

FORM APPROVED COUNTY COUNSEL
 BY: PATRICIA MUNROE 9/24/13
 DATE

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

206 B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 September 25, 2013

SUBJECT: Statement of Abatement Costs [Case Nos. CV09-10498]
 Subject Property: 1 Parcel East of 18210 Grand Ave, Lake Elsinore; MCELRATH
 APN: 371-130-004
 District: 1 / 1
 [\$3,625.50]

RECOMMENDED MOTION: That the Board of Supervisors:

1. assess the reasonable costs of abatement of a public nuisance (Use without Riverside County Planning Department Approval) in the above-referenced matter to be **Three Thousand Six Hundred Twenty Five Dollars and Fifty Cents (US \$3,625.50)**;
2. assess the costs of abatement against the above-described subject property;
3. authorize the recordation of a notice of abatement lien;
4. authorize the abatement costs to be added to the tax roll as a special assessment; and
5. authorize and direct Code Enforcement Department to take any reasonable actions to collect the amount owed.

Greg Fannery
 GREG FANNERY
 Interim Code Enforcement Official

Departmental Concurrence

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

SOURCE OF FUNDS: _____ **Budget Adjustment:** _____
 For Fiscal Year: _____

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley 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

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

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

Prev. Agn. Ref: _____ District: 1 / 1 Agenda Number: _____

ATTACHMENTS FILED
 WITH THE CLERK OF THE BOARD

9-5

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

FORM 11: Statement of Abatement Costs [Case No. CV09-10498]

Subject Property: 1 Parcel East of 18210 Grand Ave, Lake Elsinore; MCEL RATH

APN: 371-130-004

District: 1 / 1

DATE: September 25, 2013

PAGE: 2 of 2

BACKGROUND:

Summary

Government Code § 25845, Riverside County Ordinance Nos. 348 and 725 authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

Notices of Violation and Administrative Citations were issued. Violations remain. Case closed non-compliance.

The Notice of Hearing re: Statement of Abatement Costs has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

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**

FROM: TLMA
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV09-10498]
Subject Property: 1 Parcel East of 18210 Grand Ave., LAKE ELSINORE;
MCELRATH
APN: 371-130-004
District: 1 / 1

**TABLE OF SUPPLEMENTAL DOCUMENTS
FILED WITH THE CLERK OF THE BOARD**

Hearing Date: October 22, 2013

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting)	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents	Exhibit B
Assessment-Roll for Tax Year 2013/2014 And Geographic Information System, 09/25/2013.....	Exhibit C
Lot Book Report and/or DataQuick.....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment.....	Exhibit E
Request for Hearing.....	Exhibit F

EXHIBIT “A”

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

September 10, 2013

**NOTICE OF HEARING RE:
STATEMENT OF ABATEMENT COSTS**

To: Owner(s) or Interested Parties

(See Attached Proof of Service
and Responsible Parties List)

Subject Property: 1 Parcel East of
18210 Grand Ave., LAKE ELSINORE
Case No.: CV09-10498; MCEL RATH
APN: 371-130-004

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, October 22, 2013, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("Department") for the above-referenced abatement case. Said abatement case involved use without Riverside County Planning Department approval, located on your real property commonly described as 1 Parcel East of 18210 Grand Ave., LAKE ELSINORE, Riverside County, California and more particularly described as Assessor's Parcel Number 371-130-004.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is Three Thousand Six Hundred Twenty Five Dollars and Fifty Cents, (US \$3,625.50). This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Senior Officer Michelle Cervantes at (951) 955-2004. In the event the total amount due is not paid to the Department prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the Department will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

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.

JUAN C. PEREZ
INTERIM DIRECTOR


Mary Overholt

Supervising Code Enforcement Officer

Enclosure: Statement of Abatement Costs

RESPONSIBLE OR INTERESTED PARTIES LIST

Subject Property: 1 Parcel East of 18210 Grand Ave, LAKE ELSINORE;
Case No.: CV09-10498
APN: 371-130-004; District: 1 / 1

August 5, 2013

JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

CARL & PEGGY STUHR
230 MOUNTAIN SHADOW
WOFFORD HEIGHTS, CA 93285

PROOF OF SERVICE
Case No. CV09-10498 – Mc Elrath

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, September 10, 2013, I served the following document(s):

- **NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS**
- **SUMMARY STATEMENT OF ABATEMENT COSTS AND STATEMENT OF ABATEMENT COSTS**
- **RESPONSIBLE PARTIES / NOTICE LIST**

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

OWNERS OR INTERESTED PARTIES
(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)

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.

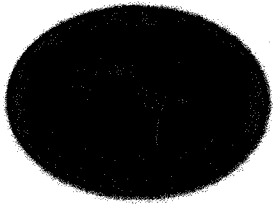
— **BY PERSONAL SERVICE:** I caused to be delivered such envelope(s) by hand to the offices of the addressee(s).

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 September 10, 2013, at Riverside, California.


Stacy Baumgartner



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

September 12, 2013

RE CASE NO: CV0910498

I, Etita Fohe, 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 09/12/13 at 2:16 PM, I securely and conspicuously posted NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS at the property described as:

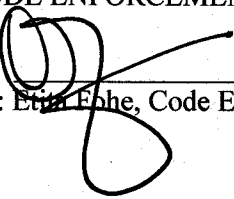
Property Address: 1 PARCEL EAST OF 18210 GRAND AVENUE , LAKE ELSINORE

Assessor's Parcel Number: 371-130-004

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

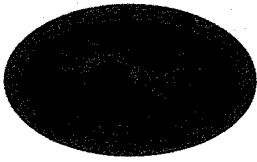
Executed on September 12, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Etita Fohe, Code Enforcement Technician

me svath

EXHIBIT “B”



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Date: 5/30/2013

Property Reference/Mailing Address
371130004 JEFFREY MCELRATH 20995 ALAMEDO DEL NORTE WILDOMAR, CA 92595

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
05/30/2013	CV0910498- INV #106040. Orig. Amount \$932.70.	625.50	625.50
12/08/2011	CV0910498:A30891- INV #A30891. Orig. Amount \$400.00. A30891	400.00	1,025.50
02/28/2011	CV0910498:A36633- INV #A36633. Orig. Amount \$400.00. A36633	400.00	1,425.50
06/23/2011	CV0910498:A36639- INV #A36639. Orig. Amount \$1,000.00. A36639	1,000.00	2,425.50
08/03/2011	CV0910498:A36644- INV #A36644. Orig. Amount \$1,000.00. A36644	1,000.00	3,425.50
11/17/2010	CV0910498:A36795- INV #A36795. Orig. Amount \$200.00. A36795	200.00	3,625.50
Total Now Due			\$3,625.50

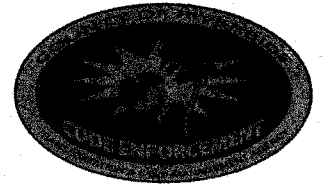
The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

371130004
JEFFREY MCEL RATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

Date	Invoice #
5/30/2013	106040

Case Number	District	Class
CV0910498	1	SOAC

Property Address
371130004 JEFFREY MCEL RATH 1 PARCEL EAST OF 18210 GRAND AVENUE LAKE ELSINORE, CA

You are liable to the County for the following abatement costs:

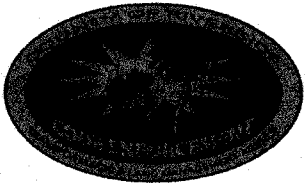
Date	Item	Description	Hours/Qty	Rate	Amount
11/17/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
2/28/2011	Officer Hours	Labor Charges - Officer Time	1.1	109.00	119.90
6/23/2011	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
8/3/2011	Officer Hours	Labor Charges - Officer Time	0.9	109.00	98.10
8/31/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
10/11/2011	Officer Hours	Labor Charges - Officer Time	0.7	109.00	76.30
12/8/2011	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
12/9/2011	Officer Hours	Labor Charges - Officer Time	0.1	129.00	12.90
2/22/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
8/24/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/30/2013	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			677.40
5/30/2013	Prepare Case for SOAC H... Attend SOAC Hearing	Prepare Case for Statement of Abatement Costs Hearing Attend Statement of Abatement Costs Hearing		125.55 69.75	125.55 69.75
		Subtotal Contractor Costs			195.30
5/30/2013	Lot Book Report		1	60.00	60.00
		Subtotal Contractor Costs			60.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days, you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Subtotal	\$932.70
Payments/Credits	\$-307.20
Total	\$625.50

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

371130004
JEFFREY MCEL RATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

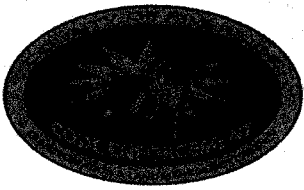
Citation Issue Date	Billing Date
12/8/2011	5/30/2013

Property Address
371130004 JEFFREY MCEL RATH 1 PARCEL EAST OF 18210 GRAND AVENUE LAKE ELSINORE, CA

Citation Number	District	Class
A30891	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A30891 -- CV0910498	1	400.00	400.00

Subtotal	\$400.00
Payments/Credits	\$0.00
Total	\$400.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

371130004
JEFFREY MCEL RATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

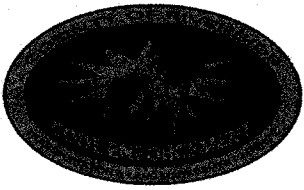
Citation Issue Date	Billing Date
2/28/2011	5/30/2013

Property Address
371130004 JEFFREY MCEL RATH 1 PARCEL EAST OF 18210 GRAND AVENUE LAKE ELSINORE, CA

Citation Number	District	Class
A36633	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0910498:A36633	1	400.00	400.00

Subtotal	\$400.00
Payments/Credits	\$0.00
Total	\$400.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

371130004
JEFFREY MCEL RATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

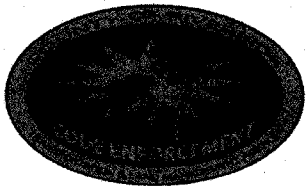
Citation Issue Date	Billing Date
6/23/2011	5/30/2013

Property Address
371130004 JEFFREY MCEL RATH 1 PARCEL EAST OF 18210 GRAND AVENUE LAKE ELSINORE, CA

Citation Number	District	Class
A36639	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0910498:A36639	1	1,000.00	1,000.00

Subtotal	\$1,000.00
Payments/Credits	\$0.00
Total	\$1,000.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

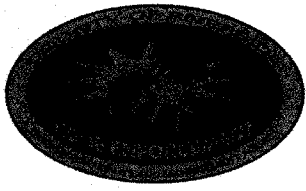
Citation Issue Date	Billing Date
8/3/2011	5/30/2013

Property Address
371130004 JEFFREY MCELRATH 1 PARCEL EAST OF 18210 GRAND AVENUE LAKE ELSINORE, CA

Citation Number	District	Class
A36644	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A36644 -- CV0910498	2	500.00	1,000.00

Subtotal	\$1,000.00
Payments/Credits	\$0.00
Total	\$1,000.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

371130004
JEFFREY MCEL RATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

Citation Issue Date	Billing Date
11/17/2010	5/30/2013

Property Address
371130004 JEFFREY MCEL RATH 1 PARCEL EAST OF 18210 GRAND AVENUE LAKE ELSINORE, CA

Citation Number	District	Class
A36795	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0910498:A36795	1	200.00	200.00

Subtotal	\$200.00
Payments/Credits	\$0.00
Total	\$200.00

EXHIBIT “C”

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

Assessment #371130004-7		Parcel # 371130004-7	
Assessee:	MCELRATH JEFFREY	Land	254,684
Mail Address:	20995 ALAMEDO DEL NORTE	Full Value	254,684
City, State Zip:	WILDOMAR CA 92595	Total Net	254,684
Real Property Use Code:	CY		
Base Year	2006		
Conveyance Number:	0456003		
Conveyance (mm/yy):	6/2005		
PUI:	C240000		
TRA:	65-140		
Taxability Code:	0-00		
ID Data:	Lot 17 MB 006/296 RESUB OF BLK D OF ELSINORE		

[View Parcel Map](#)

RIVERSIDE COUNTY GIS



Selected parcel(s):
371-130-004

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

371-130-004-7

OWNER NAME / ADDRESS

JEFFREY MCELRATH
ADDRESS NOT AVAILABLE

MAILING ADDRESS

(SEE OWNER)
20995 ALAMEDO DEL NORTE

WILDOMAR CA. 92595

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 6/296 SD
SUBDIVISION NAME: RESUB OF BLK D OF ELSINORE
LOT/PARCEL: 17, BLOCK: P
, Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 2 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 896 GRID: D3, E3

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

T6SR4W SEC 19

ELEVATION RANGE

1264/1272 FEET

PREVIOUS APN

195-100-261

PLANNING

LAND USE DESIGNATIONS

CR
OS-C

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

LAKE ELSINORE ENVIRONS POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)

C-1/C-P
W-1

ZONING DISTRICTS AND ZONING AREAS

LAKELAND VILLAGE DISTRICT

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: 1-1986
SUBAREA NAME: LAKELAND VILLAGE/WILDOMAR
AMENDMENT NUMBER: 1
ADOPTION DATE: JUL. 20, 1999
ACREAGE: 2888 ACRES

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

5038

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

DEVELOPED/DISTURBED LAND

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE 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**

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

72

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY**FLOOD PLAIN REVIEW**

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION

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

VERY HIGH

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.

SCHOOL DISTRICT
LAKE ELSINORE UNIFIED

COMMUNITIES
LAKELAND VILLAGE

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 33.11 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
046402

FARMLAND
LOCAL IMPORTANCE

- TAX RATE AREAS**
065140
- 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
 - ERAF RDV
 - 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
 - PROJECT1-LAKELANDRDV AB1290
 - 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
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

BUILDING PERMITS

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

PLANNING PERMITS

Case #	Description	Status
CFG05588	CA F&G FOR EA42234	PAID
EA42234	EA FOR PP24308	APPLIED
PP24308	CONTRACTOR STORAGE/TREE FARM/MOBILE OFFICE(C DESC)	APPLIED
SP00257	SP IN CITY OF LAKE ELSINORE AND COUNTY COVERING 73	TRANSFER

EXHIBIT “D”



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: **28698**

4080 Lemon Street
 Riverside CA 92501

Order Date: 5/30/2013

Dated as of: 5/22/2013

County Name: Riverside

Attn: Brent Steele
Reference: CV09-10498 / Jonathan Lance
IN RE: MCELRATH, JEFFREY

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. : 371-130-004-7

Assessments:	Land Value:	\$249,691.00
	Improvement Value:	\$0.00
	Exemption Value:	\$0.00
	Total Value:	\$249,691.00

Property Taxes for the Fiscal Year	2012-2013
First Installment	\$7,036.40
Penalty	\$703.63
Status	NOT PAID-DELINQUENT
Second Installment	\$7,036.40
Penalty	\$741.13
Status	NOT PAID-DELINQUENT

A Notice of Administrative Proceedings by the

City of	Murrieta
County of	Riverside
Recorded	12/28/2011



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

Order Number: 28698

Reference: CV09-10498 / Jon

Document No.	2011-0572155
A Notice of Lien Recorded	06/05/2012
Document No.	2012-0257148
Amount	\$11,507.70
Owner	Jeffrey Mcelrath
Claimant	County of Riverside Department of Code Enforcement

NO OTHER EXCEPTIONS

When recorded please mail to:
Riverside County Code Enforcement Department
(District 1 Office)
39493 Los Alamos Rd., Murrieta, CA 92563
Mail Stop No. 5155



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AKHGCC						T:	CTY	UNI	03

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV09-10498



JEFFREY MCEL RATH)

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: 1 PARCEL EAST OF 18210 GRAND AVENUE, LAKE ELSINORE

PARCEL #: 371-130-004

LEGAL DESCRIPTION: 2.00 ACRES M/L IN POR LOT 17 BLK D MB 006/296 SD RESUB OF BLK D OF ELSINORE

VIOLATIONS: Riverside County Ordinance No. 348, (RCC Title 17.72.010) described as ILLEGAL LAND USE – FIREWOOD BUSINESS, Riverside County Ordinance No. 348, (RCC Title 17.252.030) described as ILLEGAL LAND USE – OFF SITE ADVERTISING, Riverside County Ordinance No. 348, (RCC Title 17.160.020) described as ILLEGAL LAND USE – MOBILE HOME STORAGE, and Riverside County Ordinance No. 348, (RCC Title 17.188.020) described as ILLEGAL LAND USE – VEHICLE 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

By: [Signature]
Britt Starkweather, Code Enforcement Department

Dated: 12/9/11

ACKNOWLEDGEMENT

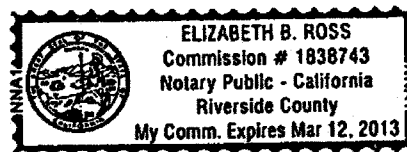
State of California)
County of Riverside)

On 12/14/2011 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.

[Signature]
Commission # 1838743 . Comm. Expires March 12, 2013



County of Riverside
 Code Enforcement: Administration
 4080 Lemon St., 12th floor
 Riverside, CA. 92501
 ATTN: Liens / Releases Dept.

When recorded please mail to:
 Mail Stop# 1012

DOC # 2012-0257148

06/05/2012 08:25A Fee:NC

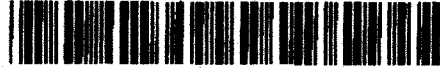
Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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NOTICE OF LIEN

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

C
513

APN: 371-130-004
 OWNER OF RECORD: JEFFREY MCELRATH
 SITUS ADDRESS: 1 PARCEL EAST OF 18210 GRAND AVENUE, LAKE ELSINORE CA
 LEGAL DESCRIPTION: 2.00 ACRES M/L IN POR LOT 17 BLK D MB 006/296 SD RESUB OF BLK D OF ELSINORE

Case No.	Violation Description	Ordinance No. (RCC Code)
CV09-03625	Use without Riverside County Planning Department Approval - Contractor's Storage Yard	348 (RCC Title 17)
CV09-03626	Excessive Outside Storage	348 (RCC Title 17)

Pursuant to the Ordinance Nos. listed above and ordinance 725 (RCC Chapter 1.16) of the County of Riverside, State of California and Section 25845 of the California Government Code, proceedings have been completed based upon the noncompliance of the subject property with respect to the removal of violations described above; and that the abatement costs incurred by the County, including, but not limited to actual abatement costs, administrative costs and related fines and penalties have become a lien on said property.

The actions taken to abate the subject condition were as follows: Notices of Violation were issued. Multiple site visits were conducted and Administrative Citations were issued regarding the violations. Subsequently, the cases were closed.

On May 22, 2012, the County Hearing Officer conducted a hearing and determined the reasonable costs of abatement to be \$11,507.70. The County Hearing Officer also ordered that a lien be imposed on the above-described real property for the abatement costs, and recorded with the Riverside County Recorder's Office.

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

By: Carol Lynn Anderson
 Carol Lynn Anderson
 Code Enforcement Administration

ACKNOWLEDGMENT

State of California)
 County of Riverside) SS.

On 6-4-12 before me, Angela Renee Sarmiento, Notary Public, personally appeared Carol Lynn Anderson who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Angela Renee Sarmiento (Seal of Notary)





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

Lot Book Report

Order Number: **23079**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside CA 92501

Attn: Brent Steele
 Reference: CV09-03625 / Angie Solis
 IN RE: MCELRATH, JEFFREY

Order Date: 1/20/2011
 Dated as of: 1/12/2011
 County Name: Riverside

FEE(s):
 Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 371-130-004-7

Assessments:

Land Value:	\$242,967.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$242,967.00

Tax Information

Property Taxes for the Fiscal Year	2010-2011
First Installment	\$1,249.10
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2011)
Second Installment	\$1,249.10
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2011)



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

Order Number: 23079

Reference: CV09-03625 / Ang

Property Vesting

The last recorded document transferring title of said property

Dated	03/24/2005
Recorded	06/08/2005
Document No.	2005-0456003
D.T.T.	\$247.50
Grantor	Gene D. Holder and Patricia A. Holder, husband and wife, as to an undivided 1/2 interest and Helen Carlson as to an undivided 1/4 interest and Douglas Carlson, as to an undivided 1/8 interest and Willard Carlson, as to an undivided 1/8 interest
Grantee	Jeffrey McElrath, a single man

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Code Enforcement
In the matter of the property of	Jeffrey McElrath
Case No.	CV09-03625 & CV09-03626
Recorded	07/30/2009
Document No.	2009-0398885
Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Jeffrey McElrath
Case No.	CV09-10498
Recorded	12/08/2010
Document No.	2010-0586663



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

Order Number: 23079

Reference: CV09-03625 / Ang

Legal Description

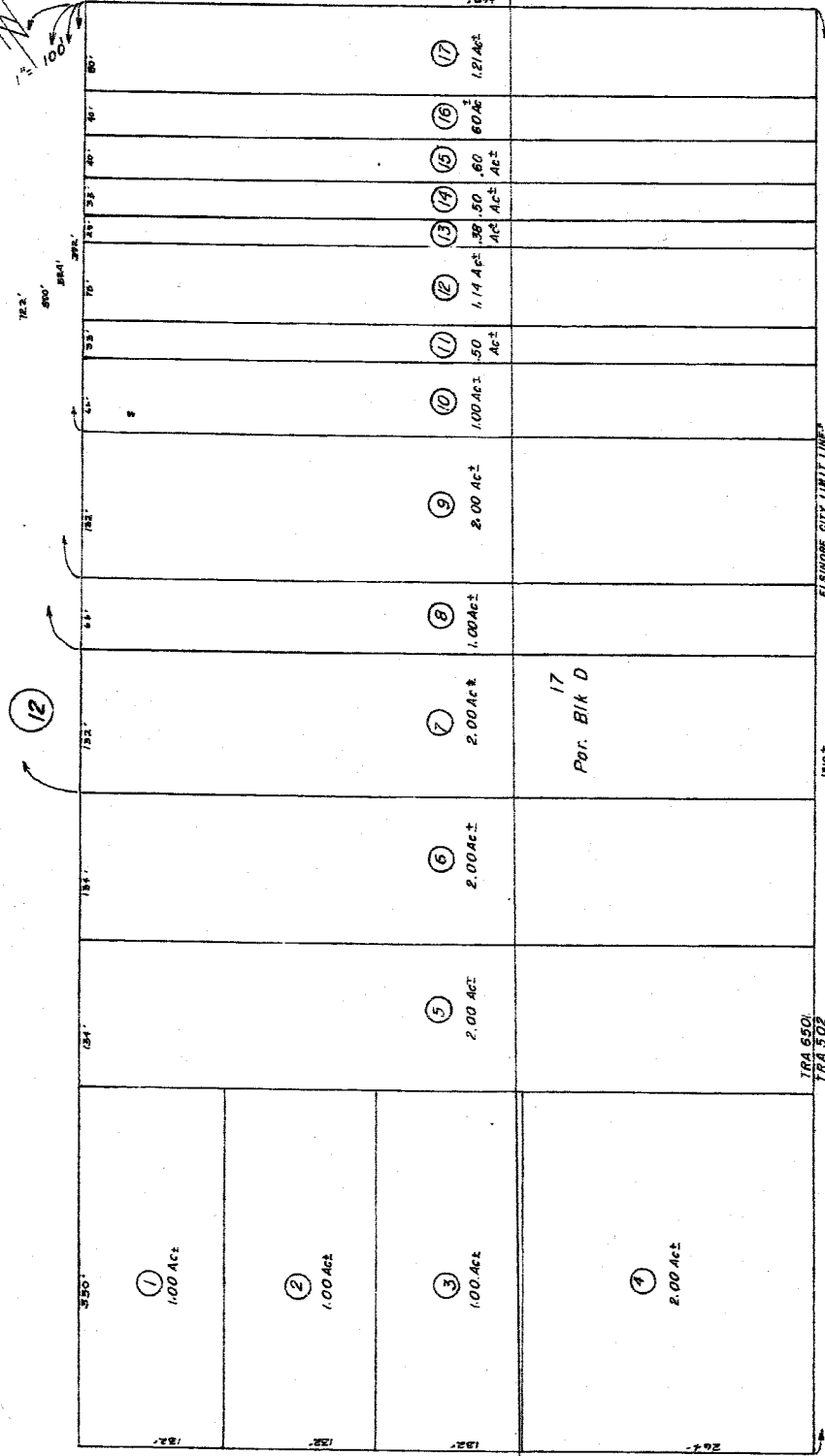
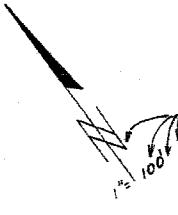
THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 330 FEET OF LOT 17, BLOCK D, OF THE RESUBDIVISION OF BLOCK D, ELSINORE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 296 OF MAPS, RECORDS OF SAN DIEGO COUNTY.

371-13

T. R. A. 065E140

RANCHO LA LAGUNA
(76S R4W)



12

15

07

DATE	OLD	NO.	NEW	A.

M. B. 6/296 S.D. Re-Sub of Blk D of Elsinore

APRIL 1985 Rec

ASSESSOR'S MAP BK. 371 PG. 13
RIVERSIDE COUNTY, CALIF.

DATA: DEEDS 868 1/2, 1187-2/71
88 38/10-11

TRA 550
TRA 502

ELSIMORE CITY LIMIT LINE

GRAND AVE

14

RECORDING REQUESTED BY:
Commonwealth Land Title Company

Escrow No. 31003S
Title Order No. 2115337-10

When Recorded Mail Document
and Tax Statement To:
Jefferey McElrath
20995 Alameda del Norte
Wildomar, CA 92595



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			1	16					
A	R	L							

APN: 371-130-004 / ^{TRA} 065-140

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COUNTERPART

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ 247.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area ~~City~~ of Unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Gene D. Holder and Patricia A. Holder, Husband and Wife, as to an undivided 1/2 interest and Helen Carlson, as to
an undivided 1/4 interest and Douglas Carlson, as to an undivided 1/8 interest and Willard Carlson, as to an undivided
1/8 interest

hereby GRANT(S) to Jeffrey ~~Jefferey~~ McElrath, A Single Man

the following described real property in the ~~City~~ of Unincorporated area
County of Riverside, State of California:

The Southwesterly 330 feet of Lot 17, Block D, of the Resubdivision of Block D, Elsinore, as shown by map on file
in Book 6, Page 296 of Maps, Records of San Diego County, Riverside County, State of California.

Property Address: vacant land, Lake Elsinore, CA

DATED: March 24, 2005

STATE OF CALIFORNIA Oregon
COUNTY OF Douglas
ON April 12, 2005 before me,
Wanda F. Allen personally appeared
Gene D. Holder
Patricia A. Holder

personally known to me (or proved to me on the basis
of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

THIS GRANT DEED IS BEING SIGNED IN
COUNTERPART

Gene D. Holder
Gene D. Holder

Patricia A. Holder
Patricia A. Holder

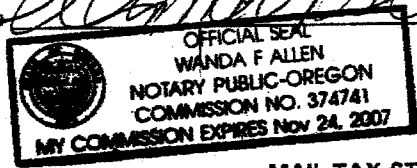
Douglas Carlson

Willard Carlson

Helen Carlson

Witness my hand and official seal

Signature



MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:
Commonwealth Land Title Company

Escrow No. 31003S
Title Order No. 2115337-10

When Recorded Mail Document
and Tax Statement To:
Jefferey McElrath
20995 Alameda del Norte
Wildomar, CA 92595

APN: 371-130-004 / 065-140

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COUNTERPART

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ 247.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gene D. Holder and Patricia A. Holder, Husband and Wife, as to an undivided 1/2 interest and Helen Carlson, as to an undivided 1/4 interest and Douglas Carlson, as to an undivided 1/8 interest and Willard Carlson, as to an undivided 1/8 interest

hereby GRANT(S) to Jeffrey McElrath, A Single Man

the following described real property in the City of Unincorporated area
County of Riverside, State of California:

The Southwesterly 330 feet of Lot 17, Block D, of the Resubdivision of Block D, Elsinore, as shown by map on file in Book 6, Page 296 of Maps, Records of San Diego County, Riverside County, State of California.

Property Address: vacant land, Lake Elsinore, CA

DATED: March 24, 2005

STATE OF CALIFORNIA
COUNTY OF San Bernardino
ON March 31, 2005 before me,
Rebecca Balthazar personally appeared
Douglas Carlson

This Grant Deed is being signed in
counterpart

Willard Carlson

Helen Carlson

Douglas Carlson
Douglas Carlson

Gene D. Holder

Patricia A. Holder

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Signature Rebecca Balthazar

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

Public Record

RECORDING REQUESTED BY:
Commonwealth Land Title Company

Escrow No. 31003S
Title Order No. 2115337-10

When Recorded Mail Document
and Tax Statement To:
Jefferey McElrath
20995 Alameda del Norte
Wildomar, CA 92595

APN: 371-130-004 / 065-140

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COUNTERPART

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 247.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area ~~City~~ of Unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gene D. Holder and Patricia A. Holder, Husband and Wife, as to an undivided 1/2 interest and Helen Carlson, as to an undivided 1/4 interest and Douglas Carlson, as to an undivided 1/8 interest and Willard Carlson, as to an undivided 1/8 interest

hereby GRANT(S) to Jeffrey ~~Jefferey~~ McElrath, A Single Man

the following described real property in the ~~City of Unincorporated area~~
County of Riverside, State of California:

The Southwesterly 330 feet of Lot 17, Block D, of the Resubdivision of Block D, Elsinore, as shown by map on file in Book 6, Page 296 of Maps, Records of San Diego County, Riverside County, State of California.

Property Address: vacant land, Lake Elsinore, CA

DATED: ~~March 24,~~ April 4th, 2005

STATE OF ~~CALIFORNIA~~ Washington
COUNTY OF ~~Clark~~
ON April 4th 2005 before me,
Trini Schulson personally appeared
Willard Carlson (only)

THIS GRANT DEED IS BEING SIGNED IN
COUNTERPART

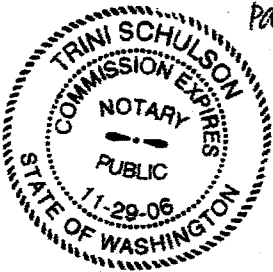
Willard Carlson
Willard Carlson
Helen Carlson
Helen Carlson
Douglas Carlson
Douglas Carlson
Gene D. Holder
Gene D. Holder

Patricia A. Holder

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Trini Schulson



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

RECORDING REQUESTED BY:
Commonwealth Land Title Company

Escrow No. 31003S
Title Order No. 2115337-10

When Recorded Mail Document
and Tax Statement To:
Jefferey McElrath
20995 Alameda del Norte
Wildomar, CA 92595

APN: 371-130-004 / 065-140

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COUNTERPART

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 247.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of Unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gene D. Holder and Patricia A. Holder, Husband and Wife, as to an undivided 1/2 interest and Helen Carlson, as to an undivided 1/4 interest and Douglas Carlson, as to an undivided 1/8 interest and Willard Carlson, as to an undivided 1/8 interest

hereby GRANT(S) to Jeffrey McElrath, A Single Man

the following described real property in the City of Unincorporated area
County of Riverside, State of California:

The Southwesterly 330 feet of Lot 17, Block D, of the Resubdivision of Block D, Elsinore, as shown by map on file in Book 6, Page 296 of Maps, Records of San Diego County, Riverside County, State of California.

Property Address: vacant land, Lake Elsinore, CA

DATED: March 24, 2005

STATE OF ~~CALIFORNIA~~ OREGON
COUNTY OF DOUGLAS
ON April 5, 2005, before me,
personally appeared
HELEN CARLSON

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

THIS GRANT DEED IS BEING SIGNED IN COUNTERPART

Helen Carlson
Helen Carlson

Willard Carlson
Willard Carlson

Douglas Carlson
Douglas Carlson

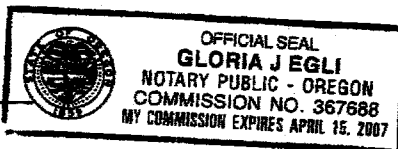
Gene D. Holder
Gene D. Holder

Patricia A. Holder
Patricia A. Holder

Witness my hand and official seal.

Signature

Gloria J Egli



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

Public Record

When recorded please mail to:
Riverside County Code Enforcement Department
(District I Office)
117 S. Langstaff Street Lake Elsinore, CA 92530
Mail Stop No. 5144



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NOTICE OF NONCOMPLIANCE

M
026

In the matter of the Property of)

JEFFREY MCELRATH)

Case No.: CV09-03625 & CV09-03626

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.348, (RCC Title 17.72.010 & 17.160.020) described as EXCESSIVE OUTSIDE STORAGE & LAND USE WITHOUT PLANNING DEPARTMENT APPROVAL- CONTRACTORS STORAGE YARD. Such Proceedings are based upon the noncompliance of such real property, located at PARCEL ON GRAND AVENUE, LAKE ELSINORE, CA, and more particularly described as Assessor's Parcel Number 371-130-004 and having a legal description of 2.00 ACRES M/L IN POR LOT 17 BLK D MB 006/296 SD RESUB OF BLK D OF ELSINORE, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.72.010 & 17.160.020).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 117 S. Langstaff St., Lake Elsinore, CA 92530, Attention Code Enforcement Officer Matthew Jones (951) 245-3186.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: Britt Starkweather
Britt Starkweather
Code Enforcement Department

ACKNOWLEDGEMENT

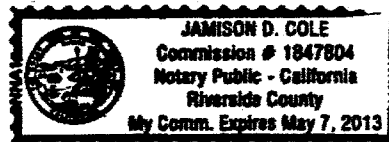
State of California)
County of Riverside)

On 7/22/09 before me, Jamison D. Cole, Notary Public, personally appeared Britt Starkweather who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

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



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

DOC # 2010-0586663
12/08/2010 11:16A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry U. Ward
Assessor, County Clerk & Recorder

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059

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
JEFFREY MCELRATH) Case No. CV09-10498

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 348, (RCC Title 17.72.010 & 17.160.020) described as UNPERMITTED LAND USE - UNPERMITTED BUSINESS. Such Proceedings are based upon the noncompliance of such real property, located at 1 PARCEL EAST OF 18210 GRAND AVENUE, LAKE ELSINORE, CA, and more particularly described as Assessor's Parcel Number 371-130-004 and having a legal description of 2.00 ACRES M/L IN POR LOT 17 BLK D MB 006/296 SD RESUB OF BLK D OF ELSINORE, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.72.010 & 17.160.020).

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, 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 B. Starkweather
Britt Starkweather
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

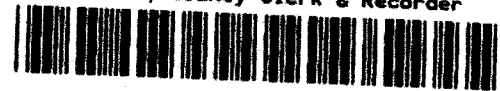
On 12/01/10 before me, Elizabeth B. Ross, Notary Public, personally appeared Britt Starkweather, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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





When recorded please mail to:
Riverside County Code Enforcement Department
(District 1 Office)
39493 Los Alamos Rd., Murrieta, CA 92563
Mail Stop No. 5155

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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)

JEFFREY MCEL RATH)

Case No.: CV09-10498



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: 1 PARCEL EAST OF 18210 GRAND AVENUE, LAKE ELSINORE

PARCEL #: 371-130-004

LEGAL DESCRIPTION: 2.00 ACRES M/L IN POR LOT 17 BLK D MB 006/296 SD RESUB OF BLK D OF ELSINORE

VIOLATIONS: Riverside County Ordinance No. 348, (RCC Title 17.72.010) described as **ILLEGAL LAND USE – FIREWOOD BUSINESS**, Riverside County Ordinance No. 348, (RCC Title 17.252.030) described as **ILLEGAL LAND USE – OFF SITE ADVERTISING**, Riverside County Ordinance No. 348, (RCC Title 17.160.020) described as **ILLEGAL LAND USE – MOBILE HOME STORAGE**, and Riverside County Ordinance No. 348, (RCC Title 17.188.020) described as **ILLEGAL LAND USE – VEHICLE 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

By: [Signature]
Britt Starkweather, Code Enforcement Department

Dated: 12/9/11

ACKNOWLEDGEMENT

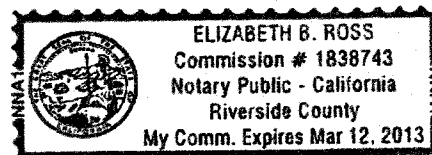
State of California)
County of Riverside)

On 12/14/2011 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.

[Signature]
Commission # 1838743 Comm. Expires March 12, 2013



When recorded please mail to:
Riverside County Code Enforcement
39493 Los Alamos Rd. Suite A
Murrieta, Ca 92563
Mail Stop 5155
District 1

DOC # 2010-0586663
12/08/2010

Customer Copy Label
The paper to which this label is
affixed has not been compared
with the recorded document
Larry W Ward
County of Riverside
Assessor, County Clerk & Recorder

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
JEFFREY MCELRATH

)

Case No. CV09-10498

COPY

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 348, (RCC Title 17.72.010 & 17.160.020) described as UNPERMITTED LAND USE - UNPERMITTED BUSINESS. Such Proceedings are based upon the noncompliance of such real property, located at 1 PARCEL EAST OF 18210 GRAND AVENUE, LAKE ELSINORE, CA, and more particularly described as Assessor's Parcel Number 371-130-004 and having a legal description of 2.00 ACRES M/L IN POR LOT 17 BLK D MB 006/296 SD RESUB OF BLK D OF ELSINORE, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.72.010 & 17.160.020).

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, 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 B. Starkweather
Britt Starkweather
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 12/01/10 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

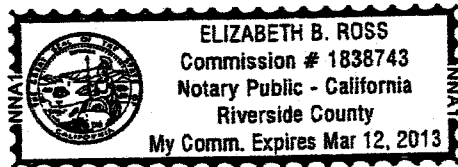
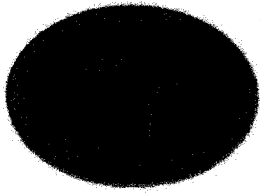


EXHIBIT “E”



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680

DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

June 11, 2013

JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

Subject Property: 1 PARCEL EAST OF 18210 GRAND AVENUE, LAKE ELSINORE
Case No(s): CV09-10498
APN No(s): 371-130-004

Dear Jeffrey Mcelrath:

NOTICE IS HEREBY GIVEN that the County of Riverside Code Enforcement Department ("DEPARTMENT") incurred expenses during our efforts to abate the code violation(s) on the Subject Property. Said abatement case involved Use without Riverside County Planning Department approval located on your real property commonly described as 1 PARCEL EAST OF 18210 GRAND AVENUE, LAKE ELSINORE, and more particularly described as Assessor's Parcel Number 371-130-004.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **Three Thousand Six Hundred Twenty Five Dollars and Fifty Cents (\$3,625.50)**.

You have thirty (30) days from the date of this letter to pay the DEPARTMENT at the above address the total amount due on the enclosed "Summary Statement of Abatement Costs" or a special tax assessment and abatement lien will be recorded upon the subject property. Payment must be made in the form of cashier's check or money order, made payable to the County of Riverside. Please note the property APN on the memo line of the check.

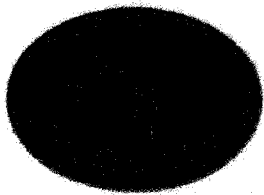
YOU HAVE A RIGHT TO A HEARING ON THIS MATTER BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OR AN ADMINISTRATIVE HEARING OFFICER. You have the right to contest the abatement costs and special assessment against the subject property. If you choose to exercise your right to a public hearing before the Board of Supervisors, please complete the enclosed "Board of Supervisors Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this letter.

In the event you do not request a public hearing before the Board of Supervisors, a public hearing before an Administrative Hearing Officer shall be scheduled and held for a final determination of this matter and authority to place a lien against the Subject Property and adding the amount due as a special tax assessment on the County tax rolls.

If you have any questions regarding this notice, please contact Senior Officer Regina Keyes at (951) 955-2004.

Code Enforcement Department

Regina Keyes
Senior Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

**BOARD OF SUPERVISORS
REQUEST FOR PUBLIC HEARING
ON STATEMENT OF ABATEMENT COSTS
AND SPECIAL TAX ASSESSMENT**

JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

Subject Property: 1 PARCEL EAST OF 18210 GRAND AVENUE, LAKE ELSINORE
Case No(s): CV09-10498
APN No(s): 371-130-004

I, _____, hereby request a public hearing before the Board of
Supervisors (Please PRINT your name here)

regarding case number(s) _____.

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10
days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: _____

Signed: _____
(Please SIGN your name here)

Date: _____

Print: _____
(Please PRINT your name here)

You may contact me at the following daytime phone number: _____

IMPORTANT

Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1469

COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address

371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

Date: 5/30/2013

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
05/30/2013	CV0910498- INV #106040. Orig. Amount \$932.70.	625.50	625.50
12/08/2011	CV0910498:A30891- INV #A30891. Orig. Amount \$400.00. A30891	400.00	1,025.50
02/28/2011	CV0910498:A36633- INV #A36633. Orig. Amount \$400.00. A36633	400.00	1,425.50
06/23/2011	CV0910498:A36639- INV #A36639. Orig. Amount \$1,000.00. A36639	1,000.00	2,425.50
08/03/2011	CV0910498:A36644- INV #A36644. Orig. Amount \$1,000.00. A36644	1,000.00	3,425.50
11/17/2010	CV0910498:A36795- INV #A36795. Orig. Amount \$200.00. A36795	200.00	3,625.50
		Total Now Due	\$3,625.50

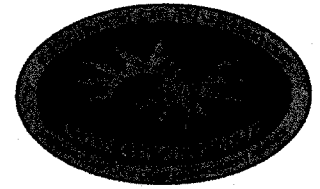
The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

Date	Invoice #
5/30/2013	106040

Case Number	District	Class
CV0910498	1	SOAC

Property Address
371130004 JEFFREY MCELRATH 1 PARCEL EAST OF 18210 GRAND AVENUE LAKE ELSINORE, CA


You are liable to the County for the following abatement costs:

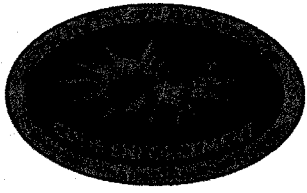
Date	Item	Description	Hours/Qty	Rate	Amount
11/17/2010	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
2/28/2011	Officer Hours	Labor Charges - Officer Time	1.1	109.00	119.90
6/23/2011	Officer Hours	Labor Charges - Officer Time	0.6	109.00	65.40
8/3/2011	Officer Hours	Labor Charges - Officer Time	0.9	109.00	98.10
8/31/2011	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
10/11/2011	Officer Hours	Labor Charges - Officer Time	0.7	109.00	76.30
12/8/2011	Officer Hours	Labor Charges - Officer Time	0.8	109.00	87.20
12/9/2011	Officer Hours	Labor Charges - Officer Time	0.1	129.00	12.90
2/22/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
8/24/2012	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/30/2013	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			677.40
5/30/2013	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal Contractor Costs			195.30
5/30/2013	Lot Book Report		1	60.00	60.00
		Subtotal Contractor Costs			60.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days, you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Subtotal	\$932.70
Payments/Credits	\$-307.20
Total	\$625.50

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

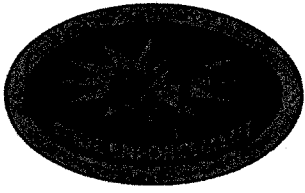
Citation Issue Date	Billing Date
12/8/2011	5/30/2013

Property Address
371130004 JEFFREY MCELRATH 1 PARCEL EAST OF 18210 GRAND AVENUE LAKE ELSINORE, CA

Citation Number	District	Class
A30891	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A30891 -- CV0910498	1	400.00	400.00

Subtotal	\$400.00
Payments/Credits	\$0.00
Total	\$400.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

Citation Issue Date	Billing Date
2/28/2011	5/30/2013

Property Address
371130004 JEFFREY MCELRATH 1 PARCEL EAST OF 18210 GRAND AVENUE LAKE ELSINORE, CA

Citation Number	District	Class
A36633	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0910498:A36633	1	400.00	400.00

Subtotal	\$400.00
Payments/Credits	\$0.00
Total	\$400.00

County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

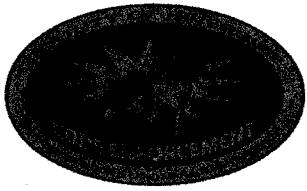
Citation Issue Date	Billing Date
6/23/2011	5/30/2013

Property Address
371130004 JEFFREY MCELRATH 1 PARCEL EAST OF 18210 GRAND AVENUE LAKE ELSINORE, CA

Citation Number	District	Class
A36639	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0910498:A36639	1	1,000.00	1,000.00

Subtotal	\$1,000.00
Payments/Credits	\$0.00
Total	\$1,000.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

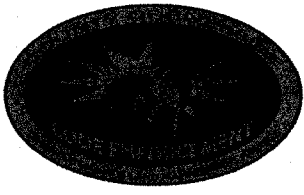
Citation Issue Date	Billing Date
8/3/2011	5/30/2013

Property Address
371130004 JEFFREY MCELRATH 1 PARCEL EAST OF 18210 GRAND AVENUE LAKE ELSINORE, CA

Citation Number	District	Class
A36644	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A36644 -- CV0910498	2	500.00	1,000.00

Subtotal	\$1,000.00
Payments/Credits	\$0.00
Total	\$1,000.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

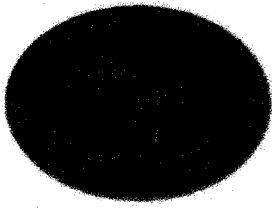
Citation Issue Date	Billing Date
11/17/2010	5/30/2013

Property Address
371130004 JEFFREY MCELRATH 1 PARCEL EAST OF 18210 GRAND AVENUE LAKE ELSINORE, CA

Citation Number	District	Class
A36795	1	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0910498:A36795	1	200.00	200.00

Subtotal	\$200.00
Payments/Credits	\$0.00
Total	\$200.00



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

RESPONSIBLE OR INTERESTED PARTIES LIST

June 11, 2013

JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

- CARL & PEGGY STUHR
230 MOUNTAIN SHADOW
WOFFORD HEIGHTS, CA 93285



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV0910498

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 June 11, 2013, I served the following documents(s):

**Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment
Request for Public Hearing on Statement of Abatement Costs and Special Tax Assessment
Summary Statement of Abatement Costs
Statement of Abatement Costs
Administrative Citation (5)
Responsible or Interested Parties List**

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

JEFFREY MCELRATH 20995 ALAMEDO DEL NORTE, WILDOMAR, CA 92595
CARL & PEGGY STUHR 230 MOUNTAIN SHADOW, WOFFORD HEIGHTS, CA 93285

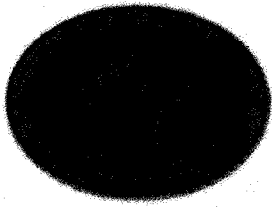
XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course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

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

EXECUTED ON June 11, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Dean Deines, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

June 11, 2013

RE CASE NO: CV0910498

I, Jonathan Lance, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
4080 Lemon Street, 12th Floor
Riverside, California 92501
Mail Stop #1012.

That on 6/11/13 at 10:23 a.m., I securely and conspicuously posted a Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment at the property described as:

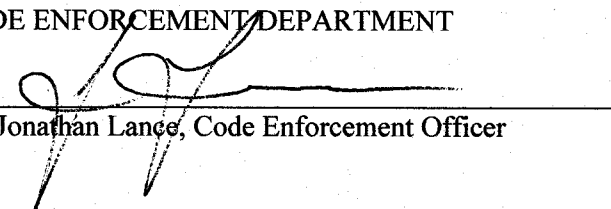
Property Address: 1 PARCEL EAST OF 18210 GRAND AVENUE , LAKE ELSINORE

Assessor's Parcel Number: 371-130-004

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

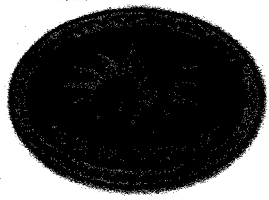
Executed on June 11, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Jonathan Lance, Code Enforcement Officer

RECEIVED JUN 13 2013

EXHIBIT “F”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

**BOARD OF SUPERVISORS
REQUEST FOR PUBLIC HEARING
ON STATEMENT OF ABATEMENT COSTS
AND SPECIAL TAX ASSESSMENT**

JEFFREY MCEL RATH
20995 ALAMEDO DEL NORTE
WILDOMAR, CA 92595

Subject Property: 1 PARCEL EAST OF 18210 GRAND AVENUE, LAKE ELSINORE
Case No(s): CV09-10498
APN No(s): 371-130-004

I, JEFF MCEL RATH, hereby request a public hearing before the Board of Supervisors (Please PRINT your name here)

regarding case number(s) CV0910498

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: 20995 ALAMEDA DEL NORTE
WILDOMAR CA 92595

Signed: [Signature]
(Please SIGN your name here)

Date: 6-11-13

Print: JEFF MCEL RATH
(Please PRINT your name here)

You may contact me at the following daytime phone number: 951-318-0048

IMPORTANT
Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1469

RECEIVED JUN 20 2013

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



9-1

9:30 a.m. being the time set for public hearing on the recommendation from County Counsel/Code Enforcement regarding Public Hearing on Statement of Abatement Costs Case No. CV 09-10498 located 1 Parcel East of 18210 Grand Avenue, Lake Elsinore; APN: 371-130-004, 1st /1st District, the chairman called the matter for hearing.

Patricia Monroe, Deputy County Counsel, presented the matter.

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, December 3, 2013 at 9:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 22, 2013 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: October 22, 2013
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: Kecia Harper-Ihem Deputy

AGENDA NO.
9-1

xc: Co. Co./CED, COB

DEC 03 2013

9-5

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: JEFF McELRATH

Address: 20995 AIAMEDA DEL MONTE
(only if follow-up mail response requested)

City: WILDOMA **Zip:** 92595

Phone #: 951-318-0048

Date: 10-3-13 **Agenda #** 9.5

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.