

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

505B



FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* 9/24/13 DATE
PATRICIA MUNROE
Departmental Concurrence

FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
November 20, 2013

SUBJECT: Abatement of Public Nuisance [Accumulated Rubbish]
Case No: CV12-05142 [MORGAN PROPERTIES, L.P.]
Subject Property: Vacant Lot on Davis Street, Lake Elsinore; APN: 386-160-004
District: 1/1 [\$0.00]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The accumulation of rubbish on the real property located at the Vacant Lot on Davis Street, Lake Elsinore, Riverside County, California, APN: 386-160-004 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.
2. Morgan Properties, L.P., the owner of the subject real property, be directed to abate the accumulation of rubbish on the property by removing the same from the real property within ninety (90) days.

(Continued)

[Signature]
GREG FLANNERY
Interim Code Enforcement Official

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

C.E.O. RECOMMENDATION:

APPROVE

BY: *[Signature]*
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: December 3, 2013
xc: TLMA/CED, Sheriff

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

NOV 20 11 08:51

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

9-1

A-30
 Positions Added
 4/5 Vote
 Change Order

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

FORM 11: Abatement of Public Nuisance [Accumulated Rubbish]

Case No: 12-05142 [MORGAN PROPERTIES, L.P.]

Subject Property: Vacant Lot of Davis Street, Lake Elsinore; APN: 386-160-004

District: 1/1

DATE: November 20, 2013

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. 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 accumulation of rubbish by removing and disposing of the same from the real property.

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

5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance No. 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An initial inspection was made on the subject property by Senior Code Enforcement Officer Cynthia Black on October 4, 2012. The Inspection revealed the accumulation of rubbish on the subject property in violation of Riverside County Ordinance 541. The rubbish consisted of, but was not limited to: household trash, discarded furniture and miscellaneous debris.

2. Follow up inspection of the above-described real property on June 19, 2013, revealed the property continues to be in violation of Riverside County Ordinance No. 541.

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 the removal of accumulated rubbish.

Impact on Citizens and Businesses

N/A

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

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

FORM 11: Abatement of Public Nuisance [Accumulated Rubbish]

Case No: 12-05142 [MORGAN PROPERTIES, L.P.]

Subject Property: Vacant Lot of Davis Street, Lake Elsinore; APN: 386-160-004

District: 1/1

DATE: November 20, 2013

PAGE: 3 of 3

ATTACHMENTS (if needed, in this order):

A. BUDGET ADJUSTMENT

B. CHANGE ORDER REPORT

NUMBER	AMOUNT	PERCENT	DESCRIPTION

(Additional description and details of new change order(s) – one or two paragraphs for each.)

C. PERSONNEL CHANGE and ORDINANCE 440 REPORT

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

1
2
3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 12-05142
[ACCUMULATED RUBBISH]; APN: 386-160-)
4 004, VACANT LOT ON DAVIS STREET, LAKE) DECLARATION OF CODE
EL SINORE, COUNTY OF RIVERSIDE, STATE) ENFORCEMENT OFFICER
5 OF CALIFORNIA; MORGAN PROPERTIES, L.P.) CYNTHIA BLACK
OWNER.)
6)
7) [RCO No. 541]

8
9 I, Cynthia Black, declare that the facts set forth below are personally known to me except to the
10 extent that certain information is based on information and belief which I believe to be true, and if called
11 as a witness, I could and would competently testify thereof under oath:

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

16 2. On October 4, 2012, I conducted an initial inspection of the real property described as
17 Vacant Lot on Davis Street, Lake Elsinore, Riverside County, California and further described as
18 Assessor's Parcel Number 386-160-004 (hereinafter described as "THE PROPERTY"). A true and
19 correct copy of a Thomas Brothers map page indicating the location of THE PROPERTY is attached
20 hereto and incorporated herein by reference as Exhibit "A."

21 3. A review of County records and documents disclosed that THE PROPERTY is owned by
22 Morgan Properties, L.P. (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
23 Assessment Roll for 2013-2014 tax year and a copy of the report generated from the County Geographic
24 Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B."

25 4. Based on the Lot Book Report from RZ Title Service dated September 27, 2012, and
26 updated on June 10, 2013, there appears to be no interested parties. True and correct copies of the Lot
27 Book Reports are attached hereto and incorporated herein by reference as Exhibit "C."

28 5. On October 4, 2012, I arrived at THE PROPERTY to conduct an initial inspection

1 pursuant to a complaint from Riverside County Sheriff's Department. THE PROPERTY was open and
2 unfenced, with no signs restricting access. I observed accumulated rubbish, which consisted of, but was
3 not limited to the following materials: household trash, discarded furniture and miscellaneous items. I
4 estimated the accumulated rubbish to be approximately 160,000 square feet.

5 6. As a result of the accumulated rubbish, THE PROPERTY constituted a public nuisance in
6 violation of the provisions set forth in Riverside County Ordinance ("RCO") No. 541.

7 7. On October 4, 2012, I posted a Notice of Violation and on October 5, 2012, a Notice of
8 Violation was mailed to OWNER by first class mail.

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

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

13 10. On June 19, 2013, I conducted a follow up inspection and observed that THE PROPERTY
14 remained unchanged and in violation of RCO No. 541.

15 11. Based upon my experience, knowledge and visual observations, it is my determination that
16 the conditions on THE PROPERTY are dangerous to the neighboring property owners and the general
17 public.

18 12. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO
19 No. 541.

20 13. I am informed and believe and based upon said information and belief allege that the
21 OWNER does not have legal authority or permission to store or accumulate the above described materials
22 on THE PROPERTY.

23 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
24 County Recorder, County of Riverside, State of California, on October 16, 2012, as Instrument Number
25 2012-0492186, a true and correct copy of which is attached hereto and incorporated herein by reference as
26 Exhibit "F."

27 15. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing
28 notification of the Board of Supervisors' hearing as required by RCO No. 725 was mailed to OWNER by

1 first class mail and was posted on THE PROPERTY. True and correct copies of the notice, together with
2 the proof of service, and the affidavit of posting of notices are attached hereto and incorporated herein by
3 reference as Exhibit "G."

4 16. Removal of all accumulated rubbish on THE PROPERTY is required to bring THE
5 PROPERTY into compliance with RCO No. 541, and the Health and Safety Code. Under RCO No. 541,
6 no amount of rubbish is allowed to accumulate on THE PROPERTY.

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

8 (a) the accumulation of rubbish on THE PROPERTY to be deemed and declared a
9 public nuisance;

10 (b) the OWNER or whoever has possession or control of THE PROPERTY, be
11 required to remove all accumulated rubbish within ninety (90) days of the date of the posting and mailing
12 of the Board's Order to Abate Nuisance, in accordance with all Riverside County Ordinances, including
13 but not limited to the provision of RCO No. 541;

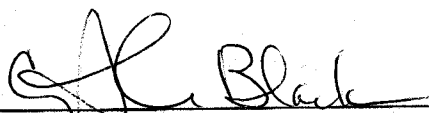
14 (c) in the event the rubbish is not removed and disposed of according to the above
15 referenced ninety (90) day time period in strict accordance with all Riverside County Ordinance,
16 including but not limited to RCO No. 541, the rubbish may be abated and disposed of by representatives
17 of the Riverside County Code Enforcement Department, a contractor or the Sheriff's Department upon
18 receipt of an owner's consent or a Court Order when necessary under applicable law.

19 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall be
20 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
21 PROPERTY pursuant to Government Code Section 25845 and RCO No. 725.

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

24 Executed this 30th day of October, 2013, at Perris, California.

25
26
27
28


CYTHNIA BLACK
Senior Code Enforcement Officer
Code Enforcement Department

Abatement Exhibit List

Exhibit A – Thomas Bros Map with arrow to situs

Exhibit B – Assessors Roll and GIS report

Exhibit C – Lot Book Report(s) (current on top)

Exhibit D – Site Plan and Photographs

Exhibit E – Notice of Violation, AOP, POS and green cards

Exhibit F – Notice of Noncompliance / Notice of Pendency of
Administrative Proceedings

Exhibit G – Notice of BOS hearing, Notice List, POS and AOP

EXHIBIT “A”

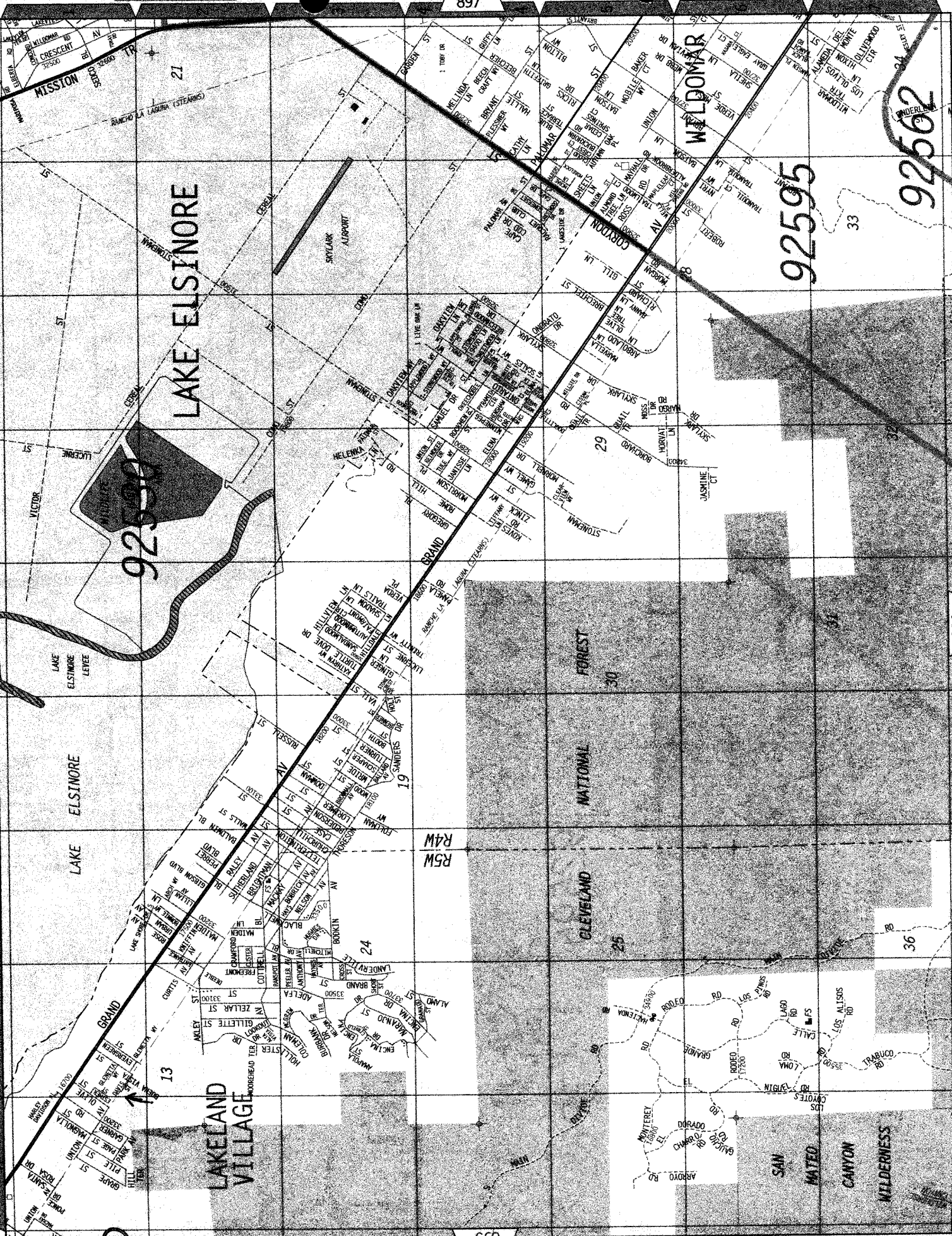


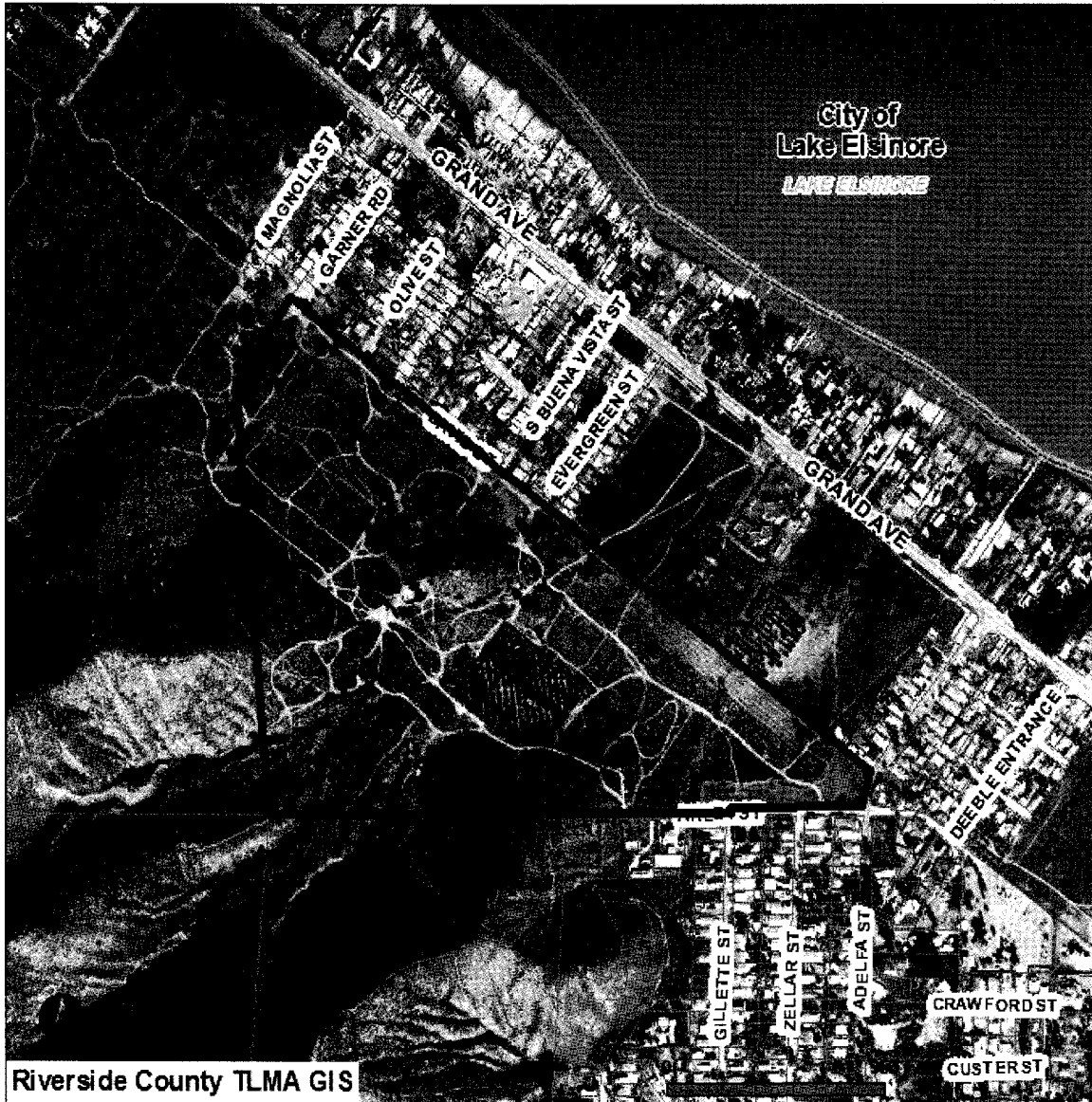
EXHIBIT “B”

Assessment Roll For the 2013-2014 Tax Year as of January 1, 2013

Assessment #386160004-8		Parcel # 386160004-8	
Assessee:	MORGAN PROP	Land	3,442,579
Mail Address:	7004 BOULEVARD E NO 36E	Full Value	3,442,579
City, State Zip:	GUTTENBERG NJ 7093	Total Net	3,442,579
Real Property Use Code:	YR		
Base Year	2005		
Conveyance Number:	0589367		
Conveyance (mm/yy):	7/2004		
PUI:	R070000		
TRA:	65-001		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		

[View Parcel Map](#)

RIVERSIDE COUNTY GIS



Selected parcel(s):
386-160-004

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

386-160-004-8

OWNER NAME / ADDRESS

MORGAN PROP
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
7004 BOULEVARD E NO 36E
GUTTENBERG NJ. 7093

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 69.91 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 896 GRID: A1, A2, B1, B2

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY

CITY SPHERE: LAKE ELSINORE

ANNEXATION DATE: NOT APPLICABLE

LAFCO CASE #: 2005-18-1&5

PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T6SR5W SEC 13

ELEVATION RANGE

1312/1568 FEET

PREVIOUS APN

181-600-102

PLANNING

LAND USE DESIGNATIONS

MDR

RM

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

ELSINORE

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-1

R-3

ZONING DISTRICTS AND ZONING AREAS

LAKELAND VILLAGE DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

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)

AGRICULTURAL LAND
CHAPARRAL
COASTAL SAGE SCRUB
DEVELOPED/DISTURBED LAND
WOODLAND AND FORESTS

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)

ELSINORE

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 41

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

FAULTS WITHIN A 1/2 MILE OF WILDOMAR FAULT WILLARD FAULT CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL MODERATE VERY HIGH VERY LOW

SUBSIDENCE SUSCEPTIBLE

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.

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.

ZONE B, 34.36 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

046401
046402

FARMLAND

LOCAL IMPORTANCE
OTHER LANDS
URBAN-BUILT UP LAND

TAX RATE AREAS

- 065001
- COUNTY FREE LIBRARY
- COUNTY ORTEGA TRAIL REC & PK
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- ELSINORE VAL MUN WTR IMP DIST 1
- ELSINORE VALLEY CEMETERY
- ELSINORE VALLEY MUNICIPAL WATER
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 3
- GENERAL
- GENERAL PURPOSE
- LAKE ELSINORE UNIF IMP NO 96-1
- LAKE ELSINORE UNIFIED
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1205142	ABATEMENT	Sep. 12, 2012

BUILDING PERMITS

Case #	Description	Status
030761	UPGRADE ELEC 100 AMP VAL 300	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
138419	NOT AVAILABLE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
139669	DEMO RESIDENCE	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
CFG01504	DOC FEE FOR EA37633 CLEVELAND RIDGE	PAID
CFG01517	DOCUMENT HANDLING FEE FOR EA37633-LAFCO PROJECT	PAID
CFG01540	DOCUMENT HANDLING FEEFOR EA37633 LAFCO	PAID
EA37633	EA TO AMD LAKE ELSINORE SPHERE OF INFLUENCE	APPROVED

REPORT PRINTED ON...Thu Jun 20 11:16:04 2013
Version 130523

EXHIBIT “C”



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

Updated Lot Book

Customer:
 RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

Order Number: **29015**

4080 Lemon Street
 Riverside CA 92501

Order Date: 6/18/2013
 Dated as of: 6/10/2013

Attn: Brent Steele
 Reference: CV12-05142/Rosa Morales
 IN RE: MORGAN PROPERTIES, L.P.

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: Vacant Land

CA

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

All exceptions are as follows:

Assessor's Parcel No. : 386-160-004-8

Assessments:	Land Value:	\$3,375,078.00
	Improvement Value:	\$0.00
	Exemption Value:	\$0.00
	Total Value:	\$3,375,078.00

Property Taxes for the Fiscal Year	2012-2013
Total Annual Tax	\$35,947.30
Status: Paid through	06/30/2013

A Notice of Administrative Proceedings by the

City of	Lake Elsinore
County of	Riverside
Recorded	10/16/2012
Document No.	2012-0492186

NO OTHER EXCEPTIONS

When recorded please mail to:
 Riverside County Code Enforcement Department
 (District 1 Office)
 227 NORTH D STREET SUITE B PERRIS, CA. 92570
 Mail Stop No. # 5161

DOC # 2012-0492186

10/16/2012 09:08A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC						T:	CTY	UNI	062

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV12-05142



MORGAN PROP)

And DOES I through X, owners

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

ADDRESS: VACANT LOT ON DAVIS ST. LAKE ELSINORE, CA. 92530

PARCEL #: 386-160-004

LEGAL DESCRIPTION: LEGAL DESCRIPTION NOT AVAILABLE, T6SR5W SEC 13

VIOLATIONS: ORD NO. 541 & 348 RCC CODE 8.120.010 & 17.24.010 ACCUMULATED RUBBISH & EXCESSIVE OUTSIDE STORAGE.

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

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

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

Dated: OCTOBER 4, 2012

By: MARR CHRISTIAN
 MARR CHRISTIAN, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

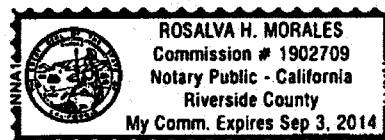
On 10.5.12 before me, Rosalva H. Morales, Notary Public, personally appeared MARR CHRISTIAN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

Rosalva H. Morales

Commission # 1902709 Comm. Expires September 3, 2014





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

Lot Book Report

Order Number: **28039**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV12-05142/Rosa Morales

IN RE: MORGAN PROPERTIES, L.P.

Order Date: 10/5/2012

Dated as of: 9/27/2012

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 386-160-004-8

Assessments:

Land Value:	\$3,375,078.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$3,375,078.00

Tax Information

Property Taxes for the Fiscal Year	2011-2012
First Installment	\$17,973.65
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2012)
Second Installment	\$17,973.65
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2013)



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

Order Number: 28039
Reference: CV12-05142/Rosa

Property Vesting

The last recorded document transferring title of said property

Dated	06/15/2004
Recorded	07/29/2004
Document No.	2004-0589367
D.T.T.	\$0.00
Grantor	Huai-Yin Yiu and Shu-Hua Cheng Yiu, husband and wife as joint tenants
Grantee	Morgan Properties, L.P., a California limited partnership

Affects Property in Question and Other Property

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	Morgan Properties LP
Case No.	CV04-0606
Recorded	03/18/2005
Document No.	2005-0214370

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Morgan Properties
Case No.	CV05-3340
Recorded	11/15/2005
Document No.	2005-0950725



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

Order Number: 28039
Reference: CV12-05142/Rosa

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Morgan Prop
Case No.	CV10-06639
Recorded	08/18/2010
Document No.	2010-0390476

Legal Description

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

GOVERNMENT LOTS 1, 2 AND 3 IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, WHICH INCLUDES LOT MARKED "WELL LOT" OF "LOT E" AS SHOWN BY MAP OF WYMAN SUBDIVISION ON FILE INBOOK 12 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE, COUNTY, CALIFORNIA.

EXCEPTING FROM SAID LOT 3 THAT PORTION INCLUDED IN LAKE CENTER TRACT CONVEYED TO FARMERS AND MERCHANTS TRUST COMPANY OF LONG BEACH BY DEED RECORDED OCTOBER 22, 1923 IN BOOK 591 PAGE 381 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 2 OF N. G. YOCUM'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 556 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; THENCE SOUTH 53 DEGREES 30' EAST, ALONG THE NORTHERLY LINE OF LOT 2 AND 1 OF SAID SUBDIVISION, 571.25 FEET, FOR THE TRUE POINT OF BEGINNING; THENCE SOUTH 53 DEGREES 30' EAST 293.20 FEET; THENCE SOUTH 37 DEGREES 16' WEST 359.123 FEET, TO AN INTERSECTION WITH THE MOST EASTERLY LINE OF SAID LOT 1 OF YOCUM'S SUBDIVISION; THENCE NORTH 02 DEGREES 16' WEST, ALONG THE WEST LINE OF SAID SECTION 13, 460.59 FEET TO THE POINT OF BEGINNING; ALSO EXCEPTING THEREFROM THAT PORTION OF SAID GOVERNMENT LOT 1 GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 27, 1948 IN BOOK 1006 PAGE 589 OF OFFICIAL RECORDS OF RIVERSIDE, COUNTY, CALIFORNIA; ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 1 LYING EASTERLY OF THAT PORTION GRANTED TO COUNTY OF RIVERSIDE, BY DEED RECORDED AUGUST 27, 1948 IN BOOK 1006 PAGE 589 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



RECORDING REQUESTED BY

AND WHEN RECORD MAIL THIS DEED
AND TAX STATEMENT TO
Morgan Properties, L.P.
7004 Boulevard East, #36 E
Guttenberg, NJ 07093

APN# 381-284-013, 386-140-006 & 386-160-004

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QUITCLAIM DEED

There is no Documentary Transfer Tax due. The grantors and grantee in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property and is exempt from reassessment, Revenue and Taxation Code Section 11923 (d).



GRANTORS: HUAI-YIN YIU AND SHU-HUA CHENG YIU, Husband and Wife as Joint Tenants, hereby remise, release and quitclaim to MORGAN PROPERTIES, L.P., a California limited partnership, all of its right, title and interest in and to the following described real property in the County of Riverside, State of California:

AS PER EXHIBIT "A" WHICH IS ATTACHED HERETO, AND MADE A PART HEREOF.

This conveyance changes the manner in which title is held, the above individual grantors and the above grantee, a California limited partnership, are comprised of the same parties who continue to hold the same proportionate interest in the property. This deed is given to accomplish that intent and mutual desire and wish that the above-described property be so vested in their limited partnership.

Dated: June 15, 2004

Grantors - Transferors

Huai-yin Yiu
HUAI-YIN YIU

State of Taiwan
City of Taipei
County of Taiwan, Taipei Office

Shu-hua Cheng Yiu
SHU-HUA CHENG YIU

Marietta L. Davison

On July 16, 2004 before me, **Special Notary (PL96-8)** the Notary Public, personally appeared ~~HUAI-YIN YIU and SHU-HUA CHENG YU~~ personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument. by Yiu, Huai-yin and Yiu Cheng, Shu-hua---

WITNESS my hand and official seal.

Signature *Marietta L. Davison* (Seal)

Notary Public
Marietta L. Davison
Special Notary (PL96-8)
Duly Appointed and qualified
My commission expires August 28, 2004

EXHIBIT "A"

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

GOVERNMENT LOTS 1, 2 AND 3 IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, WHICH INCLUDES LOT MARKED "WELL LOT" OR "LOT E" AS SHOWN BY MAP OF WYMAN SUBDIVISION ON FILE IN BOOK 12 PAGE 70 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING FROM SAID LOT 3 THAT PORTION INCLUDED IN LAKE CENTER TRACT CONVEYED TO FARMERS AND MERCHANTS TRUST COMPANY OF LONG BEACH BY DEED RECORDED OCTOBER 22, 1923 IN BOOK 591 PAGE 381 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 2 OF N. G. YOCUM'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 556 OF MAPS, RECORDS OF SAN DEIGO COUNTY, CALIFORNIA;

THENCE SOUTH 53 DEGREES 30' EAST, ALONG THE NORTHERLY LINES OF LOT 2 AND 1 OF SAID SUBDIVISION, 571.25 FEET, FOR THE TRUE POINT OF BEGINNING;

THENCE SOUTH 53 DEGREES 30' EAST 293.20 FEET;

THENCE SOUTH 37 DEGREES 16' WEST 359.12 FEET, TO AN INTERSECTION WITH THE MOST EASTERLY LINE OF SAID LOT 1 OF YOCUM'S SUBDIVISION;

THENCE NORTH 02 DEGREES 16' WEST, ALONG THE WEST LINE OF SAID SECTION 13, 460.59 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID GOVERNMENT LOT 1 GRANTED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 27, 1948 IN BOOK 1006 PAGE 589 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 1 LYING EASTERLY OF THAT PORTION GRANTED TO COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 27, 1948 IN BOOK 1006 PAGE 589 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THAT PORTION OF LOT 1 OF N. G. YOCUM'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 12 PAGE 556 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF FRACTIONAL SECTION 14, TOWNSHIP 6 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, (WHICH IS ALSO THE EASTERLY LINE OF SAID LOT 1), WITH THE SOUTHWESTERLY LINE OF THE RANCHO LA LAGUNA; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 1 AND SAID FRACTIONAL SECTION 14, 460.59 FEET, FOR THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH, ALONG THE EAST LINE OF SAID LOT 1 AND SAID FRACTIONAL SECTION 14, 370.01 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF SAID LOT 1, SAID POINT BEING THE NORTHEAST CORNER OF THE CORNER OF SAID LOT 1, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID FRACTIONAL SECTION 14;

THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 274.29 FEET;

THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF LOT 1, 460.59 FEET TO THE TRUE POINT OF BEGINNING.

When recorded please mail to:
5144

DOC # 2005-0950725

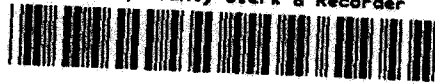
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Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
MORGAN PROPERTIES

)
)

Case No. CV05-3340

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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.520, (RCC Title 10.04) described as ABANDONED/INOPERABLE VEHICLE. Such Proceedings are based upon the noncompliance of such real property, located at 33101 ADELFA ST, LAKE ELSINORE, CA, and more particularly described as Assessor's Parcel Number 386-160-004 and having a legal description of 69.91 ACRES M/L IN POR SEC 13 T6S R5W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS, Records of Riverside County, with the requirements of Ordinance No. 520 (RCC Title 10.04).

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, 117 South Langstaff, Lake Elsinore, CA 92530, Attention Code Enforcement Officer HECTOR VIRAY.

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 M. A. Christian

MARR CHRISTIAN, Supervising Code Enforcement Officer
Code Enforcement Division

ACKNOWLEDGMENT

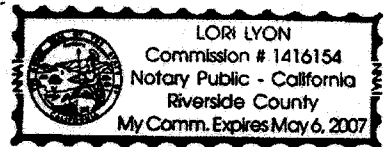
State of California)
County of Riverside)

On 11/3/05 before me Lori Lyon, Notary Public, personally appeared Marr Christian, personally known to me 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.

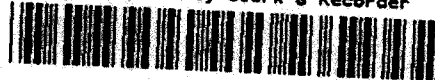
Lori Lyon

(Seal of Notary)



When recorded please mail to:
 Riverside County Code Enforcement
 39493 Los Alamos Rd. Suite A
 Murrieta, Ca 92563
 Mail Stop 5155

DOC # 2010-0390476
 08/18/2010 08:00A Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry U. Ward
 Assessor, County Clerk & Recorder



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NOTICE OF NONCOMPLIANCE

In the matter of the Property of
 MORGAN PROP

Case No. CV10-06639

M
039

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.541.5, (RCC Title 8.120) described as ACCUMULATED RUBBISH - EXPEDITED. Such Proceedings are based upon the noncompliance of such real property, located at PARCEL WEST OF ADELFA AND AKLEY STREET, LAKE ELSINORE, CA, and more particularly described as Assessor's Parcel Number 386-160-004 and having a legal description of 69.91 ACRES M/L IN POR SEC 13 T6S R5W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS, Records of Riverside County, with the requirements of Ordinance No. 541.5 (RCC Title 8.120).

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 Road, Suite A, Murrieta, Attention Code Enforcement Officer Matthew Jones (951) 600-6650.

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 Britt Starkweather
 Britt Starkweather
 Code Enforcement Department

ACKNOWLEDGMENT

State of California)
 County of Riverside)

On 8-11-10 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

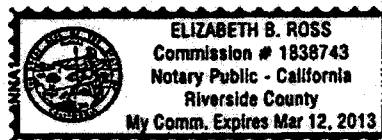


EXHIBIT “D”

SITE PLAN: Case # CV-1205142

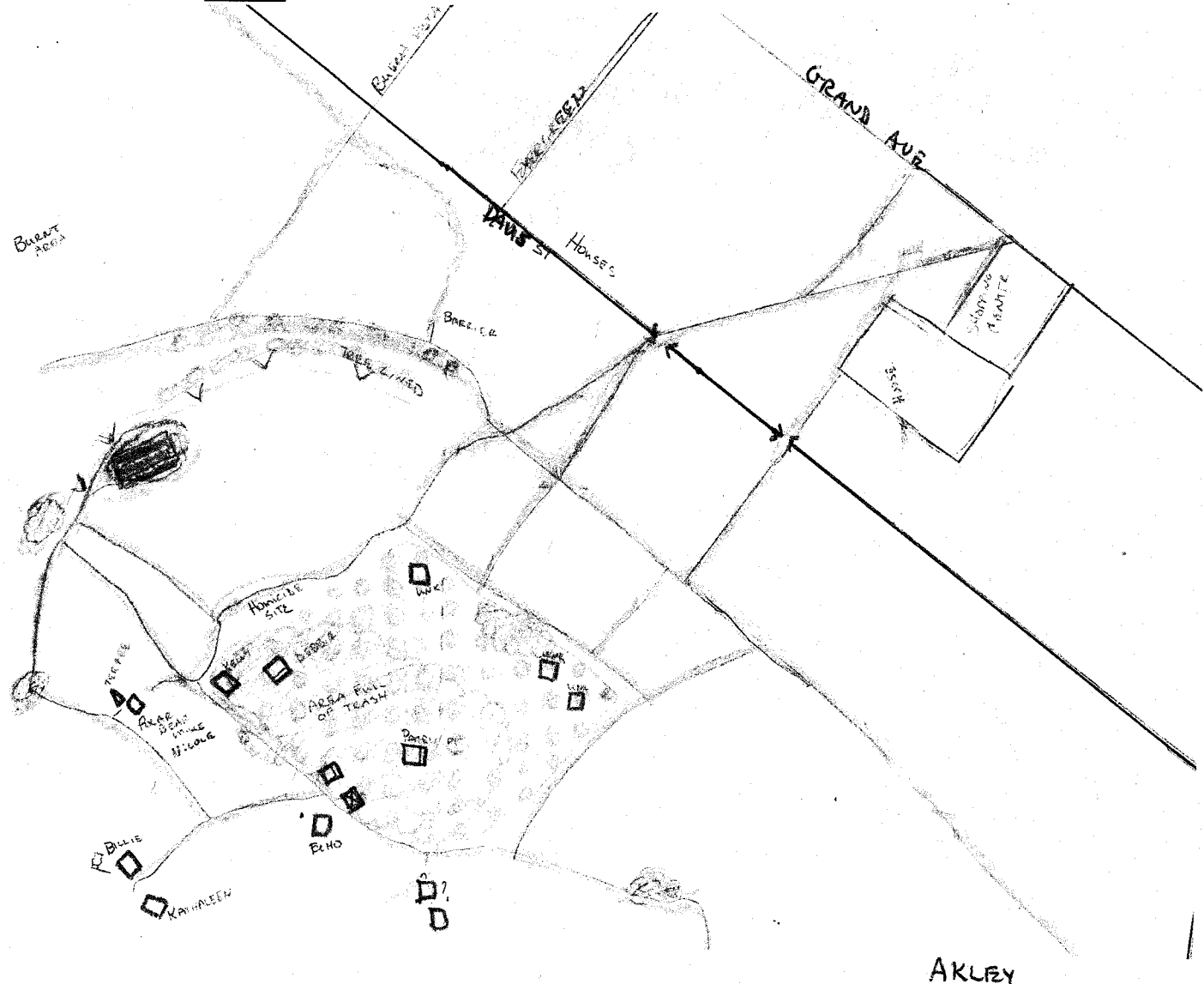
OWNER(S): MORGAN PROP

SITE ADDRESS: DAVIS ST N/O OF AKLEY ST, LAKE ELSINORE

ASSESSOR'S PARCEL: 386-160-004

ACREAGE: 69.91

NORTH ARROW: 



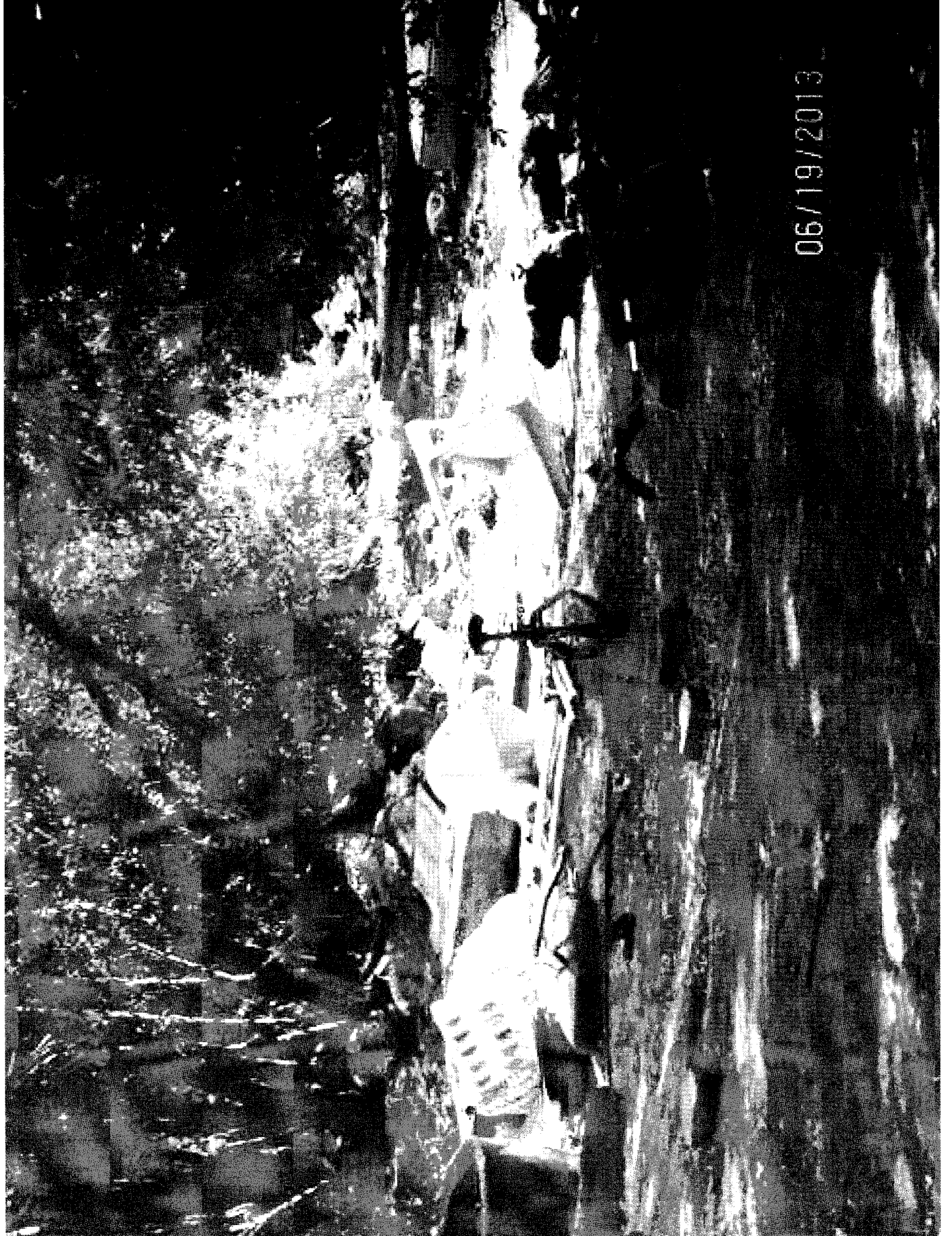
FRONT PROPERTY LINE: DAVIS ST N/O OF AKLEY ST, LAKE ELSINORE

PREPARED BY: C. BLACK

DATE: 10/4/12

 = RUBBISH

06/19/2013



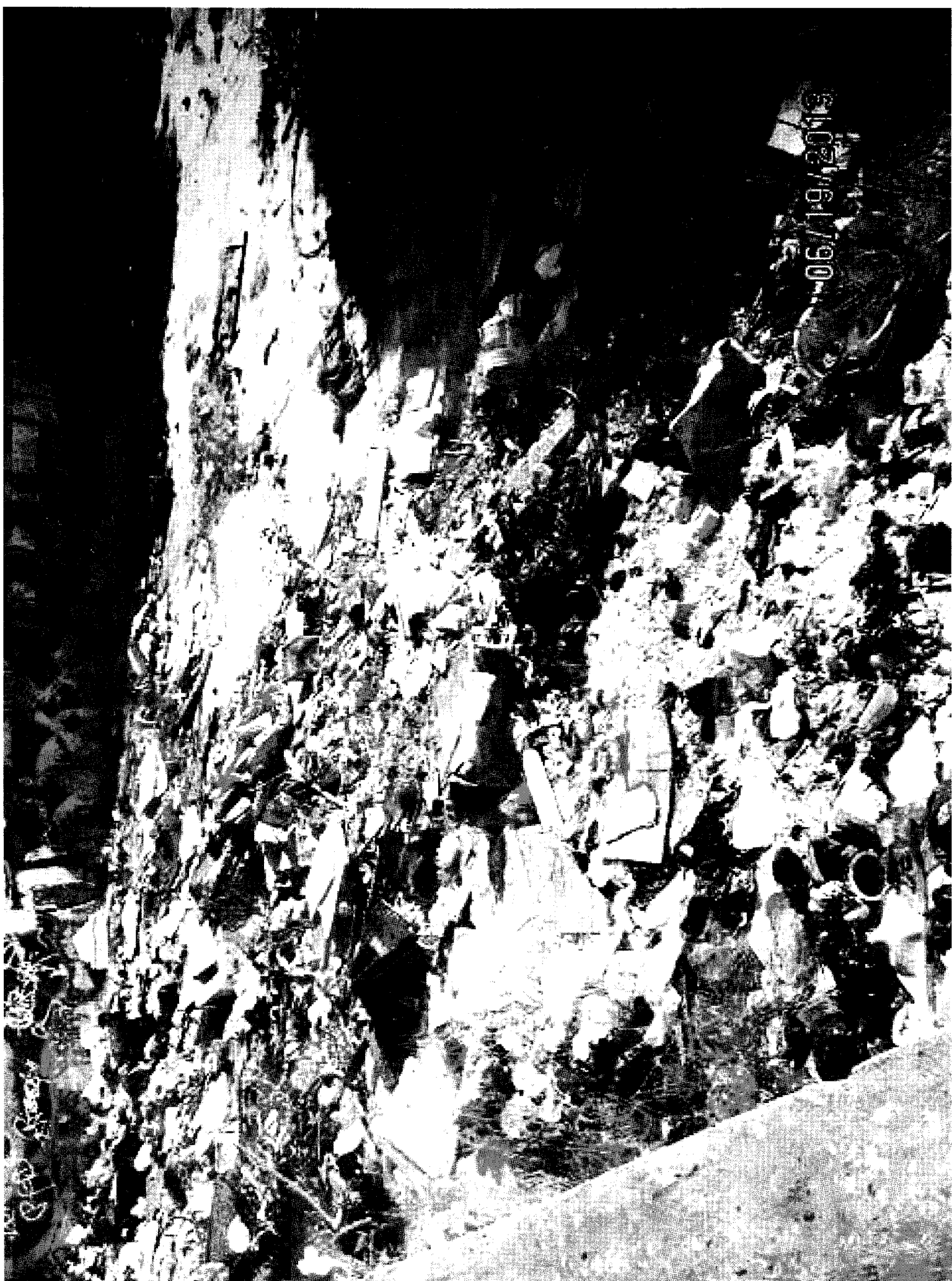




Photo #6 rubbish - 09/18/2012



Photo #7 rubbish - 09/18/2012

Code Enforcement Case: CV1205142

Printed on: 06/20/2013

Photographs



Photo #1 rubbish - 06/19/2013



Photo #2 rubbish - 06/19/2013



Photo #3 rubbish - 06/19/2013



Photo #4 rubbish - 06/19/2013

EXHIBIT “E”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

October 4, 2012

MORGAN PROP
7004 BOULEVARD E NO 36E
GUTTENBERG, NJ 7093

RE CASE NO: CV1205142 at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 386-160-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 386-160-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.08.010 (Ord. 457), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.08.010 (Ord. 457) - No person shall erect, use, or maintain a hazardous condition or improper occupancy in the unincorporated area of the County.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Vacate the tents, shacks, shanties, etc
- 3) Discontinue use - LANDFILL. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

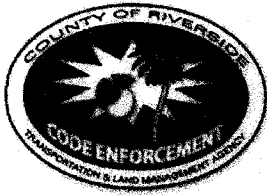
COMPLIANCE MUST BE COMPLETED BY October 19, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

October 4, 2012

Occupant
DAVIS ST N/O OF AKLEY ST
LAKE ELSINORE, CA 92530

RE CASE NO: CV1205142 at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 386-160-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 386-160-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.08.010 (Ord. 457), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.08.010 (Ord. 457) - No person shall erect, use, or maintain a hazardous condition or improper occupancy in the unincorporated area of the County.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Vacate the tents, shacks, shanties, etc
- 3) Discontinue use - LANDFILL. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

COMPLIANCE MUST BE COMPLETED BY October 19, 2012. 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: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

October 4, 2012

Earp Cohn P.C. Attorneys at Law
Thomas Earp
20 Brace Rd, 4th Floor
Cherry Hill, NJ 08034

RE CASE NO: CV1205142 at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 386-160-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 386-160-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 15.08.010 (Ord. 457) , 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.08.010 (Ord. 457) - No person shall erect, use, or maintain a hazardous condition or improper occupancy in the unincorporated area of the County.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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

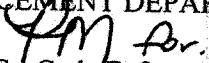
- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Vacate the tents, shacks, shanties, etc
- 3) Discontinue use - LANDFILL. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

COMPLIANCE MUST BE COMPLETED BY October 19, 2012. 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:


Cynthia Black, Sr. Code Enforcement Officer

227 NORTH D STREET, SUITE D, PERRIS, CALIFORNIA 92570
(951) 490-4000; FAX (951) 940-5213



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

October 4, 2012

Morgan Prop
c/o Paula Yiu
7004 Blvd E, #36E
Guttenberg, NJ 07093

RE CASE NO: CV1205142 at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 386-160-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 386-160-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 15.08.010 (Ord. 457) , 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.08.010 (Ord. 457) - No person shall erect, use, or maintain a hazardous condition or improper occupancy in the unincorporated area of the County.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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


- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Vacate the tents, shacks, shanties, etc
- 3) Discontinue use - LANDFILL. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

COMPLIANCE MUST BE COMPLETED BY October 19, 2012. 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:


Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1205142

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on October 5, 2012, I served the following documents(s):

NOTICE RE: Notice of Violation

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

MORGAN PROP 7004 BOULEVARD E NO 36E, GUTTENBERG, NJ 7093
OCCUPANT DAVIS ST N/O OF AKLEY ST, LAKE ELSINORE, CA 92530
Earp Cohn P.C. Attorneys at Law Thomas Earp 20 Brace Rd, 4th Floor, Cherry Hill, NJ 08034
Morgan Prop c/o Paula Yiu 7004 Blvd E, #36E, Guttenberg, NJ 07093

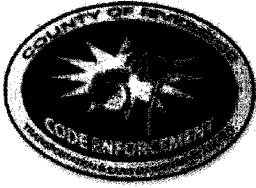
XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course 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 October 5, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rosalva Morales, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

October 4, 2012

MORGAN PROP L.P.
7004 BOULEVARD E NO 36E
GUTTENBERG, NJ 7093

RE CASE NO: CV1205142 at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 386-160-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 386-160-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.08.010 (Ord. 457), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.08.010 (Ord. 457) - No person shall erect, use, or maintain a hazardous condition or improper occupancy in the unincorporated area of the County.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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


- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Vacate the tents, shacks, shanties, etc
- 3) Discontinue use - LANDFILL. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

COMPLIANCE MUST BE COMPLETED BY October 19, 2012. 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:  Cynthia Black, Sr. Code Enforcement Officer

227 NORTH D STREET, SUITE D, PERRIS, CALIFORNIA 92570
(951) 490-4000; FAX (951) 940-5213



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1205142

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on August 22, 2013, I served the following documents(s):

NOTICE RE: Notice of Violation

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


MORGAN PROP 7004 BOULEVARD E NO 36E, GUTTENBERG, NJ 07093

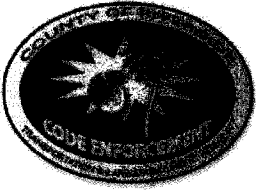
XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course 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 August 22, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rosalva Morales, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

October 4, 2012

MORGAN PROP
7004 BOULEVARD E NO 36E
GUTTENBERG, NJ 07093

RE CASE NO: CV1205142 at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 386-160-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 386-160-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.08.010 (Ord. 457), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.08.010 (Ord. 457) - No person shall erect, use, or maintain a hazardous condition or improper occupancy in the unincorporated area of the County.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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

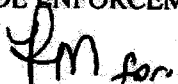
- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Vacate the tents, shacks, shanties, etc
- 3) Discontinue use - LANDFILL. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

COMPLIANCE MUST BE COMPLETED BY October 19, 2012. 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: Cynthia Black, Sr. Code Enforcement Officer

227 NORTH D STREET, SUITE D, PERRIS, CALIFORNIA 92570
(951) 490-4000; FAX (951) 940-5213



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1205142

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on August 28, 2013, I served the following document(s):

NOTICE RE: Notice of Violation

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

MORGAN PROP, LP 7004 BOULEVARD E NO 36E, GUTTENBERG, NJ 07093

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 August 28, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rosalva Morales, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

September 25, 2013

Morgan Prop
7004 Blvd E, #36E
Guttenberg, NJ 07093

RE CASE NO: CV1205142 at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 386-160-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 386-160-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,15.08.010 (Ord. 457) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.08.010 (Ord. 457) - No person shall erect, use, or maintain a hazardous condition or improper occupancy in the unincorporated area of the County.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Vacate the tents, shacks, shanties, etc
- 3) Discontinue use - LANDFILL. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

COMPLIANCE MUST BE COMPLETED BY October 10, 2013. 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: Cynthia Black, Sr. Code Enforcement Officer

227 NORTH D STREET, SUITE D, PERRIS, CALIFORNIA 92570
(951) 490-4000; FAX (951) 940-5213

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1205142

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on September 25, 2013 I served the following document(s):

NOTICE RE: Notice of Violation

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

MORGAN PROP 7004 BOULEVARD E NO 36E, GUTTENBERG, NJ 07093

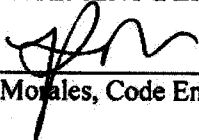
MORGAN PROP, LP 7004 BOULEVARD E NO 36E, GUTTENBERG, NJ 07093

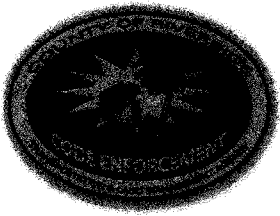
XX By First Class Mail. I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of 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 25, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rosalva Morales, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

September 30, 2013

Morgan Prop, LP
7004 Blvd E, #36E
Guttenberg, NJ 07093

RE CASE NO: CV1205142 at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 386-160-004

NOTICE IS HEREBY GIVEN that property owned or controlled by you at DAVIS ST N/O OF AKLEY ST, in the community of LAKE ELSINORE California, Assessor's Parcel Number 386-160-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,15.08.010 (Ord. 457) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.08.010 (Ord. 457) - No person shall erect, use, or maintain a hazardous condition or improper occupancy in the unincorporated area of the County.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Use.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.
- 2) Vacate the tents, shacks, shanties, etc
- 3) Discontinue use - LANDFILL. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information.

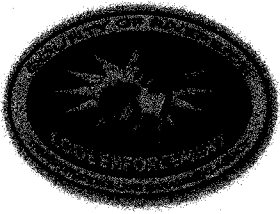
COMPLIANCE MUST BE COMPLETED BY October 15, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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: Cynthia Black, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1205142

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Mary Overholt, 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 30, 2013, I served the following documents(s):

NOTICE OF VIOLATION (RCC 8.120010; RCC 15.08.010 AND RCC 17.12.040)

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

Morgan Prop, LP 7004 Blvd E, #36E, Guttenberg, NJ 07093

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 30, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Mary Overholt, Supervising Code Enforcement Officer

EXHIBIT “F”

When recorded please mail to:
 Riverside County Code Enforcement Department
 (District 1 Office)
 227 NORTH D STREET SUITE B PERRIS, CA. 92570
 Mail Stop No. # 5161

DO 2012-0492186

10/16/2012 09:08A 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 PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV12-05142



MORGAN PROP)

And DOES I through X, owners

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

ADDRESS: VACANT LOT ON DAVIS ST. LAKE ELSINORE, CA. 92530

PARCEL #: 386-160-004

LEGAL DESCRIPTION: LEGAL DESCRIPTION NOT AVAILABLE, T6SR5W SEC 13

VIOLATIONS: ORD NO. 541 & 348 RCC CODE 8.120.010 & 17.24.010 ACCUMULATED RUBBISH & EXCESSIVE OUTSIDE STORAGE.

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

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

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

Dated: OCTOBER 4, 2012

By: [Signature]
 MARR CHRISTIAN, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 10.5.12 before me, Rosalva H. Morales, Notary Public, personally appeared MARR CHRISTIAN 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]

Commission # 1902709 Comm. Expires September 3, 2014

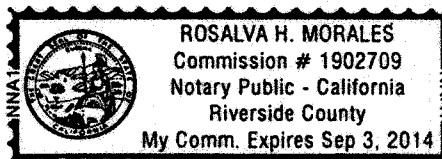
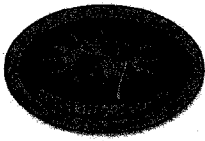


EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Interim Code
Enforcement Official

October 15, 2013

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

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

Case No.: CV12-05142

APN: 386-160-004

Property: VACANT LOT ON DAVIS 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. 541 and 725 to consider the abatement of the accumulated rubbish located on the SUBJECT PROPERTY described as VACANT LOT ON DAVIS STREET, LAKE ELSINORE, Riverside County, California, and more particularly described as Assessor's Parcel Number 386-160-004.


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 accumulated rubbish from the real property.

SAID HEARING will be held on **Tuesday, December 3, 2013, 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.

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

GREG FLANNERY
INTERIM CODE ENFORCEMENT OFFICIAL



MARY OVERHOLT
Supervising Code Enforcement Officer

PROOF OF SERVICE

Case No. CV12-05142

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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Stacy Baumgartner, 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 4080 Lemon Street, 12th Floor, Riverside, California 92501.

That on October 15, 2013, I served the following document(s):

- **NOTICE TO CORRECT COUNTY ORDINANCE VIOLAITONS AND ABATE PUBLIC NUISANCE**
- **NOTICE LIST**

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 October 15, 2013, at Riverside, California.


STACY BAUMGARTNER

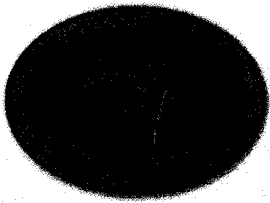
NOTICE LIST

Subject Property: Vacant lot on Davis Street, Lake Elsinore; Case No.: CV12-05142

APN: 386-160-004; District 1/1

MORGAN PROPERTIES, L.P.
7004 BOULEVARD E NO 36E
BUTTENBERG, NJ 07093

EARP COHN P.C. ATTORNEYS AT LAW
THOMAS EARP
20 BRACE RD, 4TH FLOOR
CHERRY HILL, NJ 08034



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

October 23, 2013

RE CASE NO: CV1205142

I, Cynthia Black, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
227 North D Street Suite B
Perris, California 92570
Mail Stop#5004.

That on 10/21/2013 at 10:20 am, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: DAVIS ST N/O OF AKLEY ST, LAKE ELSINORE

Assessor's Parcel Number: 386-160-004

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

Executed on October 23, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Cynthia Black, Sr. Code Enforcement Officer

Margaret [unclear]