

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

408 B



**FROM:** County Counsel/TLMA  
Code Enforcement Department


**SUBMITTAL DATE:**  
March 25, 2010

**SUBJECT:** Abatement of Public Nuisance [Substandard Structure & Accumulation of Rubbish]  
Case Nos.: CV 09-02470 & CV 09-05856; CRANSTON  
Subject Property: 33883 Bethel Avenue, Hemet; APN: 458-194-008  
District Three

**RECOMMENDED MOTION:** Move that:

- (1) The substandard structure (detached garage) on the real property located at 33883 Bethel Avenue, Hemet, Riverside County, California, APN 458-194-008 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
- (2) Albert E. Cranston, 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.

(Continued)

  
\_\_\_\_\_  
JULIE A. JARVI, Deputy County Counsel  
for PAMELA J. WALLS, County Counsel

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

<b>SOURCE OF FUNDS:</b>	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

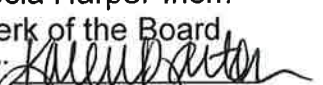
BY:   
Tina Grande

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: April 6, 2010  
xc: Co. Co., CED, Sheriff, Prop. Owner

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.: | District: 3 | Agenda Number:

9.4

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

Dep't Recomm.:  Consent   
Per Exec. Ofc.:  Policy

- (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) The accumulation of rubbish on the real property located at 33883 Bethel Avenue, Hemet, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
- (5) Albert E. Cranston, the owner of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.
- (6) If the 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 owners, receipt of a Court Order authorizing entry onto the real property, or other authorization as provided by law, shall abate the substandard structure and the accumulation of rubbish by removing and disposing of the same from the real property
- (7) The reasonable cost of the 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 Ordinance No. 725.
- (8) County Counsel be directed to prepare the necessary Findings of Fact and Conclusions of Law that the substandard structure on the real property and the accumulation of rubbish are declared to be in violation of Riverside County Ordinance Nos. 457 and 541 and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

**JUSTIFICATION:**

1. An initial inspection was made of the subject real property by the Code Enforcement Officer on April 9, 2009.

2. The inspection revealed a substandard structure (detached garage) on the subject real property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration, members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration, dampness of habitable rooms; faulty weather protection; general dilapidation or improper maintenance; abandoned, vacant, public and attractive nuisance. The inspection also revealed the accumulation of rubbish (approximately 316 square feet) on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of, but was not limited to the following materials: wood, household furniture, used ducting, metal and carpet.
3. Subsequent inspections of the above-described real property on August 11, 2009, September 29, 2009, October 27, 2009, November 9, 2009, November 18, 2009, December 4, 2009, December 15, 2009, January 5, 2010 and March 2, 2010, revealed that the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.
4. Staff and the Code Enforcement Department have complied with the requirements set forth in the appropriate laws of this jurisdiction pertaining to the Administrative Abatement Proceedings for substandard structure and accumulation of rubbish.

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NOS. CV 09-02470 &  
4 [SUBSTANDARD STRUCTURE AND ) CV 09-05856  
5 ACCUMULATED RUBBISH]; APN 458-194-008, )  
6 33883 BETHEL AVENUE, HEMET, COUNTY ) DECLARATION OF OFFICER  
7 OF RIVERSIDE, STATE OF CALIFORNIA; ) ROY RYDER  
8 ALBERT E. CRANSTON, OWNER. )  
9 ) [R.C.O. No. 457, RCC Title 15]  
10 ) [R.C.O. No. 541, RCC Chapter 8]

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

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

18 2. I am informed and believe and based thereon allege that on April 9, 2009, Code  
19 Enforcement Officer Forrey conducted an initial inspection of the real property known as 33883  
20 Bethel Avenue, Hemet, within the unincorporated area of Riverside County, California, which is  
21 further described as Assessor's Parcel Number 458-194-008 (hereinafter referred to as "THE  
22 PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the approximate  
23 location of THE PROPERTY is attached hereto as Exhibit "A" and incorporated herein by reference.

24 3. A review of County records and documents indicate that THE PROPERTY was  
25 owned by Albert E. Cranston (hereinafter referred to as "OWNER") at the time of the inspection  
26 referenced in paragraph number 2 above. Certified copies of the County Equalized Assessment Roll  
27 for the year 2009-2010 and County Geographic Information System ("GIS") report are attached  
28 hereto as Exhibit "B" and incorporated herein by reference.

4. Based on the Lot Book Report from RZ Title Service dated August 11, 2009, it is  
determined that no additional parties potentially hold a legal interest in THE PROPERTY. A true  
and correct copy of the Lot Book Report is attached hereto as Exhibit "C" and incorporated herein by

1 reference.

2 5. I am informed and believe and based thereon allege that on April 9, 2009, Code  
3 Enforcement Officer Forrey conducted an initial inspection of THE PROPERTY on which she  
4 observed a detached garage in a state of general dilapidation. She was met by the caretaker of THE  
5 PROPERTY who granted her permission to conduct an inspection. She observed the following  
6 conditions which cause the structure to be substandard and THE PROPERTY to constitute a public  
7 nuisance in violation of the provisions set forth in Riverside County Ordinance 457, as codified in  
8 Riverside County Code Title 15:

- 9 1) Members of walls, partitions or other vertical supports that split, lean, list or buckle  
due to defective materials or deterioration:
- 10 2) Members of ceiling, roofs, ceiling and roof supports or other horizontal members  
which sag, split, or buckle due to defective material or deterioration:
- 11 3) Dampness of habitable rooms;
- 12 4) Faulty weather protection;
- 13 5) General dilapidation or improper maintenance;
- 14 6) Public and attractive nuisance.

14 6. I am informed and believe and based thereon allege that on April 9, 2009, Officer  
15 Forrey posted a Notice of Defects, a Notice of Violation (RCC 15.16.020 Substandard Structure) and  
16 a "Danger Do Not Enter" sign on THE PROPERTY.

17 7. On April 28, 2009, a Notice of Violations (RCC 15.16.020 Substandard Structure)  
18 was mailed by certified mail, return receipt requested to OWNER.

19 8. On August 11, 2009, I conducted a follow up inspection of THE PROPERTY. The  
20 parcel was open and accessible with no signs restricting access. I observed that the substandard  
21 structure remained on THE PROPERTY and appeared to be getting worse. I also observed several  
22 areas of accumulated rubbish. Using the pacing method, I measured approximately three hundred  
23 sixteen (316) square feet of accumulated rubbish. The rubbish consisted of, but was not limited to  
24 the following items: wood, household furniture, used ducting, metal and carpet. This condition  
25 causes THE PROPERTY to constitute a public nuisance in violation of Riverside County Ordinance  
26 No. 541, as codified in Riverside County Code Chapter 8. I posted a Notice of Violation (RCC  
27 8.120 Accumulation of Rubbish), and a "Do Not Dump" sign on THE PROPERTY.

28 9. On August 11, 2009, a Notice of Violations (RCC 8.120 Accumulation of Rubbish)

1 was mailed by certified mail, return receipt requested to OWNER.

2 10. A site plan and photographs reflecting the substandard condition of the structure and  
3 the accumulated rubbish on THE PROPERTY are attached hereto as Exhibit "D" and incorporated  
4 herein by reference.

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

7 12. On December 3, 2009, Notices of Noncompliance for the substandard structure and  
8 accumulated rubbish was recorded against THE PROPERTY as instrument numbers 2009-0623413  
9 and 2009-0623405. True and correct copies of the recorded Notices of Noncompliance are attached  
10 hereto and incorporated by reference as Exhibit "F".

11 13. I conducted follow up inspections on September 29, 2009, October 27, 2009,  
12 November 9, 2009, November 18, 2009, December 4, 2009, December 15, 2009 and January 5, 2010  
13 and observed that the violations remained on THE PROPERTY.

14 14. I am informed and believe, and based upon said information and belief, allege that  
15 OWNER does not have legal authority or permission to store or accumulate the above described  
16 materials on THE PROPERTY.

17 15. Based upon my experience, knowledge and visual observations, it is my  
18 determination that the substandard structure on THE PROPERTY creates an extreme health, safety,  
19 fire and structural hazard to the neighbors and general public and constitutes a public nuisance in  
20 violation of the provisions set forth in Riverside County Ordinance Nos. 457 and 541.

21 16. On March 1, 2010, the "Notice to Correct County Ordinance Violations and Abate  
22 Public Nuisance" providing notification of the Board of Supervisors hearing scheduled for April 6,  
23 2010, as required by Riverside County Ordinance No. 725, was mailed to OWNER by certified mail,  
24 return receipt requested and on March 2, 2010 was posted on THE PROPERTY. True and correct  
25 copies of the notice, return receipt cards, together with the proof of service and the affidavit of  
26 posting of notices are attached hereto as Exhibit "G" and incorporated herein by reference.

27 17. A follow-up inspection on March 2, 2010 revealed that THE PROPERTY remains in  
28 violation.

1           18.     Significant rehabilitation, removal and/or demolition of the substandard structure and  
2 removal and disposal of all structural materials, rubbish and debris are required to abate the public  
3 nuisance and bring THE PROPERTY into compliance with Riverside County Ordinance Number  
4 457 (RCC Title 15), the Health and Safety, Uniform Housing, Administrative and Abatement of  
5 Dangerous Buildings Codes. In addition, the removal and disposal of all rubbish on THE  
6 PROPERTY is required to bring THE PROPERTY into compliance with Riverside County  
7 Ordinance No. 541.

8           19.     Accordingly, the following findings and conclusions are recommended:

9                   (a)     The structure be condemned as a substandard building, public and attractive  
10 nuisance;

11                   (b)     The OWNER, or whoever has possession or control of THE PROPERTY, be  
12 required to rehabilitate or demolish said structure, including the removal and disposal of all structural  
13 debris and materials, on THE PROPERTY in strict accordance with the provisions of Riverside  
14 County Ordinance No. 457 (RCC Title 15);

15                   (c)     The OWNER, or whoever has possession or control of THE PROPERTY, be  
16 ordered to ascertain the existence or non-existence of asbestos containing materials in said structures  
17 by survey and materials sample testing through the Industrial Hygiene Specialist of the Riverside  
18 County Health Department, Division of Special Services; and, prior to the abatement ordered in  
19 subsection (b) above, to secure the removal and disposal of all asbestos containing materials  
20 discovered through such survey and testing by contract with a duly certified and licensed contractor  
21 for the handling of such materials to avoid citations and/or fines by South Coast Air Quality  
22 Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

23                   (d)     If the substandard structure is not razed, removed and disposed of, or  
24 reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to  
25 Riverside County Ordinance No. 457 (RCC Title 15), within ninety (90) days after the posting and  
26 mailing of the Board's Order and Findings, the substandard structure and contents therein shall be  
27 abated by representatives of the Riverside County Code Enforcement Department, a contractor, or  
28 the Sheriff's Department upon receipt of an owner's consent or a Court Order, where necessary under

1 applicable law, authorizing entry onto THE PROPERTY; and

2 (e) The accumulation of rubbish on THE PROPERTY be deemed and declared a  
3 public nuisance;

4 (f) The OWNER, or whoever has possession or control of THE PROPERTY, be  
5 required to remove all rubbish on THE PROPERTY in strict accordance with the provisions of  
6 Riverside County Ordinance No. 541;

7 (g) If the materials are not removed and disposed of in strict accordance with all  
8 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541 (RCC  
9 Title 8), within ninety (90) days after the posting and mailing of the Board's Order and Findings, the  
10 rubbish shall be abated by representatives of the Riverside County Code Enforcement Department, a  
11 contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order, where  
12 necessary under applicable law, authorizing entry onto THE PROPERTY; and

13 (h) Reasonable costs of abatement, after notice and opportunity for hearing, shall  
14 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against  
15 THE PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance  
16 Nos. 457 and 725 (RCC Titles 15 and 1 respectively).

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

19 Executed this 2<sup>nd</sup> day of March, 2010, at Munich,  
20 California.

21  
22   
23 \_\_\_\_\_  
24 ROY RYDER  
25 Code Enforcement Officer  
26 Code Enforcement Department  
27  
28



SEE 838 MAP

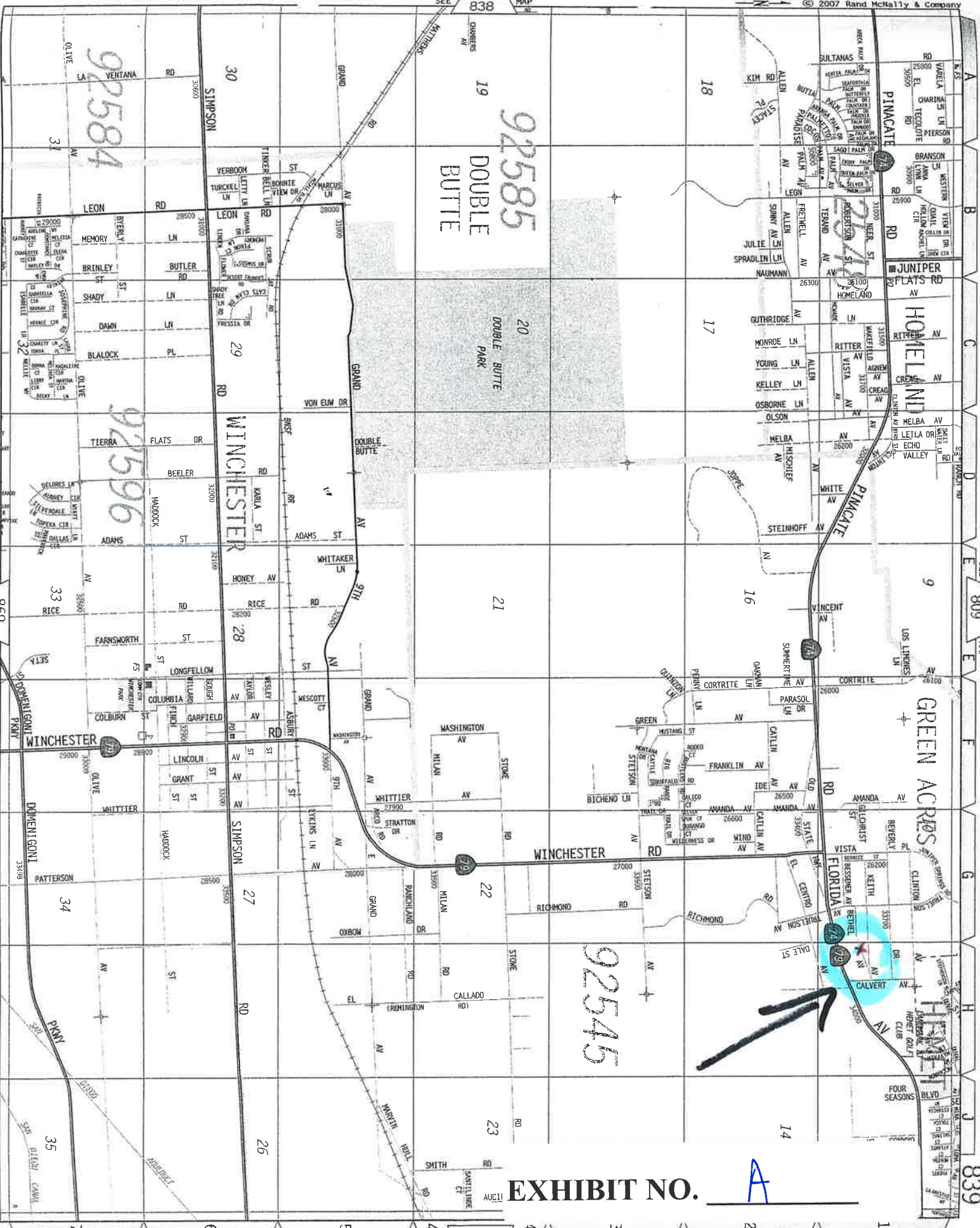


EXHIBIT NO.     A    

SEE 840 MAP

Assessment Roll For the 2009-2010 Tax Year as of January 1, 2009

Assessment #458194008-3		Parcel # 458194008-3	
<b>Assessee:</b>	CRANSTON ALBERT E	<b>Land</b>	26,390
<b>Mail Address:</b>	328 MONTE VISTA AVE	<b>Structure</b>	3,951
<b>City, State Zip:</b>	COSTA MESA CA 92627	<b>Full Value</b>	30,341
<b>Real Property Use Code:</b>	MR	<b>Total Net</b>	30,341
<b>Base Year</b>	1994		
<b>Conveyance Number:</b>	0277414		
<b>Conveyance (mm/yy):</b>	9/1996		
<b>PUI:</b>	M010012		
<b>TRA:</b>	71-319		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 11 MB 014/057 VALLEY VISTA AC 2		
<b>Situs Address:</b>	33883 BETHEL AVE HEMET CA 92545		

**View Parcel Map**

This must be in red to be a  
"CERTIFIED COPY"

I hereby certify the foregoing instrument to which this stamp has been affixed consisting of 1 pages to be a full, true and correct copy of the original on file and of record in my office.

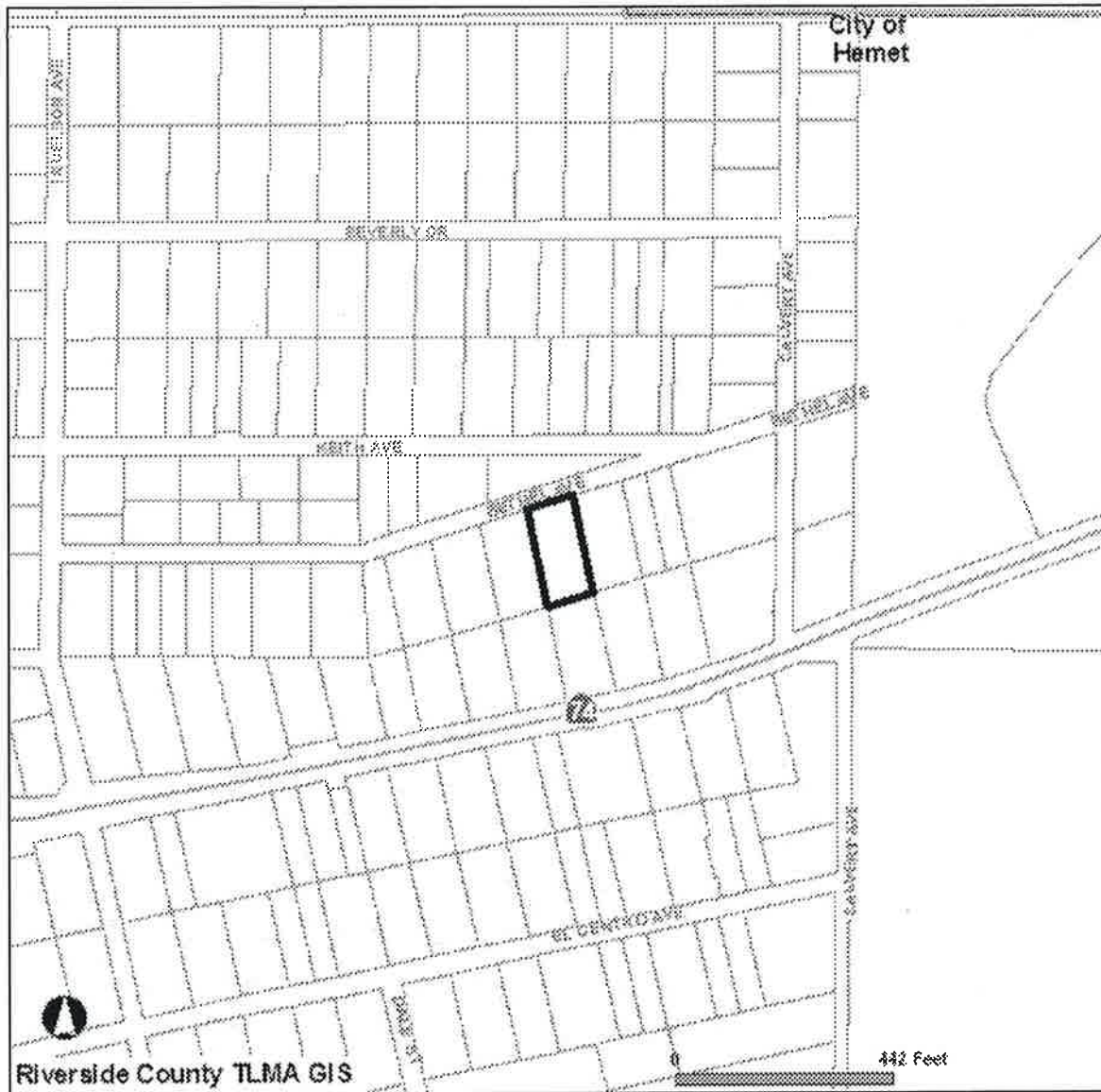
*Larry W. Ward*  
Assessor - County Clerk - Recorder  
County of Riverside, State of California  
**JAN 12 2010**  
Dated: \_\_\_\_\_



Certification must be in red to be a  
"CERTIFIED COPY"

**EXHIBIT NO.**   3

RIVERSIDE COUNTY GIS



Selected parcel(s):  
458-194-008

**\*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.

STANDARD REPORT

**APNs**

458-194-008-3

**OWNER NAME / ADDRESS**

ALBERT E CRANSTON  
33883 BETHEL AVE  
HEMET, CA. 92545

**MAILING ADDRESS**

(SEE OWNER)  
328 MONTE VISTA AVE

**EXHIBIT NO.** \_\_\_\_\_

B<sup>2</sup>

COSTA MESA CA. 92627

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: MB 14/57  
SUBDIVISION NAME: VALLEY VISTA AC 2  
LOT/PARCEL: 11, BLOCK:  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.47 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1030 SQFT., 2 BDRM/ 2 BATH, 1 STORY, CONST'D 1970COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 839 GRID: H1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JEFF STONE, DISTRICT 3

**TOWNSHIP/RANGE**

T5SR2W SEC 15

**ELEVATION RANGE**

1600/1604 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

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**PLANNING**

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**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
RC-LDR

**AREA PLAN (RCIP)**

HARVEST VALLEY / WINCHESTER

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

GREEN ACRES POLICY AREA  
HIGHWAY 79 POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**ZONING OVERLAYS**  
NOT IN A ZONING OVERLAY

**AGRICULTURAL PRESERVE**  
NOT IN AN AGRICULTURE PRESERVE

**REDEVELOPMENT AREAS**  
PROJECT AREA NAME: MCPA  
SUBAREA NAME: HOMELAND/GREEN ACRES  
AMENDMENT NUMBER: 1  
ADOPTION DATE: MAY. 11, 1999  
ACREAGE: 1260 ACRES

**AIRPORT INFLUENCE AREAS**  
NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

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**ENVIRONMENTAL**

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**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

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**FIRE**

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**HIGH FIRE AREA (ORD. 787)**  
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

**FIRE RESPONSIBILITY AREAS**  
NOT IN A STATE RESPONSE AREA

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**DEVELOPMENT FEES**

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**CVMSHCP FEE AREA (ORD. 875)**  
NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

IN OR PARTIALLY WITHIN THESE FEE AREAS. SEE MAP FOR MORE INFORMATION.  
SAN JACINTO

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
HIGHWAY 74/79 CORRIDOR

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
IN OR PARTIALLY WITHIN A FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

**TRANSPORTATION**

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

**ROAD BOOK PAGE**  
104A

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

**HYDROLOGY**

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
EMWD

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
SAN JACINTO VALLEY

**GEOLOGIC**

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**  
NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**  
NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**  
LOW POTENTIAL.  
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

**MISCELLANEOUS**

**SCHOOL DISTRICT**  
HEMET UNIFIED

**COMMUNITIES**  
GREEN ACRES

**COUNTY SERVICE AREA**  
IN OR PARTIALLY WITHIN  
HOMELAND #80 -  
STREET LIGHTING

**LIGHTING (ORD. 655)**  
ZONE B, 28.98 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
042721

**TAX RATE AREAS**

- 071-319
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 80 \*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 146
- CSA 152
- EASTERN MUN WATER IMP DIST 2
- EASTERN MUNICIPAL WATER
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 4
- GENERAL
- GENERAL PURPOSE
- HEMET UNIFIED SCHOOL
- METRO WATER EAST 1301999
- MT SAN JACINTO JUNIOR COLLEGE
- PROJECT 3-HOMELAND 2000 AB1290
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN JACINTO BASIN RESOURCE CONS
- SAN JACINTO VALLEY CEMETERY
- VALLEY HEALTH SYSTEM HOSP DIST
- VALLEY WIDE REC & PARK

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV0902470	ABATEMENT	Apr. 7, 2009
CV0905856	ABATEMENT	Aug. 11, 2009

REPORT PRINTED ON...Thu Dec 31 09:29:05 2009



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

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## Lot Book Report

Order Number: **19619**

**Customer:**

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

Order Date: 8/11/2009

Dated as of: 8/17/2009

County Name: Riverside

Attn: Brent Steele  
Reference: CV09-02470/L. Ross  
IN RE: CRANSTON, ALBERT E.

FEE(s):  
Report: \$114.00

Property Address: 33883 Bethel Ave.  
Hemet CA 92545

Assessor's Parcel No. : 458-194-008-3

**Assessments:**

Land Value:	\$25,873.00
Improvement Value:	\$3,874.00
Exemption Value:	\$0.00
Total Value:	\$29,747.00

## Tax Information

Property Taxes for the Fiscal Year	2008-2009
Total Annual Tax	\$540.46
Status: Paid through	PAID (PAID THRU 06/30/2009)

## Property Vesting

The last recorded document transferring title of said property

Dated 07/19/1996

Recorded 07/25/1996

**EXHIBIT NO.**           C





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

Order Number: 19619  
Reference: CV09-02470/L. Ro

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Document No.	277414
D.T.T.	\$0.00
Grantor	Albert E. Cranston, a single man as his sole and separate property
Grantee	Albert E. Cranston, Trustee of the Albert E. Cranston Living Trust, Dated July 19, 1996

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Albert E. Cranston
Case No.	CV03-5280
Recorded	03/18/2005
Document No.	2005-0214055

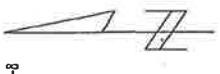
Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Albert E. Cranston
Case No.	CV07-6426
Recorded	08/23/2007
Document No.	2007-0542656

## Legal Description

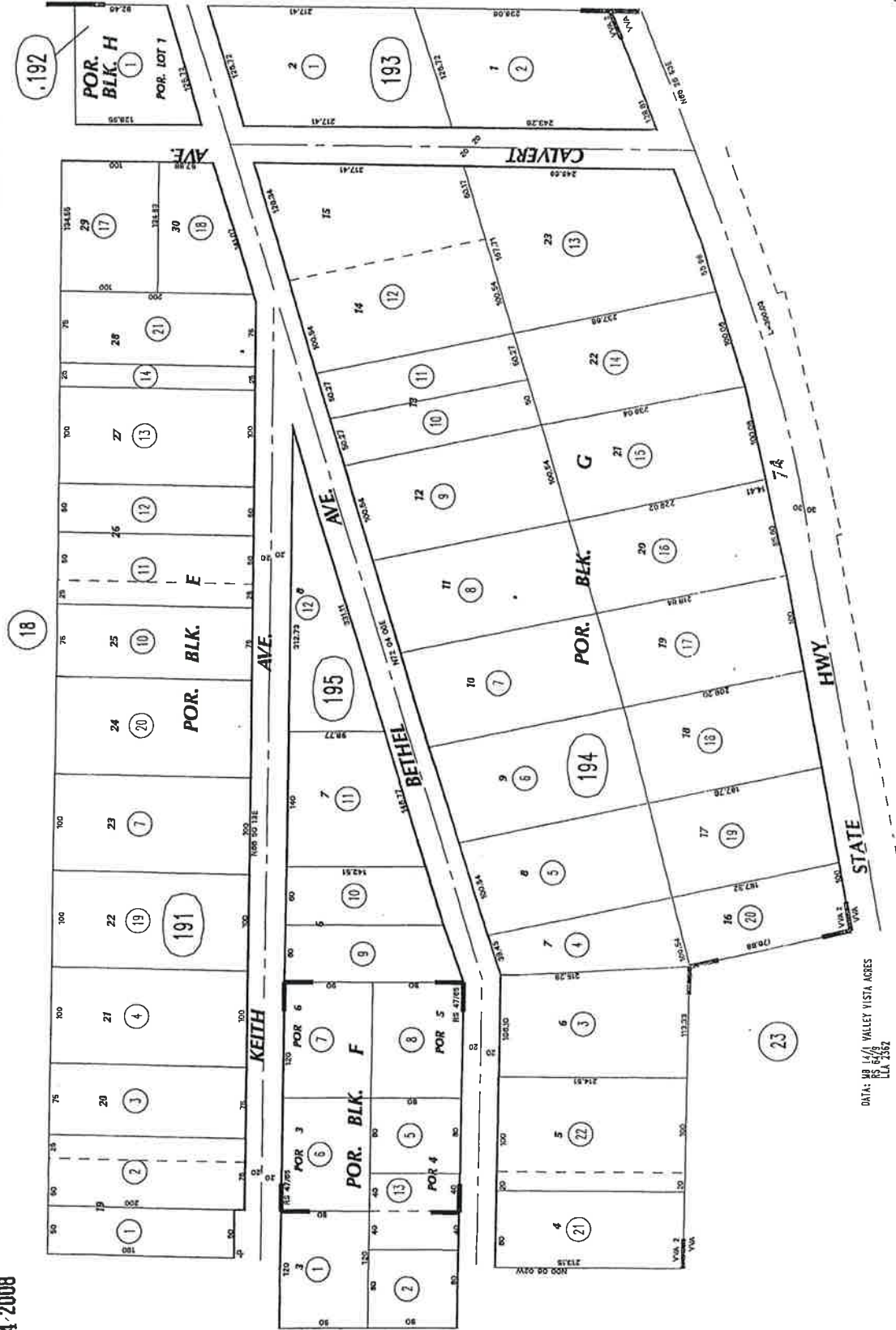
THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

LOT 11 IN BLOCK "G" OF VALLEY VISTA ACRES NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14 PAGE 57, OF MAPS, RECORDS OF SAID COUNTY RECORDER.

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.



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04



SECT	BLK NUMBER	ACRES	VALUER
27/27	103-2-A	1.1	13
27/24	101-2-A	1.1	18
27/24	101-2-B	1.1	21
27/24	101-2-C	1.1	22
27/25	101-2-D	1.1	22
27/25	101-2-E	1.1	22
27/25	101-2-F	1.1	22
27/25	101-2-G	1.1	22
27/25	101-2-H	1.1	22
27/25	101-2-I	1.1	22
27/25	101-2-J	1.1	22
27/25	101-2-K	1.1	22
27/25	101-2-L	1.1	22
27/25	101-2-M	1.1	22
27/25	101-2-N	1.1	22
27/25	101-2-O	1.1	22
27/25	101-2-P	1.1	22
27/25	101-2-Q	1.1	22
27/25	101-2-R	1.1	22
27/25	101-2-S	1.1	22
27/25	101-2-T	1.1	22
27/25	101-2-U	1.1	22
27/25	101-2-V	1.1	22
27/25	101-2-W	1.1	22
27/25	101-2-X	1.1	22
27/25	101-2-Y	1.1	22
27/25	101-2-Z	1.1	22

MB 14/57 VALLEY VISTA ACRES NO. 2  
RS 47/65

Feb 2008

DATA: MB 14/57 VALLEY VISTA ACRES  
RS 47/65

ASSESSOR'S MAP BK458 PG.19  
Riverside County, Calif.

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RECORDING REQUESTED BY,  
WHEN RECORDED MAIL TO,  
and MAIL TAX STATEMENT TO:

Mr. Albert E. Cranston  
328 Monte Vista Ave.  
Costa Mesa, CA 92627

277414  
RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

JUL 25 1996

Recorded in Union Records  
of Riverside County, California  
Recorder  
Fees \$ 6

For Recordars Use Only

M

**QUITCLAIM DEED**  
(Excluded from Proposition 13)

PARCEL NO: 468104008-3  
The undersigned Grantor Declares: DOCUMENTARY TRANSFER TAX IS \$-0-.  
There is no consideration for this transfer. This is a transfer to a Revocable Trust of which the Grantor is both the  
Settlor and the Beneficiary. Therefore, under Section 62 of the California Revenue & Taxation Code the Transfer is  
excluded from the Change of Ownership Provisions.

The undersigned, ALBERT E. CRANSTON, a single man as his sole and separate property  
does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

ALBERT E. CRANSTON, Trustee of the  
ALBERT E. CRANSTON LIVING TRUST, Dated July 19, 1996

the following described property in the  
County of RIVERSIDE, State of CALIFORNIA:

LOT 11 in BLOCK "G" of VALLEY VISTA ACRES NO. 2, as shown by Map  
on file in BOOK 14 PAGE 57 of Maps, Records of Riverside County,  
California.

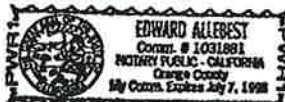
Dated: July 19, 1996

*Albert E. Cranston*  
ALBERT E. CRANSTON

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

On this 19th day of July, 1996, before me, Edward Allebest, a Notary Public in and for said County and State,  
personally appeared ALBERT E. CRANSTON, personally known to me (or 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.

WITNESS my hand and official seal  
Signature: *Edward Allebest* (Seal)  
Notary Public



Notary Seal

277414  
7 25 96

THIS MICROFILM COPYRIGHTED  
1996 BY SECURITY UNION TITLE  
INSURANCE COMPANY,  
MICROGRAPHICS DIVISION

RIVERSIDE

When recorded please mail to:  
Mail Stop# 5155

DOC # 2005-0214055

03/18/2005 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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**NOTICE OF NONCOMPLIANCE**



In the matter of the Property of

ALBERT E. CRANSTON

)

Case No.: CV03-5280

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 348, Section 5.1, (RCC Title 17.16.010) described as **EXCESSIVE OUTSIDE STORAGE**. Such proceedings are based upon the noncompliance of such real property, located at 33883 BETHEL AEVNU, HEMET, CA 92545, CA, and more particularly described as Assessment Parcel No. 458-194-008 and having a legal description of VALLEY VISTA AC 2, BLOCK G, LOT 11, AS RECORDED IN MAP BOOK 14, PAGE 57, RECORDS OF RIVERSIDE COUNTY, with the requirements of Ordinance No. 348 (RCC Title 17.16.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 39493 LOS ALAMOS ROAD, MURRIETA, CA 92563, Attention Code Enforcement Officer CYNTHIA BLACK.

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY

By   
Louis Pizatella, Supervising Code Enforcement Officer  
Code Enforcement Division

**ACKNOWLEDGMENT**

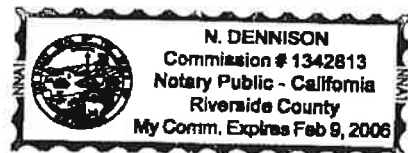
State of California )  
County of Riverside )

On 03-18-05 before me, Norena Dennison, Notary Public, personally appeared Louis Pizatella, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

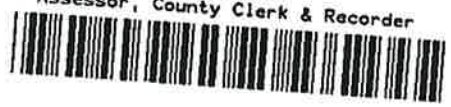


(Seal of Notary)



When recorded please mail to:  
5025

DOC # 2007-0542656  
08/23/2007 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
ALBERT E. CRANSTON

)

Case No. CV07-6426

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**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.48.040) described as SUBSTANDARD MOBILE HOME. Such Proceedings are based upon the noncompliance of such real property, located at 33883 BETHEL AVENUE, HEMET, CA, and more particularly described as Assessor's Parcel Number 458-194-008 and having a legal description of LOT 11 BLK G MB 014/057 VALLEY VISTA AC 2, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.48.040).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Rd., Suite A, Murrieta, CA 92563, Attention Code Enforcement Officer Carol Forrey, (951)791-3600.

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY

By Mary Overholt  
Mary Overholt  
Code Enforcement Department

**ACKNOWLEDGMENT**

State of California )  
County of Riverside )

On 8/16/2007 before me, Amanda Rodriguez , Notary Public, personally appeared Mary Overholt, personally known to me (or 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.

WITNESS my hand and official seal.

[Signature]

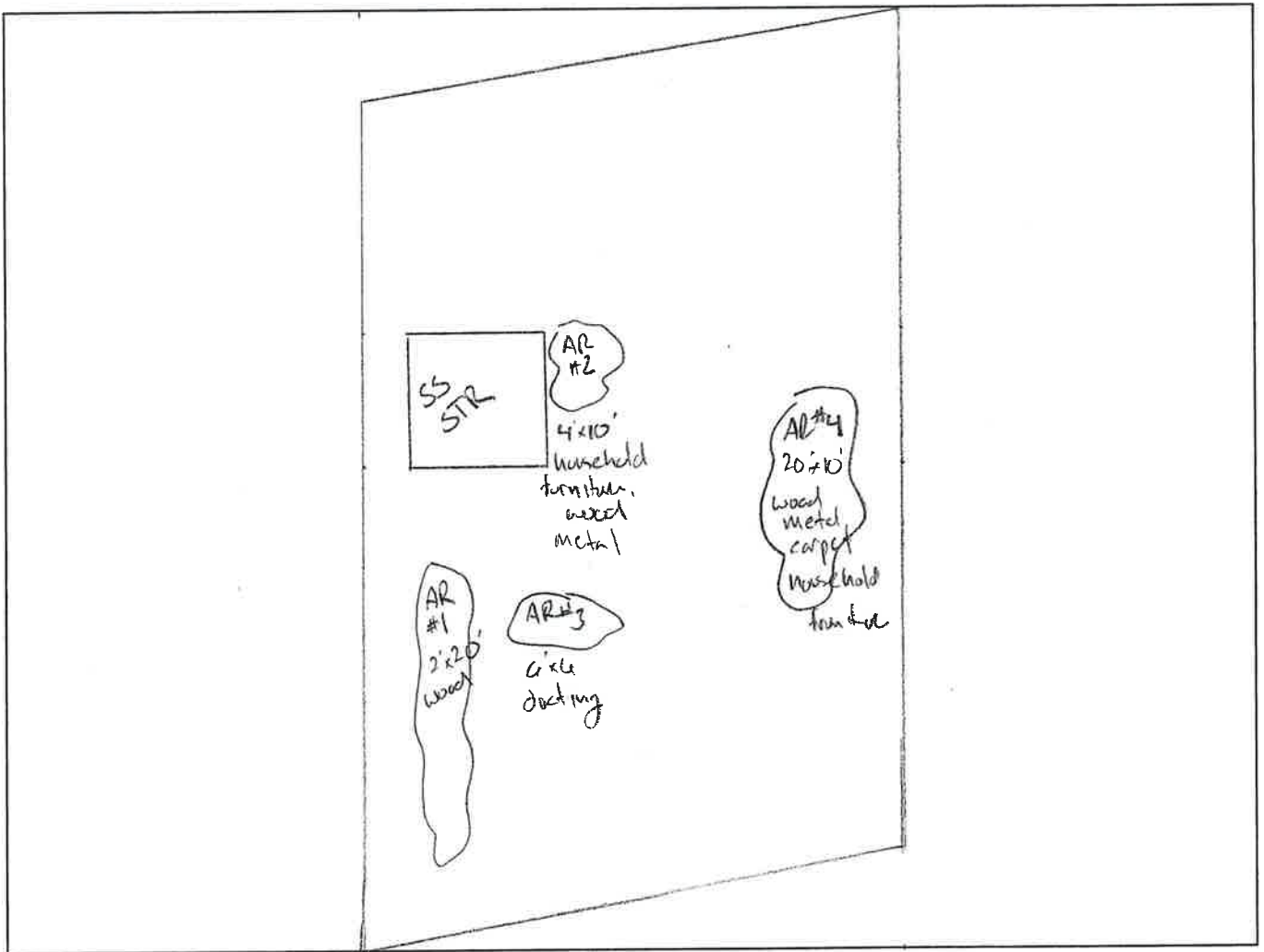


# SITE PLAN: Case # CV-0905856 / CV0902470

**OWNER(S):** ALBERT E CRANSTON  
**ADDRESS:** 328 MONTE VISTA AVE, COSTA MESA, CA 92627  
**ASSESSOR'S PARCEL:** 458-194-008  
**ACREAGE:** 0.469999

**NORTH ARROW:** 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 33883 BETHEL AVE, HEMET

PREPARED BY: Ryder DATE: 12-4-09

EXHIBIT NO. D

*Photographs*



R Ryder - Substandard Structure remains



R Ryder - Substandard Structure remains on the property



R Ryder - SS STR remains on the property unchanged



R Ryder - SS STR remains on the property unchanged

EXHIBIT NO.     D<sup>2</sup>



R Ryder AR - remains on the Property



R Ryder - AR remains



R Ryder - AR remains



R Ryder - AR remains

EXHIBIT NO. D<sup>3</sup>



*Photographs*



R Ryder - AR Remains



R Ryder - AR Remains



R Ryder - AR Remains



R Ryder AR - remains on the Property



R Ryder AR - remains on the Property



R Ryder AR - remains on the Property

**EXHIBIT NO.**     D<sup>4</sup>

# PHOTOGRAPHIC EVIDENCE

TAKEN BY: R.Ryder

CASE # 09 02470

DATE: 081109

Location: 33883 Bethel Ave. Hemet

458.194.008



**PHOTO # 1** NOTES: SS STR - the structure remains on the property

EXHIBIT NO. D<sup>5</sup>

# PHOTOGRAPHIC EVIDENCE

TAKEN BY: RRyder

CASE # 09 05856

DATE: 081109

Location: 33883 Bethel Ave. Hemet

458.194.008



**PHOTO # 1** NOTES: AR – Area # 1 - Wood measured 2' X 20'



**PHOTO # 2** NOTES: AR – Area # 2 - wood, metal, household furniture measured 4' X 10'

EXHIBIT NO.           D6

# PHOTOGRAPHIC EVIDENCE

TAKEN BY: RRyder

CASE # 09 05856

DATE: 081109

Location: 33883 Bethel Ave. Hemet

458.194.008



**PHOTO # 3** NOTES: AR – Area # 3 - used ducting measured 6' X 6'



**PHOTO # 4** NOTES: AR – Area # 4 – Carpet, household furniture measured 10' X 20'

EXHIBIT NO. D7



PHOTO# 1 Notes: Substandard Garage



PHOTO #2 Notes: Defect # 10, 11, 12, 13 – Exterior walls deteriorated, roof not secure onto building, broken/missing window allowing elements to enter.



PHOTO #3 Notes: Building is vacant and abandoned.



PHOTO #4 Note: Posted NOV, NOD and Danger – Do Not Enter sign



COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 09-02470

THE PROPERTY AT: 33883 BENTON AVE ALHAMBRA

APN#: 458-194-008

WAS INSPECTED BY OFFICER: C. FORREY

ID#: 83 ON 04-09-09 AT 3:10 am/pm

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

<input type="checkbox"/>	5.28.040 (RCO 593)	<b>Excessive Yard Sales</b> - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="checkbox"/>	17.252.030 (RCO 348)	<b>Unpermitted Outdoor Advertising Display</b> - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/>	8.28.030 (RCO 821)	<b>Unfenced Pool</b> - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/>	17.172.205 (RCO 348)	<b>Prohibited Fencing</b> - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input type="checkbox"/>	8.120.010 (RCO 541)	<b>Accumulated Rubbish</b> - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed</b> - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/>	15.08.010 (RCO 457)	<b>Unpermitted Construction</b> - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Occupied RV/Trailer</b> - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/>	15.12.020(J)(2) (RCO 457)	<b>Unapproved Grading/Clearing</b> - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Excessive Animals</b> - Remove or reduce the number of _____ to less than _____.
<input checked="" type="checkbox"/>	15.16.020 (RCO 457)	<b>Substandard Structure</b> - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Unpermitted Land Use:</b> _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	15.48.010 (RCO 457)	<b>Unpermitted Mobile Home</b> — Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Excessive Outside Storage</b> - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input type="checkbox"/>	15.48.040 (RCO 457)	<b>Substandard Mobile Home/Trailer/RV</b> - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="checkbox"/>		

COMMENTS: \_\_\_\_\_

**IMPORTANT!** CORRECTION(S) MUST BE COMPLETED BY: 05-04-09. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

**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. 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 RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

\_\_\_\_\_  
SIGNATURE PRINT NAME DATE  PROPERTY OWNER  TENANT

\_\_\_\_\_  
CDL/CID# D.O.B. EXHIBIT NO. E  POSTED

# RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY  
CODE SECTIONS CODE SECTIONS

**SUBSTANDARD BUILDING CONDITIONS:**

- |  |              |                 |
|--|--------------|-----------------|
| 1. <input type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....   | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 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 <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 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 <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 4. <input type="checkbox"/> Hazardous plumbing.....  | 1001(f)      | 17920.3(e)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 5. <input type="checkbox"/> Lack of required electrical lighting.....  | 1001(b)10    | 17920.3(a)10    |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 6. <input type="checkbox"/> Hazardous Wiring.....  | 1001(e)      | 17920.3(d)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 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 <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 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 <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 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 <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 10 <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle<br>due to defective material or deterioration. <u>EXTERIOR WALLS MISSING</u> .....   | 1001(c)4     | 17920.3(b)4     |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 11 <input checked="" type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members<br>which sag, split, or buckle due to defective material or deterioration. <u>NOT SECURE</u> .....  | 1001(c)6     | 17920.3(b)6     |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</span>  |              |                 |
| 12 <input checked="" type="checkbox"/> Dampness of habitable rooms. <u>BROKEN WINDOWS</u> .....  | 1001(b)11    | 17920.3(a)11    |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</span>  |              |                 |
| 13 <input checked="" type="checkbox"/> Faulty weather protection. <u>B</u> .....   | 1001(h)1-4   | 17920.3(g)1-4   |
| A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors<br>including broken windows or doors, lack of paint or other approved wall covering.<br>OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span> |              |                 |
| 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 <span style="float: right;"><input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</span>  |              |                 |
| 15 <input type="checkbox"/> Fire hazard.....   | 1001(i)      | 17920.3(h)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 16 <input type="checkbox"/> Extensive fire damage.....   |              |                 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 17 <input checked="" type="checkbox"/> Public and attractive nuisance - <u>abandoned/vacant</u> .....  |              |                 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 18 <input type="checkbox"/> Improper occupancy.....  | 1001(n)      | 17920.3(n)      |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 19 <input type="checkbox"/>  |              |                 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |
| 20 <input type="checkbox"/>  |              |                 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <span style="float: right;"><input type="checkbox"/> Demolish Or Rehabilitate Structure</span>   |              |                 |

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

Case No. CV09-02470 Address 33883 BETHEL AVE HEMET

Date 04-09-09 Officer C FORREY

GARAGE



**COUNTY OF RIVERSIDE**  
Code Enforcement Department  
A Division of Transportation and Land Management Agency

**AFFIDAVIT OF POSTING OF NOTICES**

Case No.: CV09-02470

I, the undersigned, hereby declare:

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

County of Riverside  
Code Enforcement Department  
39493 Los Alamos Rd.  
Murrieta, Ca 92563

2. That on 04/09/2009 @ 3:10 PM I securely and conspicuously posted a NOTICE OF VIOLATION FOR RCC 15.16.020 - SUBSTANDARD STRUCTURE, A NOTICE OF DEFECTS AND A DANGER - DO NOT ENTER SIGN

Property Address: 33883 Bethel Ave., Hemet  
Assessor's Parcel Number: 458-194-008

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

Executed on 04/09/09 at Murrieta, California.

By: Carol Forrey  
Carol Forrey, Code Enforcement Officer

EXHIBIT NO. E<sup>3</sup>



John Boyd  
DIRECTOR

( Code Enforcement Department ( )  
**County Of Riverside**  
Murrieta District Office  
39493 Los Alamos Road, Suite A  
Murrieta, California 92563  
(951) 600-6140 – Fax (951) 600-6190

April 28, 2009

Albert Cranston  
328 Monte Vista Ave.  
Costa Mesa, CA 92627

## NOTICE OF VIOLATION

Re: **Riverside County Abatement Case No.:** CV09-02470  
**Subject Property:** 33883 Bethel Ave. Hemet, CA; APN: 458-194-008

**TO ALL OWNERS AND INTERESTED PARTIES OF THE ABOVE DESCRIBED SUBJECT PROPERTY,** an inspection was made of the above referenced subject property on 33883 Bethel Ave. Hemet, CA in response to complaints received by this office. The structure(s) were found to be substandard and a public nuisance in violation of Riverside County Code Section(s) 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 which render the building unsafe for human habitation.

**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) period.

**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 properties 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.

**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 Riverside County Ordinance number 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the property. Additionally, should Code Enforcement abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

**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.

**CODE ENFORCEMENT DEPARTMENT**

C. Forrey, Code Enforcement Officer III

**Enclosure: Notice of Defects (1)**

**PROOF OF SERVICE BY MAIL**

**Case No: CV09-02470**

I, the undersigned, say 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 39493 Los Alamos Road, Ste A, Murrieta, CA.

I am readily familiar with our department's practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal Service on the same day in the ordinary course of business.

That on April 28, 2009, I served a copy of the papers to which this proof of service is attached, entitled:

**NOTICE OF VIOLATION (RCC 15.16.010 & Demo Grant form)**

By depositing a copy thereof in an envelope for deposit in the United States Postal Service & Certified Mail, return receipt requested, and addressed as follows:

Address: Albert Cranston  
328 Monte Vista Ave.  
Costa Mesa, CA 92627

The envelope was sealed and placed for collection and mailing at Murrieta, California, on the same date following the ordinary business practices.

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

Executed on April 28, 2009 at Murrieta District Office.

  
\_\_\_\_\_  
Anna Vasquez, Code Enforcement Aide

Article # 70071490000345754157

**EXHIBIT NO.** E<sup>5</sup>

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement)		

Total Postage **Albert Cranston**  
**328 Monte Vista Ave.**  
**Costa Mesa, CA 92627**  
**CV09-02470 CF**

Sent To **Albert Cranston**  
 328 Monte Vista Ave.  
 Costa Mesa, CA 92627  
 CV09-02470 CF

PS Form 3800, August 2006 See Reverse for Instructions

25TH 5224 E000 0647 2002

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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.

1. Article Addressed to:

**Albert Cranston**  
**328 Monte Vista Ave.**  
**Costa Mesa, CA 92627**  
**CV09-02470 CF**

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Signature  Agent

B. Received by (Printed Name) *Albert Cranston*  Addressee

C. Date of Delivery *05/15/09*  Yes  No

D. Is delivery address different from item 1?  Yes  No  
 If Yes, enter delivery address below:  
**REC'D MAY 04 2009**

3. Service Type

Certified Mail  Express Mail

Registered  Return Receipt for Merchandise

Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes  No

2. Article Number (Transfer from service label) **7007 1490 0003 4275 4157**

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1-540

EXHIBIT NO.     E<sup>6</sup>





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

---

**AFFIDAVIT OF POSTING OF NOTICES**

Case No.: CV 09 05856

I, Roy Ryder the undersigned, hereby declare:

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

County of Riverside  
Code Enforcement Department  
39493 Los Alamos Rd., Suite A  
Murrieta, CA 92563

That on **081109** at time **9:00 a.m.**, I securely and conspicuously posted an **Notice of Violation for R.C.C. 8.120.010 Accumulated Rubbish** at the property described as:

**Property Address: 33883 Bethel Ave. Hemet.**

**Assessor's Parcel Number: 458-194-008**

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

Executed on 081109 at Murrieta, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
R. Ryder, Code Enforcement Officer III

**EXHIBIT NO.**       E-8



**PROOF OF SERVICE BY MAIL**  
**Case No. CV09-05856**

I, the undersigned, say 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 39493 Los Alamos Road, Murrieta, CA 92563.

I am readily familiar with our department's practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal Service on the same day in the ordinary course of business.

That on the 11<sup>th</sup> day of August 2009, I served a copy of the papers to which this proof of service is attached, entitled:

NOTICE OF VIOLATION  
RCC 8.120.010


by depositing a copy thereof in an envelope for deposit in the United States Postal Service via Certified Mail, return receipt requested, and addressed as follows:

Albert E Cranston  
328 Monte Vista Avenue  
Costa Mesa, CA 92627

The envelope was sealed and placed for collection and mailing at MURRIETA, CALIFORNIA, on the same date following the ordinary business practices.

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

Executed this 11<sup>th</sup> of August, 2009 at MURRIETA, CALIFORNIA.

  
\_\_\_\_\_  
Elizabeth Ross, Code Enforcement Aide

Article Number: 70062760000005792841

**EXHIBIT NO.**     E<sup>10</sup>



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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.

1. Article Addressed to:

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 A. CRANSTON 8/18/09

D. Is delivery address different from item 1?  Yes  
 No  
 If YES, enter delivery address below:

**Albert E Cranston**  
**328 Monte Vista Avenue**  
**Costa Mesa, CA 92627**  
**cv0905856 apn: 458**

**REC'D AUG 20 2009**

Mail  Express Mail  
 Return Receipt for Merchandise  
 C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) **7006 2760 0000 0579 2841**

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*  
 For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

7006 2760 0000 0579 2841

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

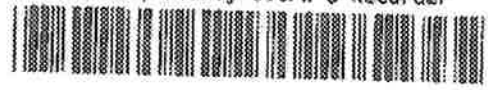
Postmark Here

**Albert E Cranston**  
**328 Monte Vista Avenue**  
**Costa Mesa, CA 92627**  
**cv0905856 apn: 458**

**EXHIBIT NO.**           E"

When recorded please mail to:  
Riverside County  
Code Enforcement Department  
39493 Los Alamos Rd.  
Murrieta, CA 92563  
Mail Stop No. 5155

Doc # 2009-0623413  
12/03/2009 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



### NOTICE OF NONCOMPLIANCE



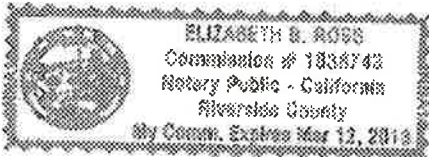
In the matter of the Property of )  
Albert E Cranston )

Case No.: CV09-05856

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.541, (RCC Title 8.120.010) described as Accumulated Rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 33883 Bethel Avenue, Hemet, CA, and more particularly described as Assessor's Parcel Number 458-194-008 and having a legal description of 0.47 Acres, MB 14/57, LOT 11, BLOCK G, Records of Riverside County, with the requirements of Ordinance No. 541 (RCC Title 8.120.010).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer R. Ryder (951) 600-6140.

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



COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: Hector Viray  
Hector Viray  
Code Enforcement Department

#### ACKNOWLEDGEMENT

State of California )  
County of Riverside )

On 11/24/09 before me, Elizabeth B. Ross, 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.

Elizabeth B. Ross  
Commission #1838743 Comm. Expires March 12, 2013

EXHIBIT NO. F

When recorded please mail to:  
Riverside County  
Code Enforcement Department  
39493 Los Alamos Rd.  
Murrieta, CA 92563  
Mail Stop No. 3133

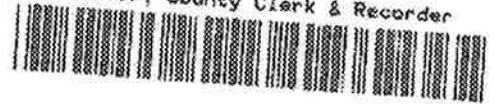
DOC # 2009-0623405

12/03/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry U. Ward  
Assessor, County Clerk & Recorder



### NOTICE OF NONCOMPLIANCE

In the matter of the Property of )

Case No.: CV09-02470

Albert E Cranston )

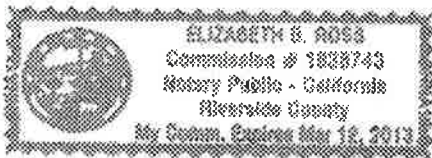
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NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.16.020) described as Substandard Structure. Such Proceedings are based upon the noncompliance of such real property, located at 33883 Bethel Avenue, Hemet, CA, and more particularly described as Assessor's Parcel Number 458-194-008 and having a legal description of 0.47 Acres, MB 14/57, LOT 11, BLOCK G, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA 92563; Attention: Code Enforcement Officer R. Ryder (951) 600-6140.

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT



By: Hector Viray  
Hector Viray  
Code Enforcement Department

#### ACKNOWLEDGEMENT

State of California )  
County of Riverside )

On 11/24/09 before me, Elizabeth B. Ross, 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.

Elizabeth B. Ross  
Commission #1838743 - Comm. Expires March 12, 2013

EXHIBIT NO. F2

PAMELA J. WALLS  
County Counsel

Principal Deputy  
KATHERINE A. LIND

OFFICE OF COUNTY COUNSEL  
COUNTY OF RIVERSIDE

3960 ORANGE STREET, 5<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501  
TELEPHONE: 951/955-6300  
FAX: 951/955-6322 & 955-6363



March 1, 2010

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

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

Case Nos.: CV 09-02470 & CV 09-05856  
APN: 458-194-008; CRANSTON  
Property: 33883 Bethel Ave., Hemet

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 and 541 (RCC Title 15, 7) and 725 (RCC Title 1) to consider the abatement of the substandard structure (detached garage) and accumulated rubbish located on the SUBJECT PROPERTY described as 33883 Bethel Ave., Hemet, **Riverside County, California**, and more particularly described as Assessor's Parcel Number 458-194-008.

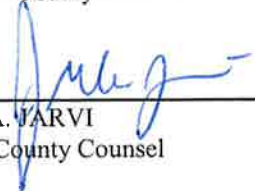
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be condemned as a public nuisance and be abated by removing the substandard structure (detached garage) and accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, April 6, 2010, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> 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 Riverside County Ordinance 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 Riverside County Ordinance No. 725 (RCC Title 1), will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

**You are encouraged to contact Supervising Code Enforcement Officer Hector Viray at 951-600-6140 or the undersigned prior to the hearing. Please meet the undersigned and Brian Black, Supervising Code Enforcement Officer, at 8:30 a.m. on the day of the hearing in the lobby of the 1<sup>st</sup> floor annex in front of the Clerk of the Board's Office to discuss the case.**

PAMELA J. WALLS  
Riverside County Counsel

  
\_\_\_\_\_  
JULIE A. JARVI  
Deputy County Counsel

**EXHIBIT NO.** 6

# NOTICE LIST

Subject Property: 33883 Bethel Avenue, Hemet  
Case Nos.: CV 09-02470 & CV 09-05856; APN: 458-194-008; District 3

ALBERT E CRANSTON  
328 MONTE VISTA AVENUE  
COSTA MESA CA 92627

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>ALBERT E CRANSTON 328 MONTE VISTA AVENUE COSTA MESA CA 92627</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p> <p>CV 09-02470 &amp; CV 09-05856 (CRANSTON) ABT 1</p> <p>7008 3230 0001 1234 1054</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

EXHIBIT NO. 62

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**PROOF OF SERVICE**  
Case Nos. CV 09-02470 & CV 09-05856

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda Peeler, 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 3960 Orange Street, 5<sup>th</sup> Floor, Riverside, California 92501.

That on March 1, 2010, I served the following document(s):

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

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

**Owners or Interested Parties  
(see attached notice list)**

XX **BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.** 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 on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course of business.

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

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

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

EXECUTED ON March 1, 2010, at Riverside, California.

  
\_\_\_\_\_  
BRENDA PEELER



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

JOHN BOYD  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

March 2, 2010

RE CASE NO: CV0905856 & CV0902470

I, Vicky Jordan, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 39493 Los Alamos Road, Suite #A, Murrieta, California 92563 .

That on 3-2-2010 at 11:44 AM, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

**Property Address:** 33883 BETHEL AVE, HEMET

**Assessor's Parcel Number:** 458-194-008

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

Executed on March 2, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Vicky Jordan  
By: Vicky Jordan, Code Enforcement Technician

**EXHIBIT NO.** 64