assessee: | LAWRENCE VIRGINIA C | Land | 137,697 |
| Mail Address: | 3241 KIPPS KORNER RD | Structure | 76,498 |
| City, State Zip: | NORCO CA 92860 | Full Value | 214,195 |
| Real Property Use Code: | C1 | Total Net | 214,195 |
| Base Year | 2014 | | |
| Conveyance Number: | 0115350 | | |
| Conveyance (mm/yy): | 3/2015 | | |
| PUI: | C110000 | | |
| TRA: | 65-134 | | |
| Taxability Code: | 0-00 | | |
| ID Data: | Lot 32 MB 006/296 RESUB OF BLK D OF ELSINORE | | |
| Situs Address: | 18815 GRAND AVE LAKE ELSINORE CA 92530 | | |

[View Parcel Map](#)



EXHIBIT “C”



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

Lot Book Report

Order Number: **35421**

Customer:

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

Attn: Brent Steele
Reference: CV14-02511 / Angie Solis
IN RE: MUGAR, RONALD THOMAS

Order Date: 5/18/2016
Dated as of: 5/16/2016
County Name: Riverside

FEE(s):
Report: \$124.80

Property Address: 18815 Grand Avenue
Lake Elsinore CA 92530

Assessor's Parcel No. : 371-240-001-4

Assessments:

| | |
|--------------------|--------------|
| Land Value: | \$137,697.00 |
| Improvement Value: | \$76,498.00 |
| Exemption Value: | \$0.00 |
| Total Value: | \$214,195.00 |

Tax Information

| | |
|------------------------------------|------------|
| Property Taxes for the Fiscal Year | 2015-2016 |
| Total Annual Tax | \$2,534.71 |
| Status: Paid through | 06/30/2016 |

| | |
|--|-------------|
| Supplemental Property Tax Assessment for the | |
| Fiscal Year | 2014 |
| Bill Number | 053451252-1 |
| First Installment | \$888.36 |
| Penalty | \$88.84 |
| Due Date | 01/31/2016 |
| Status | PAID |



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

Order Number: 35421

Reference: CV14-02511 / Ang

| | |
|--------------------|---------------------|
| Second Installment | \$888.36 |
| Penalty | \$127.47 |
| Due Date | 05/30/2016 |
| Status | NOT PAID-DELINQUENT |

Property Vesting

The last recorded document transferring title of said property

| | |
|--------------|---|
| Dated | 02/19/2015 |
| Recorded | 03/23/2015 |
| Document No. | 2015-0115350 |
| D.T.T. | \$183.15 |
| Grantor | Virginia C. Lawrence, Trustee of the Virginia C. Lawrence Living Trust (Created April 14, 2003) |
| Grantee | Ronald Thomas Mugar, an unmarried man |

Affects Property in Question and Other Property

Deeds of Trust

| | |
|-----------------------|---|
| Position No. | 1st |
| A Deed of Trust Dated | 03/12/2015 |
| Recorded | 03/23/2015 |
| Document No. | 2015-0115351 |
| Amount | \$81,892.00 |
| Trustor | Ronald Thomas Mugar, an unmarried man |
| Trustee | Old Republic Title Company, a California Corporation |
| Beneficiary | Virginia C. Lawrence, Trustee of the Virginia C. Lawrence Living Trust (Created April 14, 2003) |

Affects Property in Question and Other Property



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

Order Number: 35421

Reference: CV14-02511 / Ang

Additional Information

A Notice of Administrative Proceedings by the

| | |
|--------------|--------------|
| City of | Perris |
| County of | Riverside |
| Recorded | 02/19/2015 |
| Document No. | 2015-0068011 |

Abstract of Judgment Filed in the

Superior Court of California, County of San Bernardino-
Central Judicial District

| | |
|--------------|---|
| Case No. | CIVDS909418 |
| Recorded | 12/15/2009 |
| Document No. | 2009-0644565 |
| Amount | \$12,191.28 |
| Debtor | Ronald T. Mugar |
| Creditor | Lobel Financial Corp., a California Corporation |

Legal Description

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

THAT PORTION OF LOT 32 IN BLOCK D OF RESUBDIVISION OF BLOCK D OF ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 296 OF MAPS, SAN DIEGO COUNTY RECORDS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 32, NORTH 53° 30' WEST 360 FEET FROM THE MOST EASTERLY CORNER THEREOF; THENCE SOUTH 36° 30' WEST 515 FEET; THENCE NORTHWESTERLY 300 FEET TO THE MOST WESTERLY LINE OF LOT 32 IN SAID BLOCK D; THENCE NORTHEASTERLY, ON THE NORTHWESTERLY LINE OF SAID LOT 32, TO THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTHEASTERLY, ON THE NORTHEASTERLY LINE OF SAID LOT, 300 FEET TO THE POINT OF BEGINNING.

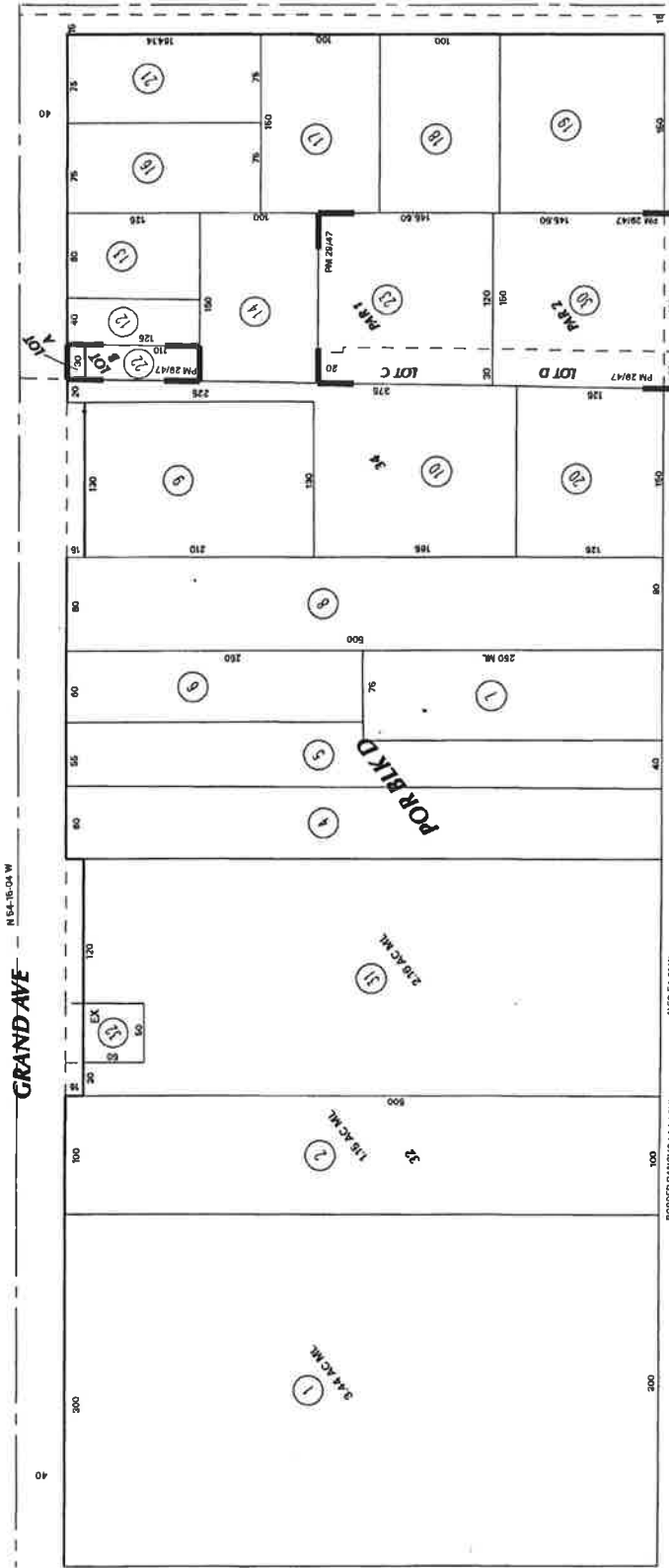
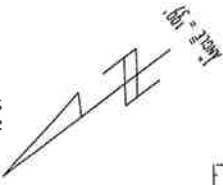
371-24
19-50
19-51

TRA 065-134

SEC. 29 T. 6S., R. 4W

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAR 24 2008



| PARCEL | OLD NUMBER | NEW NUMBER |
|--------|------------|------------|
| 2171 | 11 | 21.51 |
| 2172 | 12 | 21.52 |
| 2173 | 13 | 21.53 |
| 2174 | 14 | 21.54 |
| 2175 | 15 | 21.55 |
| 2176 | 16 | 21.56 |
| 2177 | 17 | 21.57 |
| 2178 | 18 | 21.58 |
| 2179 | 19 | 21.59 |
| 2180 | 20 | 21.60 |

MB 6/296 SD RESUB BLK D ELSINORE
PM 29/47 PARCEL MAP 6637

Mar 2008

380
39

380
40

DATA: R. 3 22/92
W.B. 6/286 S.D.

ASSESSOR'S MAP BK371 PG-24
Riverside County, Calif.

JSM

21

370
18

Old Republic Title Company
Major Accounts - Commercial Division

RECORDING REQUESTED BY:
Emerald Escrow, Inc.
Order No. 2676003889
Escrow No. 66947
Parcel No. 371-240-001-4 & 382-400-006-3
TRA: 065-134 & 065-022
AND WHEN RECORDED MAIL TO:

RONALD THOMAS MUGAR
3241 KIPPS KORNER ROAD
NORCO, CA 92860

DOC # 2015-0115350
03/23/2015 02:24 PM Fees: \$28.00
Page 1 of 2 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor, County Clerk & Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MABRERA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

\$183.15

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS ~~\$174.35~~ and CITY \$
 computed on full value of property conveyed, or
 computed on full value less liens or encumbrances remaining at the time of sale.
 unincorporated area: Lake Elsinore, and

Lawrence

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Virginia C Lawrence, Trustee of the Virginia C Lawrence Living Trust (Created April 14, 2003)

hereby GRANT(S) to Ronald Thomas Mugar, an unmarried man

the following described real property in the County of , State of California:
REF APN 382-400-006 and 371-240-001-4 Legal Description attached hereto and made a part hereof.
More commonly known as: 18815 Grand Ave, Lake Elsinore, CA 92530

Date February 19, 2015

Virginia C Lawrence, Trustee of the Virginia C Lawrence Living Trust (Created April 14, 2003)

Virginia C Lawrence
By: Virginia C Lawrence, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
COUNTY OF Riverside } S.S.

On 2/19/15, before me, S. L. Arrietta, Notary Public, personally appeared Virginia C Lawrence, 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.

Signature S. L. Arrietta (Seal)



ORDER NO. : 2676003889-52

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Riverside, State of California, and is described as follows:

That portion of Lot 32 in Block D of Resubdivision of Block D of Elsinore, in the County of Riverside, State of California, as shown by map on file in Book 6 Page 296 of Maps, San Diego County Records; and that portion of Fractional Section 29, Township 6 South, Range 4 West, San Bernardino Base and Meridian, by metes and bounds:

Beginning at a point on the Northeasterly line of said Lot 32, North 53° 30' West 360 feet from the most Easterly corner thereof; thence South 36° 30' West (said course being parallel with the Southeasterly line of Lot 34, and its Southwesterly extension) to the Westerly line of said Fractional Section 29; thence Northerly, on the Westerly line of said Section 29, to the Northwest corner thereof; thence Easterly, on the Northerly line of said Section, to the Southwesterly line of Rancho La Laguna; thence Southeasterly, on the Southwesterly line of said Rancho, to the most Westerly corner of Lot 32 in said Block D; thence Northeasterly, on the Northwesterly line of said Lot 32, to the most Northerly corner thereof; thence Southeasterly, on the Northeasterly line of said Lot, 300 feet to the point of beginning.

Old Republic Title Company
Major Accounts - Commercial Division

RECORDING REQUESTED BY:
Emerald Escrow, Inc.
Order No. 2676003889
Escrow No. 66947
Parcel No. 371-240-001-4 & 382-400-006-3

DOC # 2015-0115351
03/23/2015 02:24 PM Fees: \$65.00
Page 1 of 6
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO:

VIRGINIA C LAWRENCE, TRUSTEE
OF THE VIRGINIA C LAWRENCE
LIVING TRUST (CREATED APRIL 14,
2003)
33171 STONEMAN
LAKE ELSINORE, CA 92530,

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MABRERA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this 12th day of March, 2015, between
Ronald Thomas Mugar, an unmarried man
herein called TRUSTOR, whose address is
3241 Kipps Korner Road Norco, CA 92860

Old Republic Title Company, a California Corporation herein called TRUSTEE , and

Virginia C Lawrence, Trustee of the Virginia C Lawrence Living Trust (Created April 14, 2003), herein called
BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH
POWER OF SALE, that property in the City of LAKE ELSINORE, County, State of California, described as:

REF APN 382-400-006 and 371-240-001-4 Legal Description attached hereto and made a part hereof .

This Note is given and accepted as a portion of the purchase price.

Due on Sale (Acceleration): If the Trustors shall sell, convey, or alienate said property or any part thereof, or any
interest therein, or shall be divested of their title in any manner or way, whether voluntarily or involuntarily, any indebtedness
or obligation secured hereby, irrespectively of the maturity date express in any note evidencing the same, at the option of the
holder hereof and without demand or notice, shall immediately become due and payable.

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to
and conferred upon Beneficiary by paragraph 10 of the provisions incorporated herein by reference to collect and apply such
rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein.
2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof,
in the principal sum of \$81,892.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the
then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting
it is so secured.

INITIALS: 

Parcel No. 371-240-001-4 & 382-400-006-3

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:

| County | Book | Page | County | Book | Page | County | Book | Page | County | Book | Page | County | Book | Page |
|--------------|------|------|-------------|-------|------|---|------|------|-----------------|------|------|------------|------|------|
| Alameda | 435 | 684 | Imperial | 1091 | 501 | Merced | 1547 | 538 | San Benito | 271 | 383 | Siskiyou | 468 | 181 |
| Alpine | 1 | 250 | Inyo | 147 | 598 | Modoc | 184 | 851 | San Bernardino | 5567 | 61 | Solano | 1105 | 182 |
| Amador | 104 | 348 | Kern | 3427 | 60 | Mono | 52 | 429 | San Francisco | A332 | 905 | Sonoma | 1851 | 689 |
| Butte | 1145 | 1 | Kings | 792 | 833 | Monterey | 2194 | 538 | San Joaquin | 2470 | 311 | Stanislaus | 1715 | 456 |
| Calaveras | 145 | 152 | Lake | 362 | 39 | Napa | 639 | 86 | San Luis Obispo | 1151 | 12 | Sutter | 572 | 297 |
| Colusa | 296 | 617 | Lassen | 171 | 471 | Nevada | 305 | 320 | San Mateo | 4078 | 420 | Tehama | 401 | 289 |
| Contra Costa | 3978 | 47 | Los Angeles | T2055 | 899 | Orange | 5889 | 611 | Santa Barbara | 1878 | 860 | Trinity | 93 | 366 |
| Del Norte | 78 | 414 | Madera | 810 | 170 | Placer | 895 | 301 | Santa Clara | 5336 | 01 | Tulare | 2294 | 275 |
| El Dorado | 568 | 456 | Marin | 1508 | 339 | Plumas | 151 | 5 | Santa Cruz | 1431 | 494 | Tuolumne | 135 | 47 |
| Fresno | 4626 | 572 | Mariposa | 77 | 292 | Riverside | 3005 | 523 | Shasta | 684 | 528 | Ventura | 2062 | 386 |
| Glenn | 422 | 184 | Mendocino | 579 | 530 | Sacramento | 4331 | 62 | Sierra | 29 | 335 | Yolo | 653 | 245 |
| Humboldt | 657 | 527 | | | | San Diego Series 2 Book 1961, Page 183887 | | | | | | Yuba | 334 | 486 |

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property address.

NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST. IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.


 Ronald Thomas Mugar

Document Date: March 12, 2015

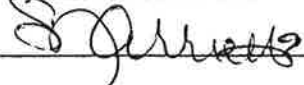
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } S.S.
 COUNTY OF Riverside

On 3-12-15, before me, S. L. Arrietta, Notary Public, personally appeared Ronald Thomas Mugar 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.

Signature  (Seal)



INITIALS: 

ORDER NO. : 2676003889-52

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Riverside, State of California, and is described as follows:

That portion of Lot 32 in Block D of Resubdivision of Block D of Elsinore, in the County of Riverside, State of California, as shown by map on file in Book 6 Page 296 of Maps, San Diego County Records; and that portion of Fractional Section 29, Township 6 South, Range 4 West, San Bernardino Base and Meridian, by metes and bounds:

Beginning at a point on the Northeasterly line of said Lot 32, North 53° 30' West 360 feet from the most Easterly corner thereof; thence South 36° 30' West (said course being parallel with the Southeasterly line of Lot 34, and its Southwesterly extension) to the Westerly line of said Fractional Section 29; thence Northerly, on the Westerly line of said Section 29, to the Northwest corner thereof; thence Easterly, on the Northerly line of said Section, to the Southwesterly line of Rancho La Laguna; thence Southeasterly, on the Southwesterly line of said Rancho, to the most Westerly corner of Lot 32 in said Block D; thence Northeasterly, on the Northwesterly line of said Lot 32, to the most Northerly corner thereof; thence Southeasterly, on the Northeasterly line of said Lot, 300 feet to the point of beginning.

Parcel No. 371-240-001-4 & 382-400-006-3

DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees. Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties, must contain the name of the original

INITIALS: 

Parcel No. 371-240-001-4 & 382-400-006-3

Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so required, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or Proceeding in which Trustor, Beneficiary or Trustee shall be party unless brought by Trustee.

INITIALS: 

Parcel No. 371-240-001-4 & 382-400-006-3

REQUEST FOR FULL RECONVEYANCE

To: , Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Date: March 12, 2015

By: _____

By: _____

Please mail Reconveyance to:

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both original documents must be delivered to the Trustee for cancellation before reconveyance will be made.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } S.S.
COUNTY OF _____

On _____, before me, _____,
personally appeared _____
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.

Signature _____ (Seal)

INITIALS 

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
17650 Cajalco Road
Perris, California 92570
Mail Stop #5165

DOC # 2015-0068011

02/19/2015 04:59P Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor, County Clerk & Recorder



| S | R | U | PAGE | SIZE | DA | MISC | LONG | RFD | COPY |
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| M | A | L | 465 | 426 | PCOR | NCOR | SMF | NCHG | EXAM |
| NCHG CC | | | | | | T: | CTY | UNI | 512 |

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

C
512

In the matter of the public or other code violation(s) on the property of:
VIRGINIA C LAWRENCE)
and DOES I through X, Owners)

Case #: CV-1402511

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: 18815 GRAND AVE, LAKE ELSINORE CA, 92530
PARCEL #: 371-240-001
LEGAL 3.44 acres in LOT 32 of RESUB OF BLK D OF ELSINORE, recorded in MB 6 page
DESCRIPTION: 296

VIOLATION(S): Riverside County Code (Ordinance) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; 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 Sections 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: Hector Viray
Hector Viray, Code Enforcement Department

ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On February 19, 2015 before me, Theresa L. Towner, Notary Public, personally appeared Hector Viray 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.

Commission #:2055052 Expires: February 9, 2018



Signature: *Theresa L. Towner* (Seal)



RECORDING REQUESTED E

GARY DEAN LOBEL
RONALD J. GREEN JR.

WHEN RECORDED MAIL TO

NAME GARY DEAN LOBEL
RONALD J. GREEN JR.
MAILING
ADDRESS P.O. Box 3000
CITY, STATE, ZIP CODE Anaheim CA 92803-3000

DOC # 2009-0644565

12/15/2009 08:00A Fee:20.00

Page 1 of 3

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



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TITLE(S) OF DOCUMENT

12/15/09

ABSTRACT OF JUDGMENT

CVDS909418

Leadpage.3

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): TEL NO:
 Recording requested by and return to
Gary Dean Lobel CBN 105983 . 714-995-3333
Ronald J. Green Jr. CBN 177043
1150 N. Magnolia Avenue, Anaheim CA 92801
 ATTORNEYS JUDGMENT ASSIGNEE OF RECORD
FOR PLAINTIFF CREDITOR

NAME OF COURT: SUPERIOR COURT, COUNTY OF SAN BERNARDIN
STREET ADDRESS: 303 WEST 3RD STREET
MAILING ADDRESS:
CITY AND ZIP CODE: SAN BERNARDINO, CA 92415
BRANCH NAME: CENTRAL JUDICIAL DISTRICT

PLAINTIFF: LOBEL FINANCIAL CORP., a California corporation
DEFENDANT: RONALD T. MUGAR,

ABSTRACT OF JUDGMENT—CIVIL Amended
AND SMALL CLAIMS

CASE NUMBER: CIVDS909418

FOR COURT USE ONLY

1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:
a. Judgment debtor's
Name and last known address
RONALD T. MUGAR
24141 POPPYSTONE
MORENO VALLEY, CA 92551
b. Driver's license No. [last 4 digits] and state: CA 7592 unknown
c. Social Security No. [last 4 digits]: XXX-XX-6394 unknown
Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
RONALD T. MUGAR; 24141 POPPYSTONE ; MORENO VALLEY, CA 92551

2. Information on additional judgment debtors is shown on page two.
3. Judgment creditor (name and address):
LOBEL FINANCIAL CORP., a California corporation,
1150 N. Magnolia Avenue, Anaheim CA 92801
Date: September 23, 2009
() Gary Dean Lobel
(XX) Ronald J. Green Jr.
(TYPE OR PRINT NAME)

4. Information on additional judgment creditors is shown on page two.
5. Original abstract recorded in this county:
a. Date:
b. Instrument No:
(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$12,191.28
7. All judgment creditors and debtors are listed on this abstract.
8. a. Judgment entered on (date): 11-05-09
b. Renewal entered on (date):
9. This judgment is an installment judgment.

10. An execution attachment lien is endorsed on the judgment as follows:
a. Amount: \$
b. In favor of (name and address):
11. A stay of enforcement has
a. not been ordered by the court.
b. been ordered by the court effective until (date):
12. a. I certify that this is a true and correct abstract of the judgment entered in this action.
b. A certified copy of the judgment is attached.
Clerk, by B. Vartanian, Deputy



This abstract issued on (date):
NOV 24 2009

PLAINTIFF: LOBEL FINANCIAL CORP.

CASE NUMBER:
CIVDS909418

DEFENDANT: RONALD T. MUGAR

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):

14. Judgment creditor (*name and address*):

15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS

16. _____ Name and last known address _____

17. _____ Name and last known address _____

Driver's license No.[last 4 digits] and state: Unknown
Social Security No.[last 4 digits]:XXX-XX- Unknown
Summons was personally served at or mailed to (*address*):

Driver's license No.[last 4 digits] and state: Unknown
Social Security No.[last 4 digits]: Unknown
Summons was personally served at or mailed to (*address*):

18. _____ Name and last known address _____

19. _____ Name and last known address _____

Driver's license No.[last 4 digits] and state: Unknown
Social Security No.[last 4 digits]: Unknown

Driver's license No.[last 4 digits] and state: Unknown
Social Security No.[last 4 digits]: Unknown

Summons was personally served at or mailed to (*address*):

Summons was personally served at or mailed to (*address*):

20. Continued on attachment 20.

EXHIBIT “D”



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 14-02511

THE PROPERTY AT: 18815 Grand Ave, Lake Riverside, CA APN#: 371-242-001

WAS INSPECTED BY OFFICER: J. McMullen ID#: 16 ON 11/2/15 AT 1:00 pm

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODE(S) AS FOLLOWS:

Table with 2 columns: Code/Description and Violation Details. Includes codes like 5.28.040, 8.28.030, 8.120.010, 15.08.010, 15.12.020(J)(2), 15.16.020, 15.48.010, 15.48.040, 17.252.030, 17.172.205, 17.000.000, 17.000.000, 17.000.000, 17.000.000, 17.000.000, 17.000.000.

COMMENTS: Structure damaged by vehicle driving through it

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 12/2/15. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY...

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 \$105.00 AS DETERMINED BY THE BOARD OF SUPERVISORS...

SIGNATURE: PRINT NAME: DATE: PROPERTY OWNER TENANT

CDL/CID# D.O.B. TEL. NO. POSTED

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY 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..... <i>SINK</i> | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| OBTAIN PERMIT TO: <input 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..... <i>MISSING WIRING</i> | 1001(b)10 | 17920.3(a)10 |
| OBTAIN PERMIT TO: <input 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 type="checkbox"/> Lack of adequate heating facilities..... | 1001(o)6 | 17920.3(a)6 |
| OBTAIN PERMIT TO: <input 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 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..... <i>MISSING WALL SECTION</i> | 1001(c)4 | 17920.3(b)4 |
| OBTAIN PERMIT TO: <input 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..... <i>MISSING ROOF SECTION</i> | 1001(c)6 | 17920.3(b)6 |
| OBTAIN PERMIT TO: <input 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 <i>broken windows or doors</i> , lack of paint or other approved wall covering. <i>Leaky Leak at Roof</i> | | |
| OBTAIN PERMIT TO: <input 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 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(b) |
| 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 type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 18. <input type="checkbox"/> Improper occupancy..... | 1001(a) | 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. CV14 02511 Address 18815 Grand Av., Lake Elsinore, CA

Date 11/02/15 Officer T McMullen #16 APN 371-240-001

*SCC: 222013 786619
GAS: 352470*



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

June 22, 2016

RE CASE NO: CV1402511

I, Thomas McMullen, 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 11/02/15 at 1400 hours, I securely and conspicuously posted
Notice of Violation (RCC 15.16.020), Notice of Defects, Do Not Enter sign at the property described as:

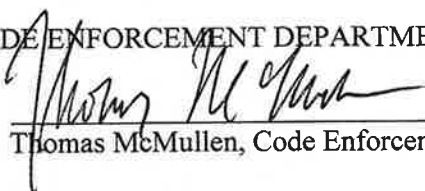
Property Address: 18815 GRAND AVE, LAKE ELSINORE

Assessor's Parcel Number: 371-240-001

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

Executed on June 22, 2016 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Thomas McMullen, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

June 2, 2016

RONALD THOMAS MUGAR
3241 KIPPS KORNER RD
NORCO, CA 92860

RE CASE NO: CV1402511 at 18815 GRAND AVE, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 371-240-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 18815 GRAND AVE, in the community of LAKE ELSINORE California, Assessor's Parcel Number 371-240-001, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) ,Ord. 725, of the Riverside County Code.

Said violation is described as:

- 1) 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 Pendency" 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.

- 2) Ord. 725 - Ord. 725 ABATEMENT COST RECOVERY

Any person, whether acting as a principal, agent, employee, owner, lessor, lessee, tenant, occupant, operator or contractor, or otherwise, who causes, allows or maintains a violation of any provision of a Land Use Ordinance or the rules, regulations, orders, permits or conditions of approval issued pursuant thereto, shall be liable to the County of Riverside for abatement costs including, but not limited to administrative and civil penalties and any other damages suffered by the County, its agents and agencies, as a result of such violation.

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

- 1) 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.
- 2) Please contact Demandprocessing@rctlma.org.

COMPLIANCE MUST BE COMPLETED BY June 16, 2016. 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

By: Brian Bealer, Sr. Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

June 2, 2016

Virginia C. Lawrence, Trustee of the
Virginia C. Lawrence Living Trust (Created April 14, 2003)
33171 Stoneman
Lake Elsinore, CA 92530

RE CASE NO: CV1402511 at 18815 GRAND AVE, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 371-240-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 18815 GRAND AVE, in the community of LAKE ELSINORE California, Assessor's Parcel Number 371-240-001, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) ,Ord. 725, of the Riverside County Code.

Said violation is described as:

- 1) 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 Pendency" 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.

- 2) Ord. 725 - Ord. 725 ABATEMENT COST RECOVERY

Any person, whether acting as a principal, agent, employee, owner, lessor, lessee, tenant, occupant, operator or contractor, or otherwise, who causes, allows or maintains a violation of any provision of a Land Use Ordinance or the rules, regulations, orders, permits or conditions of approval issued pursuant thereto, shall be liable to the County of Riverside for abatement costs including, but not limited to administrative and civil penalties and any other damages suffered by the County, its agents and agencies, as a result of such violation.

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

- 1) 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.
- 2) Please contact Demandprocessing@rctlma.org.

COMPLIANCE MUST BE COMPLETED BY June 16, 2016. 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

By: Brian Bealer, Sr. Code Enforcement Officer

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY 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..... <i>SINK</i> | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| OBTAIN PERMIT TO: <input 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(c) |
| 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..... <i>MIXED WIRING</i> | 1001(b)10 | 17920.3(a)10 |
| OBTAIN PERMIT TO: <input 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 type="checkbox"/> Lack of adequate heating facilities..... | 1001(o)6 | 17920.3(a)6 |
| OBTAIN PERMIT TO: <input 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 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..... <i>MISSING WALL SECTION</i> | 1001(c)4 | 17920.3(b)4 |
| OBTAIN PERMIT TO: <input 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..... <i>MISSING ROOF SECTION</i> | 1001(c)6 | 17920.3(b)6 |
| OBTAIN PERMIT TO: <input 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. <i>LEAKY LEAK AT ROOF</i> | | |
| OBTAIN PERMIT TO: <input 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 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 type="checkbox"/> Repair Per Applicable Building Codes | | <input checked="" 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. CV14 02511 Address 18815 Grand Av., Lake Elsinore, CA
 Date 11/02/15 Officer T McMillan #16 APR 371-240-001

SCF: 222013 781619
 GAS: 352470

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY 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..... <i>Sink</i> | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| | OBTAIN PERMIT TO: <input 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..... <i>Missing Wiring</i> | 1001(b)10 | 17920.3(a)10 |
| | OBTAIN PERMIT TO: <input 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 type="checkbox"/> Lack of adequate heating facilities..... | 1001(o)6 | 17920.3(a)6 |
| | OBTAIN PERMIT TO: <input 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 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..... <i>Missing Wall Section</i> | 1001(c)4 | 17920.3(b)4 |
| | OBTAIN PERMIT TO: <input 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..... <i>Missing Roof Section</i> | 1001(c)6 | 17920.3(b)6 |
| | OBTAIN PERMIT TO: <input 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. <i>Large Leak at Roof</i> | | |
| | OBTAIN PERMIT TO: <input 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 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 type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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. CV14 02511 Address 18815 Grand Av., Lake Elsinore, CA
 Date 11/02/15 Officer T. McMillan #16 APP 371-240-001
SEE: 222013 781619
GAS: 352470



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1402511

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Angie Solis, 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 June 2, 2016, I served the following documents(s):

Notice of Violation With Notice of Defects

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:

RONALD THOMAS MUGAR 3241 KIPPS KORNER RD, NORCO, CA 92860
Virginia C. Lawrence, Trustee of the Virginia C. Lawrence Living Trust (Created April 14, 2003) 33171 Stoneman, Lake
Elsinore, CA 92530

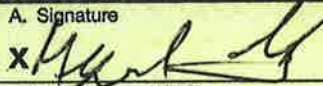

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course 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 June 2, 2016, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Angie Solis, Code Enforcement Aide

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY | |
|--|--|--|
| <ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. | A. Signature  | |
| | B. Received by (Printed Name) | <input type="checkbox"/> Agent <input type="checkbox"/> Addressee C. Date of Delivery 6/14/06 |
| 1. Article Addressed to: | D. Is delivery address different from item 1? <input type="checkbox"/> Yes or delivery address below: <input type="checkbox"/> No | |
| RONALD THOMAS MUGAR 3241 KIPPS KORNER RD NORCO, CA 92860 CV14-02511 B.BEALER | | |
|  9590 9403 0621 5183 5155 98 | <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery (over \$500) | |
| 2. Article Number (Transfer from service label) | <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery | |
| 7015 0640 0001 7543 7604 | | |
| PS Form 3811, April 2015 PSN 7530-02-000-9053 | | Domestic Return Receipt |

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

7015 0640 0001 7543 7604

| | | |
|--|----|--|
| Certified Mail Fee | \$ | |
| Extra Services & Fees (check box, add fee as appropriate) | | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |
| Postage | \$ | |
| Total Postage | \$ | |
| Sent To | | |
| Street and Apt | | |
| City, State, Zip | | |

Postmark Here

RONALD THOMAS MUGAR
 3241 KIPPS KORNER RD
 NORCO, CA 92860
 CV14-02511 B.BEALER

PS Form 3800, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions

English Customer Service USPS Mobile



Quick Tools

Mail & Ship

Track & Manage

Postal Store

USPS Tracking®

Tracking Number: 70150640000175437598

Product & Tracking Information

Postal Product:

Features:
Certified Mail™

| DATE & TIME | STATUS OF ITEM | LOCATION |
|--|---|--------------------------|
| June 8, 2016 , 8:37 am | Delivered | LAKE ELSINORE, CA 92530 |
| Your item was delivered at 8:37 am on June 8, 2016 in LAKE ELSINORE, CA 92530. | | |
| June 4, 2016 , 3:48 pm | Notice Left (No Authorized Recipient Available) | LAKE ELSINORE, CA 92530 |
| June 3, 2016 , 10:19 pm | Arrived at USPS Facility | MORENO VALLEY, CA 92553 |
| June 3, 2016 , 7:18 pm | Departed USPS Facility | SAN BERNARDINO, CA 92403 |
| June 3, 2016 , 6:48 pm | Arrived at USPS Facility | SAN BERNARDINO, CA 92403 |

Track Another Package

Tracking (or receipt) number

Track It

Available Actions

Text Updates

Email Updates

Manage Incoming Packages

Track all your packages from a dashboard. No tracking numbers necessary.

Sign up for My USPS ›



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OFFICIAL USE

| | |
|--|----|
| Certified Mail Fee | |
| \$ | |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |
| Postage | |
| \$ | |
| Total Postage and Fee | \$ |
| Sent to | |
| Street and Apt. No. | |
| City, State, ZIP+4® | |

Postmark Here

Virginia C. Lawrence, Trustee of the Virginia C. Lawrence Living Trust (Created A
 33171 Stoneman
 Lake Elsinore, CA 92530
 CV14-02511 B BEALER

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 7543 7598

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- [About USPS Home](#)



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

November 17, 2015

RONALD THOMAS MUGAR
3241 KIPPS KORNER RD
NORCO, CA 92860

RE CASE NO: CV1402511 at 18815 GRAND AVE, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 371-240-001

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 18815 GRAND AVE, in the community of LAKE ELSINORE California, Assessor's Parcel Number 371-240-001, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), Ord. 725, of the Riverside County Code.

Said violation is described as:

- 1) 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.

- 2) Ord. 725 - Ord. 725 ABATEMENT COST RECOVERY

Any person, whether acting as a principal, agent, employee, owner, lessor, lessee, tenant, occupant, operator or contractor, or otherwise, who causes, allows or maintains a violation of any provision of a Land Use Ordinance or the rules, regulations, orders, permits or conditions of approval issued pursuant thereto, shall be liable to the County of Riverside for abatement costs including, but not limited to administrative and civil penalties and any other damages suffered by the County, its agents and agencies, as a result of such violation.

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

- 1) 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.
- 2) Please contact Demandprocessing@rctlma.org.

COMPLIANCE MUST BE COMPLETED BY December 5, 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

By: Brian Bealer, Sr. Code Enforcement Officer

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY 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..... <i>SINK</i> | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| | OBTAIN PERMIT TO: <input 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..... <i>MIXED WIRING</i> | 1001(b)10 | 17920.3(a)10 |
| | OBTAIN PERMIT TO: <input 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 type="checkbox"/> Lack of adequate heating facilities..... | 1001(o)6 | 17920.3(a)6 |
| | OBTAIN PERMIT TO: <input 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 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..... <i>MISSING WALL SECTION</i> | 1001(c)4 | 17920.3(b)4 |
| | OBTAIN PERMIT TO: <input 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..... <i>MISSING ROOF SECTION</i> | 1001(c)6 | 17920.3(b)6 |
| | OBTAIN PERMIT TO: <input 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. <i>LEAKY LEAKS AT ROOF</i> | | |
| | OBTAIN PERMIT TO: <input 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 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 type="checkbox"/> Repair Per Applicable Building Codes | | <input checked="" 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. CV14 02511 Address 18815 Grand Av. Lake Elsinore, CA
 Date 11/02/15 Officer T McMullen #16 APP 371-240-001

SCE: 222013 781619
 GAS: 352470



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1402511

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Angie Solis, 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 November 17, 2015, I served the following documents(s):

Notice of Violation With Notice of Defects

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

RONALD THOMAS MUGAR 3241 KIPPS KORNER RD, NORCO, CA 92860

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

CODE ENFORCEMENT DEPARTMENT

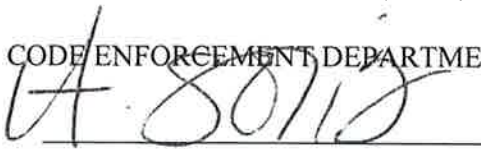

By: Angie Solis, Code Enforcement Aide

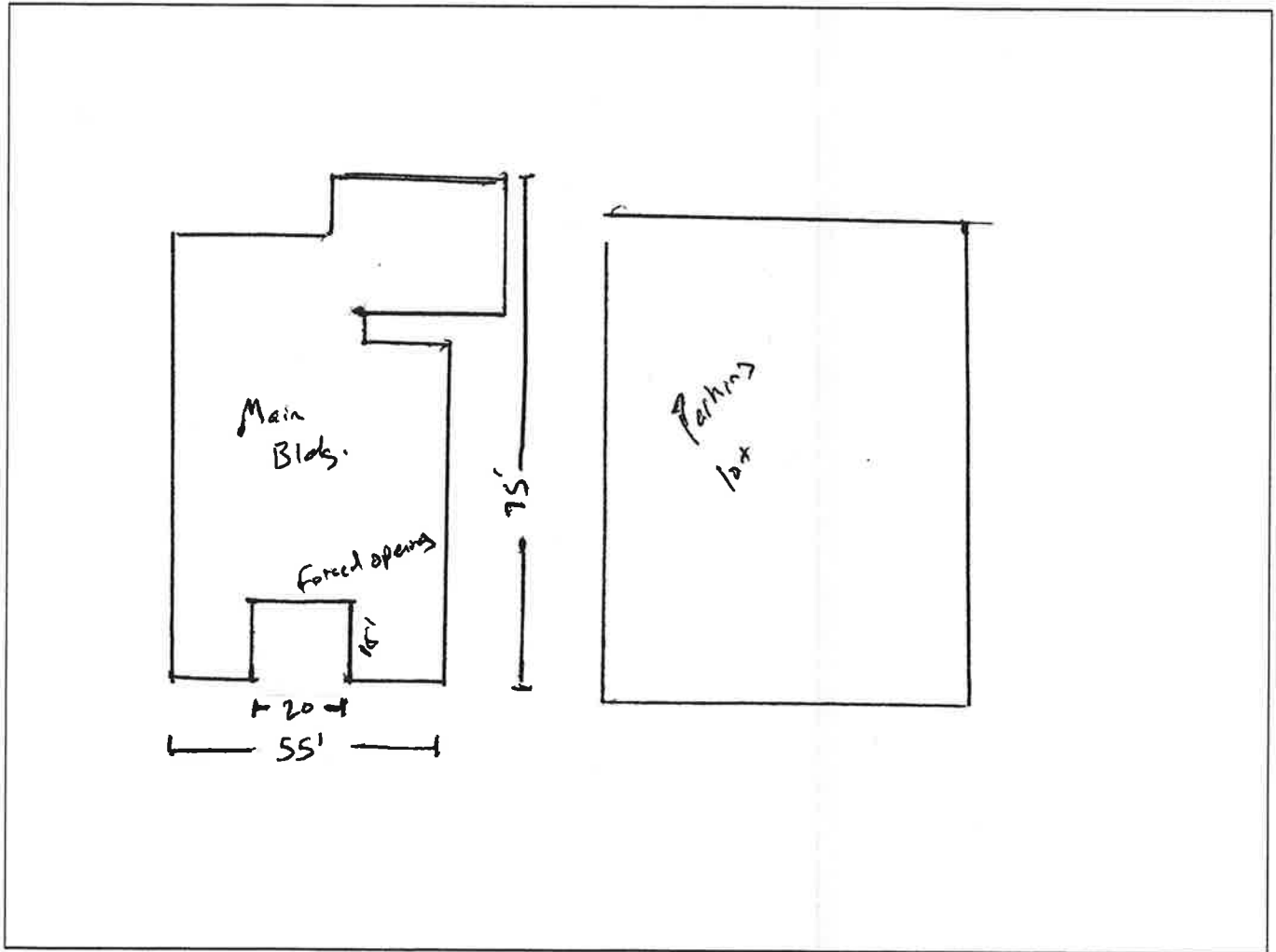
EXHIBIT “E”

SITE PLAN: Case # CV-1402511

OWNER(S): RONALD THOMAS MUGAR
SITE ADDRESS: 18815 GRAND AVE, LAKE ELSINORE
ASSESSOR'S PARCEL: 371-240-001
ACREAGE: 3.44

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 18815 GRAND AVE, LAKE ELSINORE

PREPARED BY: T McMullen

DATE: 6/16/16

Photographs



110215 TM lack of exterior wall



110215 TM missing wall and roof



110215 TM missing roof section



110215 TM missing wall and roof



110215 TM missing wall and roof



110215 TM stripped interior

110215 TM stripped interior - 11/03/2015



110215 TM stripped interior - 11/03/2015



110215 TM damaged drywall - 11/03/2015



110215 TM stripped interior



110215 TM damaged drywall



110215 TM damaged interiors



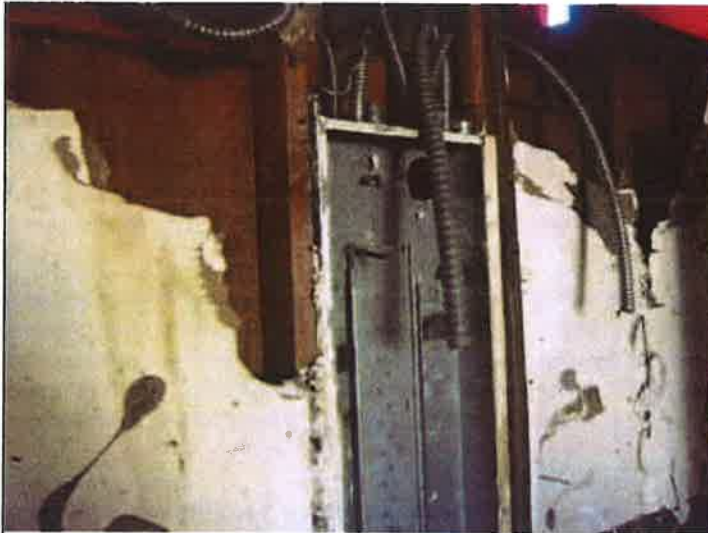
110215 TM damaged exterior wall



110215 TM lack of plumbing fixtures



110215 TM damaged bathroom



110215 TM lack of electrical



110215 TM postings



110215 TM damaged interiors - 11/03/2015



110215 TM damaged exterior wall - 11/03/2015



110215 TM postings - 11/03/2015



050916 TM - 05/09/2016

Photographs



050916 TM



060616 TM

Photographs



062916 TM



062916 TM

EXHIBIT “F”

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

2016-0266552

06/29/2016 11:47 AM

Customer Copy Label

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
17650 Cajalco Road
Perris, California 92570
Mail Stop #5165

(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
RONALD THOMAS MUGAR)
and DOES I through X, Owners)

Case #: CV14-02511

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: 18815 GRAND AVE, LAKE ELSINORE CA, 92530

PARCEL #: 371-240-001

LEGAL DESCRIPTION: 3.44 acres in LOT 32 of RESUB OF BLK D OF ELSINORE, recorded in MB 6 page 296

VIOLATION(S): Riverside County Code (Ordinance) 15.16.020 (Ord. 457), Ord. 725 that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; 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 Sections 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: Hector Viray
Hector Viray, Code Enforcement Department

 **COPY**

ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On JUNE 29, 2016 before me, Michael C. Sanders, Notary Public, personally appeared Hector Viray 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.

Commission #:2027856 Expires: June 7, 2017



Signature: Michael Sanders (Seal)

EXHIBIT “G”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

July 15, 2016

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE

TO: Owner and Interested Party
(See Attached Proof of Service
and Responsible Parties List)

Case No.: CV14-02511
APN: 371-240-001
Property: 18815 Grand Avenue, 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 and 725 to consider the substandard structure located on the SUBJECT PROPERTY described as 18815 Grand Avenue, Lake Elsinore, Riverside County, California, and more particularly described as Assessor's Parcel Number 371-240-001.


YOU ARE HEREBY DIRECTED as owner 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, August 23, 2016, 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.

HECTOR VIRAY
INTERIM CODE ENFORCEMENT OFFICIAL


MICHELLE CERVANTES
Acting Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 18815 Grand Avenue, Lake Elsinore;

Case No.: CV14-02511

APN: 371-240-001; District 1

RONALD THOMAS MUGAR
3241 KIPPS KORNER ROAD
NORCO, CA 92860

VIRGINA C. LAWRENCE, TRUSTEE
OF THE VIRGINA C. LAWRENCE
LIVING TRUST CREATED APRIL 14, 2003
33171 STONEMAN
LAKE ELSINORE, CA 92530

1 **PROOF OF SERVICE**

2 Case No. CV14-02511

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 July 15, 2016 I served the following document(s):

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

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

12 **SEE ATTACHED NOTICE LIST**


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

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

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

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

23 EXECUTED ON July 15, 2016, at Riverside, California.

24 
25 _____
26 SUE JIMENEZ
27
28



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Alan Brady
Code
Enforcement
Official

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV14-02511

I, David Jurden, hereby declare:

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside
Code Enforcement Department
581 S. Grand Avenue
San Jacinto, CA 92582

2. That on **July 18, 2016 at 1319 PM**, I securely and conspicuously posted **the Notice Correct County Ordinance Violations and Abate Public Nuisance and Notice List** at the property described as:

Property Address: 18815 Grand Avenue, Lake Elsinore

Assessor's Parcel Number: 371-240-001

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

Executed on **July 18, 2016** at San Jacinto, California.

CODE ENFORCEMENT DEPARTMENT

By: _____

David Jurden, Code Enforcement Technician