

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

2083



FROM: County Counsel/TLMA
Code Enforcement Department

SUBMITTAL DATE:
September 15, 2011

SUBJECT: Abatement of Public Nuisance [Substandard Structure]
Case No. : CV 10-01616 [IANNITTI]
Subject Property: 33620 Naranjo St., Lake Elsinore; APN: 383-183-025
District: One

RECOMMENDED MOTION: Move that:

1. The one (1) substandard structure on the real property located at 33620 Naranjo St., Lake Elsinore, Riverside County, California, APN: 383-183-025 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Elise Iannitti, the owner of the subject real property or whoever has possession or control of the premises, be directed to abate the substandard structure on the property by removing the same from the real property within ninety (90) days.

(Continued)

L. Alexandra Fong
L. ALEXANDRA FONG, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

FINANCIAL DATA	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

SOURCE OF FUNDS:	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*
Tina Grande

County Executive Office Signature

Policy ☒ Policy ☒
Consent ☐ Consent ☐

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit
Date: September 27, 2011
xc: Co. Co., CED, Prop. Owner, Sheriff

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.: **ATTACHMENTS FILED WITH THE CLERK OF THE BOARD** District: 1 Agenda Number:

9.1

Abatement of Public Nuisance
Case No.: CV 10-01616 [IANNITTI]
33620 Naranjo St., Lake Elsinore
APN# 383-183-025
District One
Page 2

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 or whoever has possession or control 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 and contents therein, by removing 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 Ordinance No. 725.

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

BACKGROUND:

1. An inspection was made of the subject property by the Code Enforcement Officer on March 2, 2010. The inspection revealed one (1) substandard structure (dwelling) on the subject property in violation of Riverside County Ordinance No. 457 (RCC Title 15). The substandard conditions of the structure included, but were not limited to, the following: lack of improper water closet, lavatory, bathtub, shower or kitchen sink; lack of hot and cold running water to plumbing fixtures; hazardous wiring; lack of adequate heating facilities, deteriorated or inadequate foundation; defective or deteriorated flooring or floor supports; members of walls, partitions, or other vertical supports that split, lean, list or buckle due to defective material or deterioration; members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration; dampness of habitable rooms; faulty weather protection – deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering; general

dilapidation or improper maintenance; extensive fire damage; and public and attractive nuisance – abandoned and vacant.

2. Follow-up inspections on May 1, 2010, May 25, 2010, October 26, 2010, December 27, 2010, March 3, 2011, June 1, 2011 and August 25, 2011, revealed that the property continues to be in violation of Riverside County Ordinance No. 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 structure.

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**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE) [SUBSTANDARD STRUCTURE]; APN: 383-183-) 025, 33620 NARANJO ST., LAKE ELSINORE,) COUNTY OF RIVERSIDE, STATE OF) CALIFORNIA; ELISE IANNITTI,) OWNER.)	CASE NO. CV 10-01616 DECLARATION OF OFFICER JEREMY WAGNER [R.C.O. No. 457, RCC Title 15]
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I, Jeremy Wagner, declare:

1. I am currently employed by the Riverside County Code Enforcement Department as a Code Enforcement Officer. My current official duties include inspecting property for violations and enforcement of the provisions of Riverside County Ordinances. The following facts contained within this declaration are within my personal knowledge except to the extent that certain information is based on information and belief and if called as a witness in this matter, I could and would competently testify thereto.

2. Based on information and belief which I believe to be true, on March 2, 2010, Code Enforcement Officer Terrence Wiggins conducted an initial inspection of the real property known as 33620 Naranjo St., Lake Elsinore, Riverside County, California, which is further described as Assessor's Parcel Number 383-183-025 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the approximate location of THE PROPERTY is attached hereto as Exhibit "A."

3. A review of County records and documents disclosed that THE PROPERTY was owned by Elise Iannitti at the time of the inspection referenced in paragraph 2 above (hereinafter referred to as "OWNER"). A certified copy of the County Equalized Assessment Roll for the year 2010-2011 and a report generated from the County Geographic Information System ("GIS") are attached hereto as Exhibit "B" and incorporated herein by reference.

4. Based on the Lot Book Report from RZ Title Service on December 23, 2010, it is determined that no party potentially holds a legal interest in THE PROPERTY. A true and correct copy of the Lot Book Report is attached hereto and incorporated herein as Exhibit "C."

5. Based on information and belief which I believe to be true, on March 2, 2010, Code

1 Enforcement Officer Terrence Wiggins arrived at THE PROPERTY to conduct an initial inspection of
2 THE PROPERTY. THE PROPERTY was open and accessible with no signs restricting access. Officer
3 Wiggins entered and observed that the dwelling had been burnt in a recent fire. The following conditions
4 as described below which caused the dwelling to be substandard and THE PROPERTY to constitute a
5 public nuisance in violation of the provisions set forth in Riverside County Ordinance 457, as codified in
6 Riverside County Code Title 15.

7 Dwelling:

- 8 1) Lack of improper water closet, lavatory, bathtub, shower or kitchen sink;
- 9 2) Lack of hot and cold running water to plumbing fixtures;
- 10 3) Hazardous wiring;
- 11 4) Lack of adequate heating facilities;
- 12 5) Deteriorated or inadequate foundation;
- 13 6) Defective or deteriorated flooring or floor supports;
- 14 7) Members of walls, partitions, or other vertical supports that split, lean, list or buckle due to
15 defective material or deterioration;
- 16 8) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which
17 sag, split, or buckle due to defective material or deterioration;
- 18 9) Dampness of habitable rooms;
- 19 10) Faulty weather protection – deteriorated or ineffective weather proofing of exterior walls,
20 roof or floors including broken windows or doors, lack of paint or other approved wall
21 covering;
- 22 11) General dilapidation or improper maintenance;
- 23 12) Extensive fire damage; and
- 24 13) Public and attractive nuisance – abandoned/vacant.

25 6. A Notice of Violation, Notice of Defects and “Danger Do Not Enter” sign was posted on
26 THE PROPERTY on March 2, 2010.

27 7. On March 9, 2010, a Notice of Violation was mailed to OWNER by certified mail, return
28 receipt requested. On September 3, 2010, a Notice of Violation was mailed to OWNER.

8 8. A site plan and photographs of the condition of THE PROPERTY are attached hereto and
9 as Exhibit “D” and are incorporated herein by reference.

10 9. True and correct copies of each Notice issued in this matter and other documentation are
11 attached hereto as Exhibit “E” and incorporated herein by reference.

12 10. Based on information and belief which I believe to be true, on May 1, 2010, Code
13 Enforcement Officer Wiggins conducted a follow up inspection of THE PROPERTY and observed that
14 Substandard Structure still existed and THE PROPERTY remained in violation of RCO No. 457. Officer

1 Wiggins issued and posted an Administrative Citation for the violation.

2 11. Based on information and belief which I believe to be true, on May 25, 2010 and October
3 26, 2010. Officer Terrence Wiggins conducted follow-up inspections of THE PROPERTY and observed
4 that the substandard structure remained.

5 12. On December 27, 2010, March 3, 2011 and June 1, 2011, I went to THE PROPERTY to
6 conduct follow-up inspections and observed that the substandard structure remained.

7 13. On May 23, 2011, a Notice of Violation and Notice of Defects were mailed to OWNER
8 via certified mail with return receipt requested.

9 14. Based upon my experience, knowledge and visual observations, it is my determination that
10 the substandard structure (dwelling) on THE PROPERTY creates an extreme health, safety, fire and
11 structural hazard to the neighbors and general public.

12 15. A follow-up inspection on August 25, 2011 showed THE PROPERTY remained in
13 violation of Riverside County Ordinance No. 457 (RCC Title 15).

14 16. Furthermore, based on my observations of THE PROPERTY, I declare that the
15 substandard condition of THE PROPERTY constitutes a public nuisance in violation of the provisions set
16 forth in Riverside County Ordinance No. 457 (RCC Title 15).

17 17. A Notice of Noncompliance was recorded on June 9, 2010, as Document Number 2010-
18 0266045 in the Office of the County Recorder, Riverside County, State of California. A true and correct
19 copy of this notice is attached hereto as Exhibit "F" and incorporated herein by reference.

20 18. On August 24, 2011, the second notice, Notice to Correct County Ordinance Violations
21 and Abate Public Nuisance, providing the notification of the Board of Supervisors' hearing was mailed to
22 OWNER and INTERESTED PARTIES by certified mail, return receipt requested and was posted on THE
23 PROPERTY on August 25, 2011. A true and correct copy of the notice, together with proof of service,
24 returned receipt card and the Affidavit of Posting of Notice are attached as Exhibit "G" and incorporated
25 herein by reference.

26 19. Significant rehabilitation, removal and /or demolition of the substandard structures and
27 removal and disposal of all structural debris are required to abate the public nuisance and bring THE
28 PROPERTY into compliance with Riverside County Ordinance Number 457 (RCC Title 15), the Health

1 and Safety, Uniform Housing, Administrative and Abatement of Dangerous Buildings Codes.

2 20. Accordingly, the following findings and conclusions are recommended:

3 (a) the structure (dwelling) be condemned as a substandard building, public nuisance
4 and attractive nuisance;

5 (b) the OWNER be required to rehabilitate or demolish said structure, including the
6 removal and disposal of all structural debris and materials, on THE PROPERTY in accordance with the
7 provisions of Riverside County Ordinance No. 457 (RCC Title 15);

8 (c) the OWNER be ordered to ascertain the existence or non-existence of asbestos
9 containing materials in said structures by survey and materials sample testing through the Industrial
10 Hygiene Specialist of the County Health Department, Division of Special Services; and, prior to the
11 abatement ordered in subsection (b) above, to secure the removal and disposal of all asbestos containing
12 materials discovered through such survey and testing by contract with a duly certified and licensed
13 contractor for the handling of such materials to avoid citations an/or fines by South Coast Air Quality
14 Management District ("SCAQMD") pursuant to SCAQMD Rule NO. 1403;

15 (d) if the substandard structure is not razed, removed and disposed of, or reconstructed
16 in strict accordance with all Riverside County Ordinances, including but not limited to Riverside County
17 Ordinance No. 457 (RCC Title 15), within ninety (90) days of the date of the Board's Order to Abate, the
18 substandard structure and contents therein may be abated by representatives of the Riverside County Code
19 Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's consent or a
20 Court Order where necessary under applicable law authorizing entry onto THE PROPERTY;

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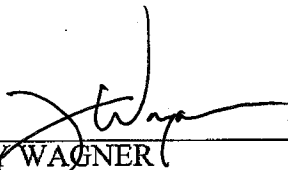
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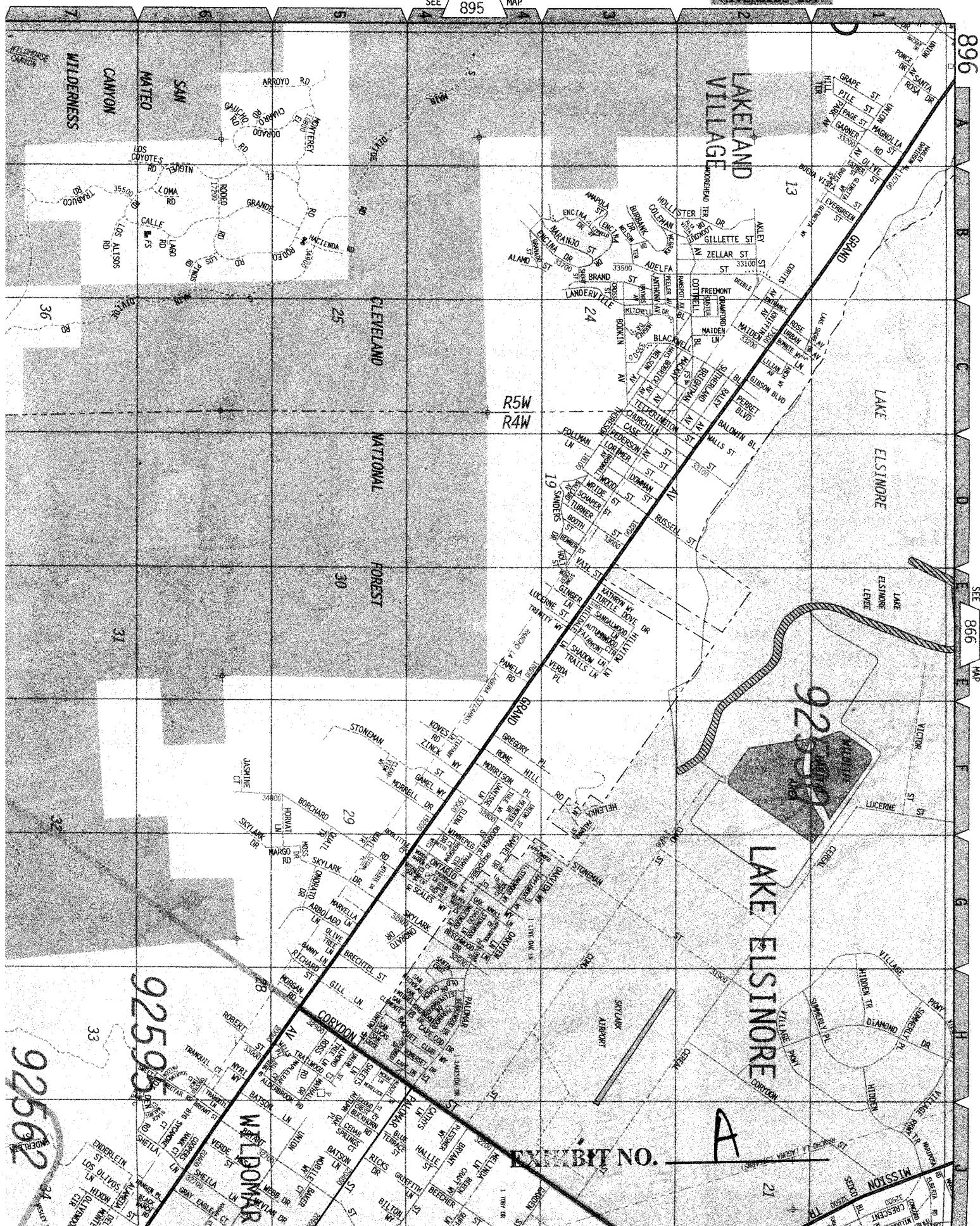
1 (e) that reasonable costs of abatement, after notice and opportunity for hearing, shall be
2 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
3 PROPERTY pursuant to Government Code Section 25845 and Riverside County Ordinance Nos. 457 and
4 725 (RCC Titles 15 and 1).

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

7 Executed this 24TH day of AUGUST, 2011, at MURRIETA, California.

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11 JEREMY WAGNER
12 Code Enforcement Officer
13 Code Enforcement Department
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G:\Litigation\Code Enforcement\Abatements\2011\2010\CV 10-01616457 Dec.DOC



Assessment Roll For the 2010-2011 Tax Year as of January 1,2010


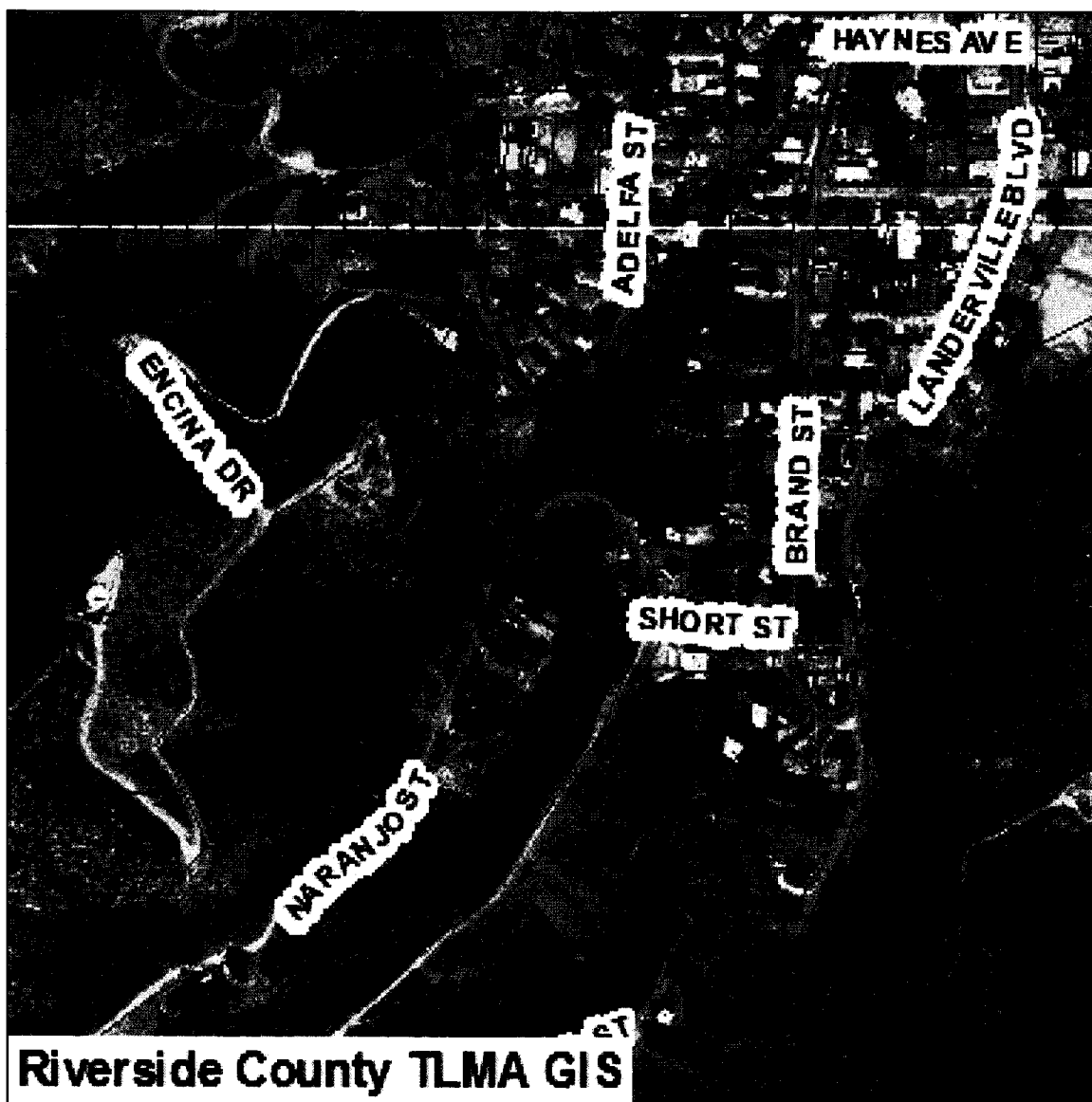
Assessment #383183025-7		Parcel # 383183025-7	
Assessee:	IANNITTI ELISE	Land	59,857
Mail Address:	33620 NARANJO ST LAKE ELSINORE CA 92530	Structure	50,280
Real Property Use Code:	R1	Full Value	110,137
Base Year	2009	Total Net	110,137
Conveyance Number:	0149911		
Conveyance (mm/yy):	3/2009		
PUI:	R010012		
TRA:	65-053		
Taxability Code:	0-00		
ID Data:	Lot 144 MB 012/016 VISTA DEL LAGO TR UNIT 1		
Situs Address:	33620 NARANJO ST LAKE ELSINORE CA 92530		

EXHIBIT NO. B

RIVERSIDE COUNTY GIS



Selected parcel(s):
383-183-025

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 WITH PERMITS REPORT

APNs

383-183-025-7

OWNER NAME / ADDRESS

ELISE IANNITTI
33620 NARANJO ST
LAKE ELSINORE, CA. 92530

MAILING ADDRESS

(SEE OWNER)
33620 NARANJO ST
LAKE ELSINORE CA. 92530

EXHIBIT NO. B²

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 12/16
SUBDIVISION NAME: VISTA DEL LAGO TR UNIT 1
LOT/PARCEL: 145, BLOCK: NOT AVAILABLE
, Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.31 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1051 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1930 COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 896 GRID: B3

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: LAKE ELSINORE
NO ANNEXATION DATE AVAILABLE
LAFCO CASE #: 2005-18-1&5
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T6SR5W SEC 24

ELEVATION RANGE

1632/1644 FEET

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

AREA PLAN (RCIP)

ELSINORE

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-1

ZONING DISTRICTS AND ZONING AREAS

LAKELAND VILLAGE DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

VEGETATION (2005)
Developed/Disturbed Land

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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 A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SOUTHWEST

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
EL SINORE

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

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
42A

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

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

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED.

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

WITHIN A 1/2 MILE OF

WILLARD FAULT

CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL

VERY LOW

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

UNDETERMINED POTENTIAL.

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE

UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT

LAKE ELSINORE UNIFIED

COMMUNITIES

LAKELAND VILLAGE

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 34.05 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

046401

046402

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

065-053

- COUNTY FREE LIBRARY
- COUNTY ORTEGA TRAIL REC & PK
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELSINORE AREA ELEM SCHOOL FUND
- ELSINORE VAL MUN WTR IMP DIST 1
- ELSINORE VALLEY CEMETERY
- ELSINORE VALLEY MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 3
- GENERAL
- GENERAL PURPOSE
- LAKE ELSINORE UNIF IMP NO 96-1

- LAKE ELSINORE UNIFIED
- METRO WATER WEST 1302999
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1001616	ABATEMENT	Mar. 2, 2010
CV1100580	NEIGHBORHOOD ENFORCEMENT	Jan. 26, 2011
CV1100685	NEIGHBORHOOD ENFORCEMENT	Jan. 27, 2011

BUILDING PERMITS

Case #	Description	Status
BZ255113	ADD TO DWELLING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ170163	NEW SEPT & LEACH - PVT DWLG	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ255034	100 AMP ELECTRIC SERVICE TO DWELLING	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BEL990351	METER RESET 200 AMP SERVICE	FINAL
BXX052807	RE-ROOF FOR SFD	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

NO ENVIRONMENTAL PERMITS

PLANNING PERMITS

REPORT PRINTED ON...Thu Mar 03 15:13:51 2011
Version 101221



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

Lot Book Report

Order Number: **23020**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV10-01616 / Angie Solis

IN RE: IANNITTI, ELISE

Order Date: 12/28/2010

Dated as of: 12/23/2010

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 33620 Naranjo Street

Lake Elsinore

CA 92530

Assessor's Parcel No. : 383-183-025-7

Assessments:

Land Value:	\$59,857.00
Improvement Value:	\$50,280.00
Exemption Value:	\$0.00
Total Value:	\$110,137.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$710.87
Penalty	\$71.07
Status	NOT PAID-DELINQUENT
Second Installment	\$710.87
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)

Supplemental Property Tax Assessment for the

Fiscal Year 2008

Bill Number 052725189-9

EXHIBIT NO.



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

Order Number: 23020

Reference: CV10-01616 / Ang

First Installment	\$87.37
Penalty	\$8.74
Due Date	03/31/2009
Status	NOT PAID-DELINQUENT
Second Installment	\$0.00
Penalty	\$0.00
Due Date	07/31/2009
Status	NO TAXES DUE

Supplemental Property Tax Assessment for the

Fiscal Year	2008
Bill Number	052822489-8
First Installment	\$174.12
Penalty	\$0.00
Due Date	01/31/2010
Status	OPEN NOT-PAID
Second Installment	\$174.12
Penalty	\$0.00
Due Date	05/31/2010
Status	OPEN NOT-PAID

Prior Delinquencies for tax defaulted year(s)	2008 (Supplemental Bill # 052745925-7 and 052822489-8) Regular Tax Bill 2007-2009
Redemption Amount	\$4,127.66
If paid by	01/31/2011

Property Vesting

The last recorded document transferring title of said property

Dated	03/24/2009
Recorded	03/27/2009
Document No.	2009-0149911



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

Order Number: 23020
Reference: CV10-01616 / Ang

D.T.T.	\$0.00
Grantor	RESS Financial Corporation, a California Corporation
Grantee	Elise Iannitti, an unmarried woman

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Elise Iannitti
Case No.	CV10-01616
Recorded	06/09/2010
Document No.	2010-0266045

Legal Description

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

LOTS 144, 145 OF VISTA DEL LAGO, UNIT NO.1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 16, OF MAPS, RECORDS IN THE OFFICE OF THE COUNTY SAID.

EXCEPTING THEREFROM LOT 145, THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED FEBRUARY 13, 1952 IN BOOK 1341 PAGE 342 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

383-18
18-18

T.R.A. 065-053

POR.PSEC 24 T.6S.,R.5W

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

JUL 1 2 2007

ANGLE = 100°

DATE	OLD NUMBER	NEW NUMBER
7/7/4	185-14	15-16
7/7/4	804	181-5
7/7/4	185-7	19-20
7/7/4	185-1	18-21
7/7/4	185-2	18-22
7/7/4	185-3	18-23
7/7/4	185-4	18-24
7/7/4	185-5	18-25
7/7/4	185-6	18-26
7/7/4	185-7	18-27
7/7/4	185-8	18-28
7/7/4	185-9	18-29
7/7/4	185-10	18-30

JUL 2007

MB 12/16 VISTA DEL LAGO TRACTS UNIT 1

ASSESSOR'S MAP BK383 PG.18
Riverside County, Calif.

19

02

CHICAGO TITLE CO.
RECORDING REQUESTED BY
RESS FINANCIAL CORPORATION

DOC # 2009-0149911
03/27/2009 08:00A Fee:22.00
Page 1 of 2
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO*

LAW OFFICES OF PEGGI COLLINS
2377 CRENSHAW BOULEVARD, SUITE 310
TORRANCE, CA 90501

800000387-H03

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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Loan No.: NARANJO DRIVE
A.P. No.: 383-183-025-7
TRA No.: 065-053

RESS Order No.: 73286

TRUSTEE'S DEED UPON SALE

T
012

27

The undersigned Trustee hereby certifies:

1. The Grantee named herein below IS the foreclosing Beneficiary;
2. The amount of the unpaid debt, together with costs was \$76,397.24;
3. The amount bid by the Grantee at the Trustee's Sale was \$76,397.24;
4. Total Documentary Transfer Tax, based on the above is \$0.00; and

RESS Financial Corporation, a California corporation, herein called "Trustee", as Trustee in the Deed of Trust herein referred to, hereby grants and conveys, without warranty, express or implied to Elise Iannitti, an unmarried woman herein called "Grantee", all right, title and interest heretofore acquired and held by Trustee in and to all that certain real property situated in the UNINCORPORATED AREA OF THE County of RIVERSIDE, State of California, described as follows:

LOTS 144, 145 OF VISTA DEL LAGO, UNIT NO. 1 AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE(S) 16, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM LOT 145, THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED FEBRUARY 13, 1952 IN BOOK 1341 PAGE(S) 342 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

This conveyance is made pursuant to the power and authority conferred upon the Trustee in that certain Deed of Trust executed by Osvaldo Ponce Perez, A Single Man as Trustor, recorded 10/11/2006, in Book n/a of Official Records of said County, at page n/a, Recorder's Instrument No. 2006-0748987, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in that Notice of Default and Election to Sell Under Deed of Trust which was recorded 11/25/2008, in Book n/a of Official Records of said County, at page n/a, Recorder's Instrument No. 2008-0626300. All requirements of law regarding the mailing of copies of Notices for which Requests had been recorded, and otherwise, and regarding publication, recordation and posting of copies of a Notice of Trustee's Sale, have been complied with.

* Mail tax bill to the above

Trustee's Deed: TWC-008 (7/94)

Public Record

TRUSTEE'S DEED UPON SALE

Loan No.: NARANJO DRIVE
A.P. No.: 383-183-025-7

RESS Order No.: 73286

Said real property was sold by Trustee on 03/24/2009, at public auction, at the place named in said Notice of Trustee's Sale, in the County of RIVERSIDE, State of California, in which said property is situated. Grantee being the highest bidder at said sale, became the purchaser of said real property and paid to Trustee the amount bid therefore, being the sum of \$76,397.24, or by the satisfaction pro tanto, of the obligations then secured by said Deed of Trust.

In WITNESS WHEREOF, Trustee has executed these presents the day set forth in the acknowledgement certificate hereinbelow.

RESS Financial Corporation,
a California corporation, as Trustee

By: _____

Janina Perez
Trustee's Sale Officer

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } ss:

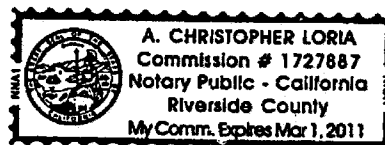
On 03/24/2009 before me, A. Christopher Loria, a Notary Public in and for said State, personally appeared Janina Perez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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 _____

A. Christopher Loria



(Seal)

Trustee's Deed: TWC-008 (7/94)

Public Record

When recorded please mail to:
Riverside County Code Enforcement
District 1
39494 Los Alamos Rd. Suite A
Murrieta, Ca 92563
Mail Stop 5155

DOC # 2010-0266045

06/09/2010 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



02B
M

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
ELISE IANNITTI

Case No. CV10-01616

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 33620 NARANJO DRIVE LAKE ELSINORE, CA, and more particularly described as Assessor's Parcel Number 383-183-025 and having a legal description of .31 ACRES M/L IN POR LOT 145 AND LOT 144 MB 012/016 VISTA DEL LAGO TR UNIT 1, 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 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, 39494 Los Alamos Road Suite A Murrieta, CA 92563, Attention Code Enforcement Officer Terrence Wiggins.

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By B. Starkweather
Britt Starkweather
Code Enforcement Department

ACKNOWLEDGMENT

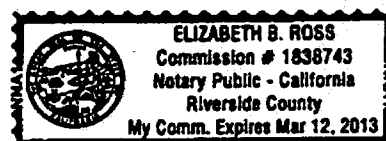
State of California)
County of Riverside)

On 06/02/10 before me, Elizabeth B. Ross, Notary Public, personally appeared Britt Starkweather, 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





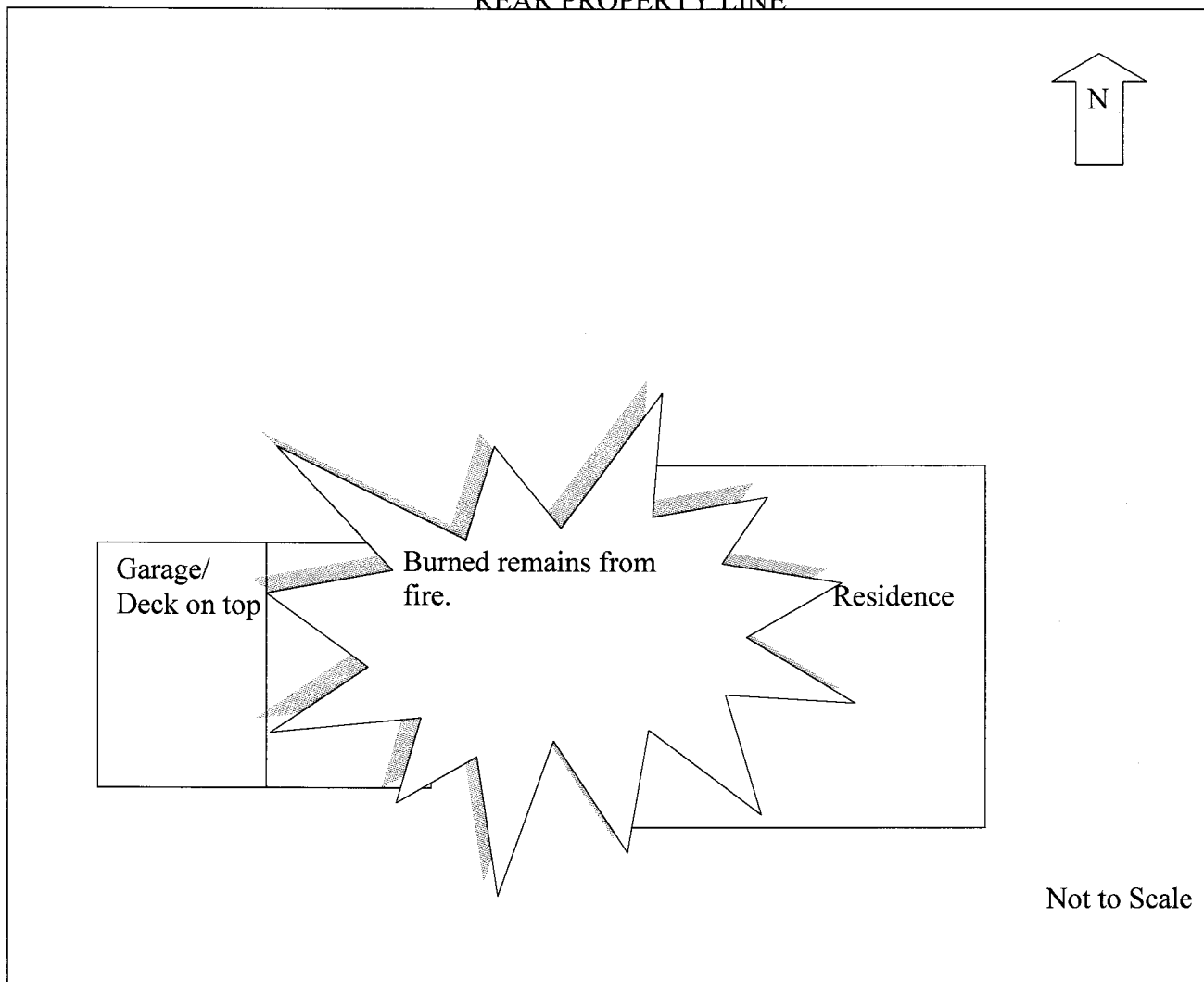
Code Enforcement Department
County Of Riverside

Glen Baude
DIRECTOR

SITE PLAN CV10-01616

OWNER: Elise Iannitti PHONE:
ADDRESS: 33620 Naranjo St. Lake Elsinore Ca. 92530
ASSESSOR'S PARCEL: 383-183-025

REAR PROPERTY LINE



FRONT PROPERTY LINE

33620 Naranjo St. Lake Elsinore Ca. 92530 ACREAGE: 0.31
PREPARED BY: J.Wagner DATE: 03/07/2011

EXHIBIT NO. D

Code Enforcement Case: CV1001616

Printed on: 06/13/2011

Photographs



J.Wagner #80 - 06/01/2011

EXHIBIT NO. D²



J.Wagner #80 - 06/01/2011

EXHIBIT NO. D³

Photographs



DWELLING. T.WIGGINS



DWELLING. T.WIGGINS



DWELLING. T.WIGGINS



DWELLING. T.WIGGINS

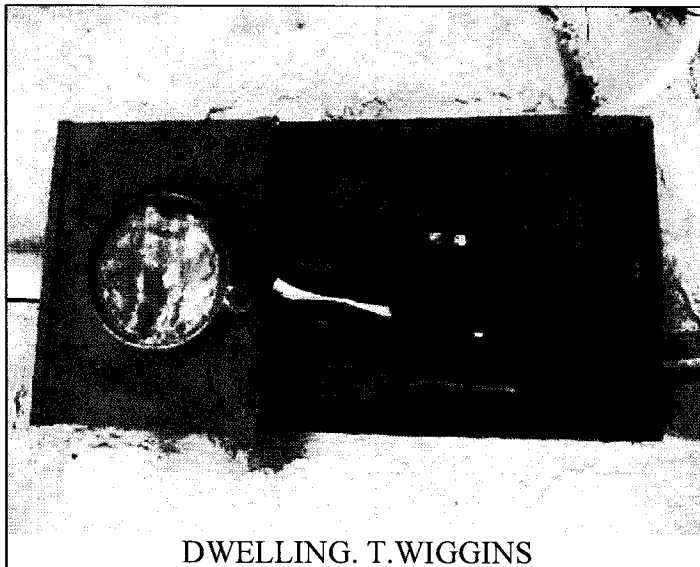


DWELLING. T.WIGGINS

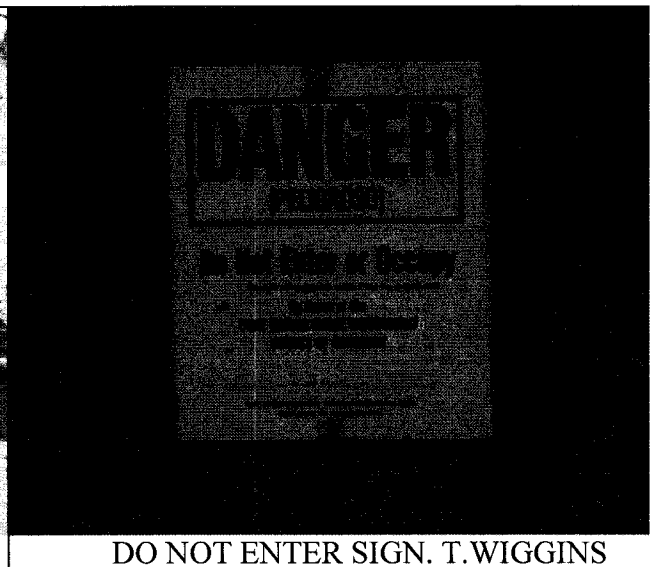


DWELLING. T.WIGGINS

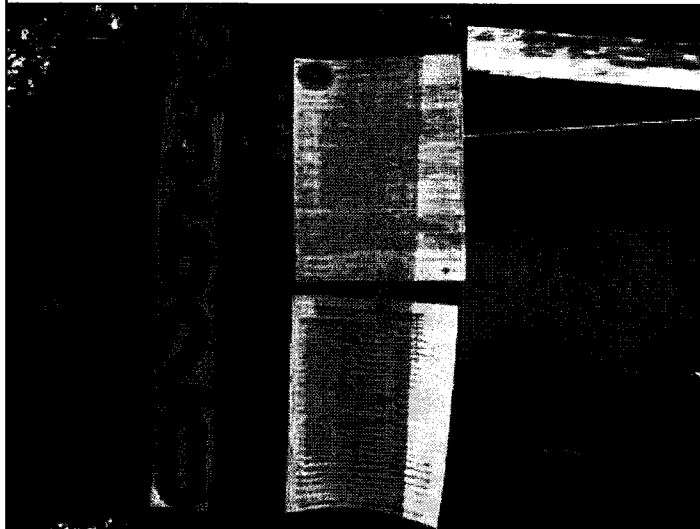
EXHIBIT NO. D-4



DWELLING. T. WIGGINS



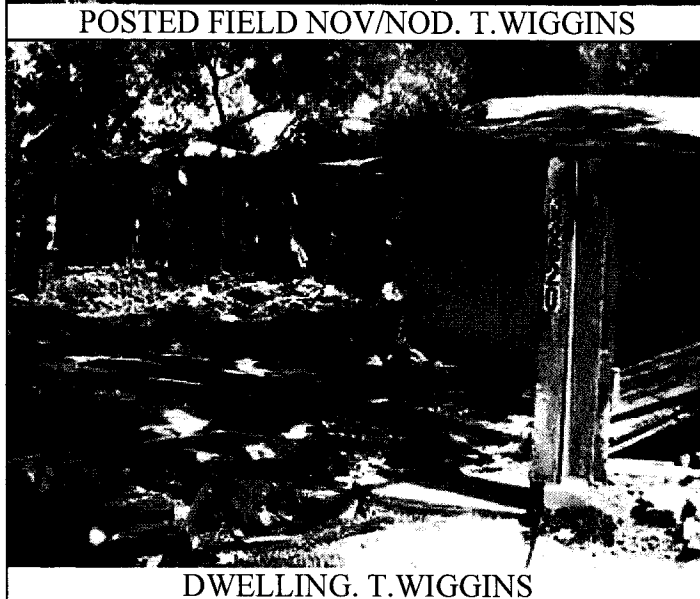
DO NOT ENTER SIGN. T. WIGGINS



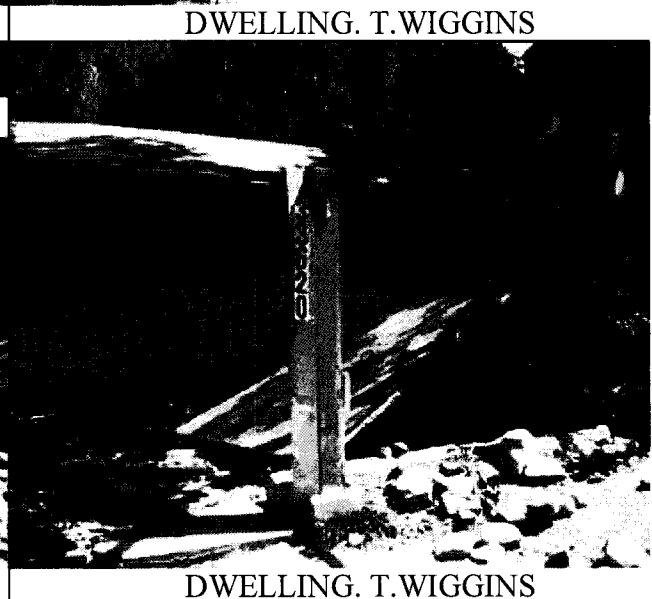
POSTED FIELD NOV/NOD. T. WIGGINS



DWELLING. T. WIGGINS

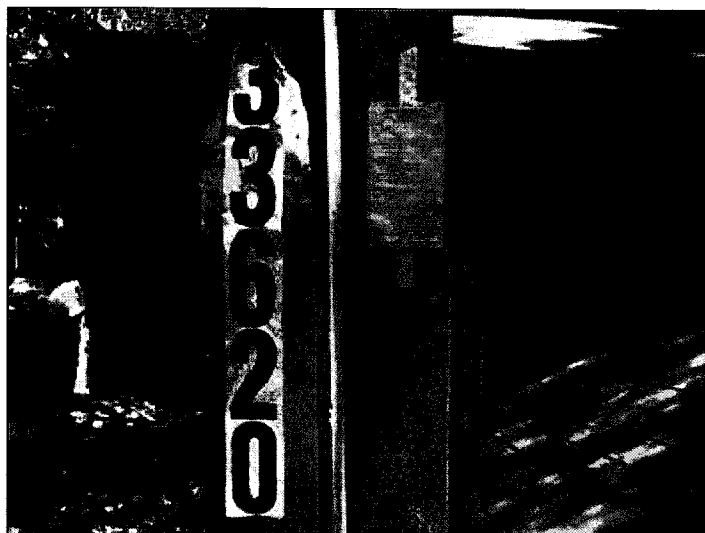


DWELLING. T. WIGGINS



DWELLING. T. WIGGINS

EXHIBIT NO. 5D



POSTED ADMINISTRATIVE CITATION.
T. WIGGINS



DWELLING. T. WIGGINS



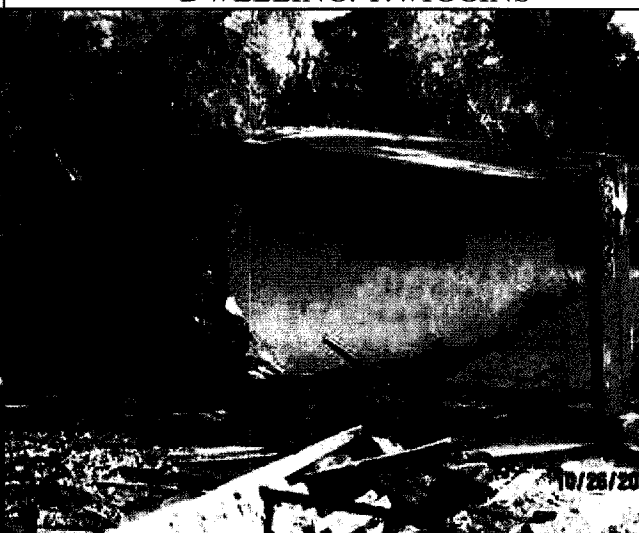
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DWELLING. T. WIGGINS



DWELLING. T. WIGGINS



DWELLING. T. WIGGINS

EXHIBIT NO. D6



DWELLING. T. WIGGINS



DWELLING. T. WIGGINS



J. Wagner #80



J. Wagner #80



J. Wagner #80

EXHIBIT NO. _____

D7



**RIVERSIDE COUNTY
CODE ENFORCEMENT DEPARTMENT**

NOTICE OF VIOLATION

CASE No.: CV 10-01616

THE PROPERTY AT: 33620 NARANJO ST, LAKE ELSINORE, CA. APN#: 383-183-025

WAS INSPECTED BY OFFICER: T. WIGGINS ID#: 17 ON 3/2/10 AT 11:15 am

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

<input type="radio"/> 5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="radio"/> 17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/> 8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/> 17.172.205 (RCO 348)	Prohibited Fencing - 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="radio"/> 8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/> 17._____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="radio"/> 15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="radio"/> 17._____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/> 15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - 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="radio"/> 17._____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input checked="" type="radio"/> 15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="radio"/> 17._____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/> 15.48.010 (RCO 457)	Unpermitted Mobile Home —Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="radio"/> 17._____ (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input type="radio"/> 15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - 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="radio"/>	
		<input type="radio"/>	

COMMENTS: HOME WAS BURNED IN A FIRE.

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 4/2/10. 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 \$ 109.00 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 RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE

PRINT NAME

DATE

☐ PROPERTY OWNER ☐ TENANT

CDL/CID#

D.O.B.

TEL NO
EXHIBIT NO.

E ☒ POSTED

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY

CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CV10-11616 Address 33620 KALANZO ST, LAKE ELSWORE, CA.

Date 3/2/10 Officer T. WIGGINS

EXHIBIT NO. E2

285-025 (4/96)

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

AFFIDAVIT OF POSTING OF NOTICES

March 9, 2010

RE CASE NO: CV1001616

I, Terrence Wiggins, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 117 S. Langstaff Street, Lake Elsinore, California 92530 .

That on 03/02/10 at 11:15, I securely and conspicuously posted Field Notice of Violation, Notice of Defects, and Do Not Enter Sign for RCC 15.16.020 SUBSTANDARD STRUCTURE at the property described as:

Property Address: 33620 NARANJO ST, LAKE ELSINORE

Assessor's Parcel Number: 383-183-025

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

Executed on March 9, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Terrence Wiggins
By: Terrence Wiggins, Code Enforcement Officer

EXHIBIT NO. E³



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

March 9, 2010

ELISE IANNITTI
33620 NARANJO ST
LAKE ELSINORE, CA. 92530

RE CASE NO: CV1001616

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 33620 NARANJO ST, LAKE ELSINORE California, Assessor's Parcel Number 383-183-025, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 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.

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.

COMPLIANCE MUST BE COMPLETED BY April 4, 2010. 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.

EXHIBIT NO. E4

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: Terrence Wiggins, Code Enforcement Officer

EXHIBIT NO. ES



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

PROOF OF SERVICE

Case No. CV1001616

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Dean Deines, 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 March 9, 2010, I served the following documents(s):

NOTICE RE: Notice of Violation

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

ELISE IANNITTI 33620 NARANJO ST, 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 March 9, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Dean Deines, Code Enforcement Aide

EXHIBIT NO. EL



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

JOHN BOYD
Director

NOTICE OF VIOLATION

March 9, 2010

ELISE IANNITTI
33620 NARANJO ST
LAKE ELSINORE, CA. 92530

RE CASE NO: CV1001616

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 33620 NARANJO ST, LAKE ELSINORE California, Assessor's Parcel Number 383-183-025, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 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.

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.

COMPLIANCE MUST BE COMPLETED BY April 4, 2010. 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: Terrence Wiggins, Code Enforcement Officer

EXHIBIT NO. E9



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1001616

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Dean Deines, 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 September 3, 2010, I served the following documents(s):

NOTICE RE: Notice of Violation

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

ELISE IANNITTI 1407 S IRENA AVE, REDONDO BEACH, CA 90277
ELISE IANNITTI 5234 BLUEMOUND RD, ROLLING HILLS, CA 90274

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 September 3, 2010 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

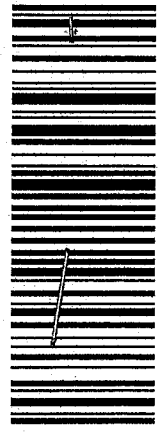

By: Dean Deines, Code Enforcement Aide

EXHIBIT NO. E¹⁰

CERTIFIED MAIL™

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
39494 LOS ALAMOS RD. SUITE
MURRIETA, CA 92563

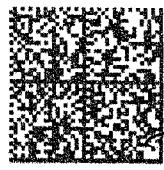
REC'D NOV 01 2010



FIRST CLASS

7009 2250 0001 9035 8797

ELISE IANNITTI
5234 BLUEMOUND RD
ROLLING HILLS, CA 90274
CV10-01616 TW 383



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

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

ELISE IANNITTI
5234 BLUEMOUND RD
ROLLING HILLS, CA 90274
CV10-01616 TW 383

City, State, ZIP+4
PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

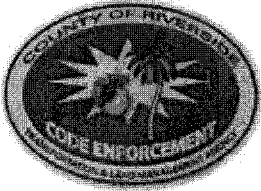
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		

ELISE IANNITTI
1407 S IRENA AVE
REDONDO BEACH, CA 90277
CV10-01616 TW 383

City, State, ZIP+4
PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">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.		<p>A. Signature <u>Elise Iannitti</u> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Restricted by (Printed Name) <u>None</u> Date of Delivery <u>9/19/10</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>	
1. Article Addressed to: ELISE IANNITTI 1407 S IRENA AVE REDONDO BEACH, CA 90277 CV10-01616 TW 383		<p>Mail <input type="checkbox"/> Express Mail <input type="checkbox"/></p> <p>Return Receipt for Merchandise <input type="checkbox"/></p> <p>Return Receipt for C.O.D. <input type="checkbox"/></p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
2. Article Number (Transfer from service label)		7008 1140 0004 9806 5722	
PS Form 3811, February 2004		102595-02-M-1540	

EXHIBIT NO. E11



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

NOTICE OF VIOLATION

May 23, 2011

ELISE IANNITTI
1407 S IRENA AVE
REDONDO BEACH, CA 90277

RE CASE NO: CV1001616 at 33620 NARANJO ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 383-183-025

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 33620 NARANJO ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 383-183-025, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 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.

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.

COMPLIANCE MUST BE COMPLETED BY June 22, 2011. 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.

39493 LOS ALAMOS ROAD, SUITE #A, MURRIETA, CALIFORNIA 92563
(951) 600-6650 • FAX (951) 600-6190

EXHIBIT NO. E¹²

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: Jeremy Wagner, Code Enforcement Officer III

EXHIBIT NO. E^B

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

- | | |
|--|---|
| <p>1. <input checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>2. <input checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>3. <input type="checkbox"/> Lack of connection to required sewage system.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>4. <input type="checkbox"/> Hazardous plumbing.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>5. <input checked="" type="checkbox"/> Lack of required electrical lighting.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>6. <input checked="" type="checkbox"/> Hazardous Wiring.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>7. <input checked="" type="checkbox"/> Lack of adequate heating facilities.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>8. <input checked="" type="checkbox"/> Deteriorated or inadequate foundation.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>9. <input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>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.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>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.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>12. <input checked="" type="checkbox"/> Dampness of habitable rooms.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>13. <input checked="" type="checkbox"/> Faulty weather protection.....
 A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors
 including broken windows or doors, lack of paint or other approved wall covering.
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>15. <input type="checkbox"/> Fire hazard.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>16. <input checked="" type="checkbox"/> Extensive fire damage.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>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</p> <p>18. <input type="checkbox"/> Improper occupancy.....
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>19. <input type="checkbox"/>
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>20. <input type="checkbox"/>
 OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> | <p>1001(b)1,2,3 17920.3(a)1,2,3</p> <p>1001(b)4,5 17920.3(a)4,5</p> <p>1001(b)14 17920.3(a)14</p> <p>1001(f) 17920.3(e)</p> <p>1001(b)10 17920.3(a)10</p> <p>1001(e) 17920.3(d)</p> <p>1001(c)6 17920.3(a)6</p> <p>1001(c)1 17920.3(b)1</p> <p>1001(c)2 17920.3(b)2</p> <p>1001(c)4 17920.3(b)4</p> <p>1001(c)6 17920.3(b)6</p> <p>1001(b)11 17920.3(a)11</p> <p>1001(h)1-4 17920.3(g)1-4</p> <p>1001(b)13 17920.3(a)13</p> <p>1001(i) 17920.3(h)</p> <p>1001(n) 17920.3(n)</p> |
|--|---|

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

Case No. CN10-TD616 Address 35620 NALANZO ST., LAKE ELSWORE, CA
Date 3/2/10 Officer T. WIGGINS

285-025 (4/96)

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure

EXHIBIT NO. _____

E 14



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1001616

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Dean Deines, 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 May 23, 2011, I served the following documents(s):

NOTICE RE: Notice of Violation

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

ELISE IANNITTI 1407 S IRENA AVE, REDONDO BEACH, CA 90277

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.

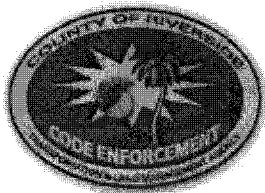
XX **STATE.** I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON May 23, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Dean Deines, Code Enforcement Aide

EXHIBIT NO. E15



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV1001616

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Dean Deines, 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 May 23, 2011, I served the following documents(s):

NOTICE RE: Notice of Violation

Notice of Defects

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

ELISE IANNITTI 1407 S IRENA AVE, REDONDO BEACH, CA 90277

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 May 23, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Dean Deines, Code Enforcement Aide

EXHIBIT NO. E1b

7009 2250 0001 9035 7080

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

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

OFFICIAL USE

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

Postmark
Here

ELISE IANNITTI
1407 S IRENA AVE
REDONDO BEACH, CA 90277
CV10-01616 JW 383

PS Form 3800, August 2005

See reverse for instructions

EXHIBIT NO. E¹⁷

USPS - Track & Confirm - Windows Internet Explorer

http://brkcnfrm1.smi.usps.com/PTSIInternetWeb/InterLabelInquiry.do

File Edit View Favorites Tools Help

Microsoft Exchange - Outlo... Suggested Sites

Request Log USPS - Track & Confirm

Home | Help | Sign In

UNITED STATES POSTAL SERVICE®

Track & Confirm FAQs

Track & Confirm

Search Results

Label/Receipt Number: 7009 2250 0001 9035 7080
Service(s): **Certified Mail™**
Status: **Notice Left**

We attempted to deliver your item at 4:59 pm on May 25, 2011 in REDONDO BEACH, CA 90277 and a notice was left. You may arrange redelivery by visiting www.usps.com/redelivery or calling 800-ASK-USPS, or may pick up the item at the Post Office indicated on the notice. If this item is unclaimed after 15 days then it will be returned to the sender. Information, if available, is updated periodically throughout the day. Please check again later.

Detailed Results:

- Notice Left, May 25, 2011, 4:59 pm, REDONDO BEACH, CA 90277
- Processed through Sort Facility, May 25, 2011, 2:51 am, LOS ANGELES, CA 90052
- Processed through Sort Facility, May 23, 2011, 7:08 pm, SAN BERNARDINO, CA 92403

Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email. [Go >](#)

Track & Confirm
Enter Label/Receipt Number.
[Go >](#)

Done Internet

start Inbox - Microsoft Out... USPS - Track & Confir... Search Desktop

EXHIBIT NO. E18

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
39494 LOS ALAMOS RD. SUITE A
MURRIETA, CA 92563

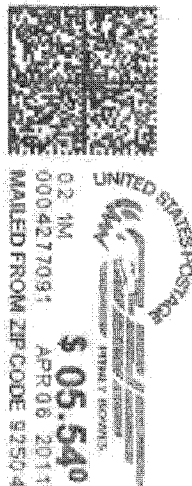
4811

7009 2250 0001 9035 5151



ELISE IANNITTI
1407 S IRENA AVE
REDONDO BEACH, CA 90277
CV10-01616 JW 383

9027785105 0024



REC'D MAY 10 2011



NIXIE 900 CE 1 02 05/12/11
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
EC: 92563
*0704-07917-06-42

EXHIBIT NO. E^A

When recorded please mail to:
Riverside County Code Enforcement
District 1
39494 Los Alamos Rd. Suite A
Murrieta, Ca 92563
Mail Stop 5155

DOC # 2010-0266045

06/09/2010 08:00A Fee:NC

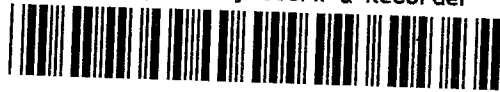
Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



0213
M

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
ELISE IANNITTI

)
) Case No. CV10-01616

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 33620 NARANJO DRIVE LAKE ELSINORE, CA, and more particularly described as Assessor's Parcel Number 383-183-025 and having a legal description of .31 ACRES M/L IN POR LOT 145 AND LOT 144 MB 012/016 VISTA DEL LAGO TR UNIT 1, 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 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, 39494 Los Alamos Road Suite A Murrieta, CA 92563, Attention Code Enforcement Officer Terrence Wiggins.

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By B. Starkweather
Britt Starkweather
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

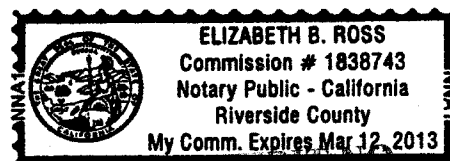
On 06/02/10 before me, Elizabeth B. Ross, Notary Public, personally appeared Britt Starkweather, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ 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



F



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Glenn Baude
Director

August 24, 2011

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 No.: CV10-01616
APN: 383-183-025; IANNITTI
Property: 33620 Naranjo Street, Lake Elsinore

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 (RCC Title 15) and 725 (RCC Title 1) to consider the abatement of the substandard structure located on the SUBJECT PROPERTY described as **33620 Naranjo Street, Lake Elsinore, Riverside County, California**, and more particularly described as Assessor's Parcel Number 383-183-025.

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 from the real property.

SAID HEARING will be held on **Tuesday, September 27, 2011, 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 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, Britt Starkweather at (951) 600-6650 or Supervising Code Enforcement Officer, Brian Black at (951) 955-2004 prior to the hearing. Please meet Brian Black at 8:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.

GLENN BAUDE
DIRECTOR

WARD KOMERS
Administrative Manager

EXHIBIT NO. 6

NOTICE LIST

Subject Property: 33620 Naranjo St., Lake Elsinore

Case No.: CV 10-01616;

APN: 383-183-025; District One

ELISE IANNITTI
33620 NARANJO ST
LAKE ELSINORE CA 92530

ELISE IANNITTI
1407 S IRENA AVE
REDONDO CA 90277

ELISE IANNITTI
5234 BLUEMOUND RD
ROLLINGS HILLS CA 90274

G:\Litigation\Code Enforcement\Abatement\2011\2010\CV 10-01616\Notice List.DOC

EXHIBIT NO. 62

PROOF OF SERVICE

Case No. CV10-01616

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, Suite 500, Riverside, California 92501.

That on August 24, 2011, 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 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 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 August 24, 2011, at Riverside, California.

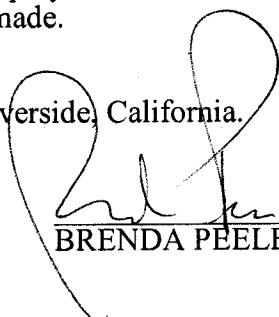

BRENDA PEELER

EXHIBIT NO. 63



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

August 25, 2011

RE CASE NO: CV1001616

I, Jeremy Wagner, 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 08/25/2011 at 0947, I securely and conspicuously posted Notice of Hearing Re: Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 33620 NARANJO ST, LAKE ELSINORE

Assessor's Parcel Number: 383-183-025

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

Executed on August 25, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

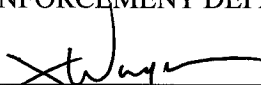
By: 
Jeremy Wagner, Code Enforcement Officer III

EXHIBIT NO. 64