

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

703B



FORM APPROVED COUNTY COUNSEL
BY: PATRICIA MUNROE
DATE: 1/20/14

Departmental Concurrence

FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
March 13, 2014

SUBJECT: Abatement of Public Nuisance [Substandard Structures and Accumulated Rubbish]
Case No: CV12-04741 [BRANSTON]
Subject Properties: 31775 and 31777 Lakeshore Dr., Redlands; APN: 413-132-043 and 413-132-044
District: 5/5 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structures (dwellings) on the real properties located at 31775 and 31777 Lakeshore Dr., Redlands, Riverside County, California, APN: 413-132-043 and 413-132-044 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit substandard structures on the property.
2. Jonathan E. Branston, the owner of the subject real properties, be directed to abate the substandard structures on the properties by rehabilitating, removing, and/or demolishing the same from the real properties, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)

[Signature]

GREG LANNERY
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 Jeffries, 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: March 25, 2014
xc: Co. Co./CED, Sheriff

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

Prev. Agn. Ref.: _____ District: 5/5 Agenda Number: _____

9-4

- 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 [Substandard Structures and Accumulated Rubbish]

Case No: CV12-04741 [BRANSTON]

Subject Properties: 31775 and 31777 Lakeshore Dr., Redlands; APN: 413-132-043 and 413-132-044

District: 5/5

DATE: March 13, 2014

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structures by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.
4. The accumulation of rubbish on the real properties located at 31775 and 31777 Lakeshore Dr., Redlands, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the properties.
5. Jonathan E. Branston, the owner of the subject properties, be directed to abate the accumulation of rubbish on the properties by removing and disposing of the same from the real properties within ninety (90) days.
6. If the owner of the real properties does not take the above described actions 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 properties when necessary under applicable law, may abate the substandard structures and accumulation of rubbish by removing and disposing of the same from the real properties.
7. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real properties, which may be collected as a special assessment against the real properties pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structures and accumulation of rubbish on the real properties are declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An initial inspection was made on the subject properties by Senior Code Enforcement Officer James Palmer on September 26, 2012. The inspection revealed two substandard structures (dwellings) on the subject properties in violation of Riverside County Ordinance No. 457. The substandard conditions of the structures included, but were not limited to the following: lack of or improper water closet, lavatory, bathtub, shower or kitchen sink; lack of hot and cold running water to plumbing fixtures; lack of connection to required sewage system; lack of required lighting; lack of adequate heating facilities; deteriorated or inadequate foundation; defective or deteriorated flooring or floor supports; members of walls, partitions or other vertical supports that split, lean or buckle; members of ceiling, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration; dampness of habitable rooms; faulty weather protection, general dilapidation or improper maintenance, fire hazard, public and attractive nuisance – abandoned/vacant.

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

FORM 11: Abatement of Public Nuisance [Substandard Structures and Accumulated Rubbish]

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PAGE: 3 of 3

2. The inspection also revealed accumulation of rubbish (approximately 3,500 square feet) on the subject properties in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of but was not limited to the following materials: shrub, tree limbs, trimmings, twigs, leaves, scrap lumber, vegetative waste and demolition debris.

3. Follow up inspections of the above-described real property on December 10, 2012, January 8, 2013, June 12, 2013, August 29, 2013 and January 3, 2014, revealed the properties continues to be in violation of Riverside County Ordinance Nos. 457 and 541.

4. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for substandard structures and accumulated rubbish.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

1
2
3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 12-04741
4 [SUBSTANDARD STRUCTURES AND)
5 ACCUMULATED RUBBISH]; APN: 413-132-043,) DECLARATION OF CODE
6 413-132-044, 31775 AND 31777 LAKESHORE) ENFORCEMENT OFFICER
7 DR., REDLANDS, COUNTY OF RIVERSIDE,) JAMES PALMER
8 STATE OF CALIFORNIA; JONATHAN E.)
9 BRANSTON, OWNER.)
10) [RCO Nos. 457 and 541]
11)
12)
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28)

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

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

2. On September 26, 2012, I conducted an initial inspection of the real properties described as 31775 and 31777 Lakeshore Dr., Redlands, Riverside County, California, and further described as Assessor's Parcel Numbers 413-132-043 and 413-132-044 (hereinafter described as "THE PROPERTIES"). A true and correct copy of a Thomas Brothers map page indicating the location of THE PROPERTIES is attached hereto and incorporated herein by reference as Exhibit "A."

3. A review of County records and documents disclosed that THE PROPERTIES are owned by Jonathan E. Branston (hereinafter referred to as "OWNER"). A certified copy of the County Equalized Assessment Roll for the 2013-2014 tax year and a copy of the report generated from the County Geographic Information System ("GIS") for each property is attached hereto and incorporated herein by reference as Exhibit "B."

4. Based on the Lot Book Reports from RZ Title Service dated June 20, 2013 and updated on December 6 2013 and December 31, 2013, there appears to be no interested parties. True and correct copies of the Lot Book Reports are attached hereto and incorporated herein by reference as

1 Exhibit "C."

2 5. On September 26, 2012, I conducted an initial inspection of the open and accessible
3 properties. I observed large amounts of accumulated rubbish on THE PROPERTIES including, but not
4 limited to: shrub, tree limbs, trimmings, twigs, leaves, scrap lumber, vegetative waste and demolition
5 debris, in excess of 500 square feet. This condition causes THE PROPERTIES to constitute a public
6 nuisance in violation of the provisions set forth in Riverside County Ordinance ("RCO") No. 541.

7 6. On this date, I also observed two structures in a state of general dilapidation. I observed the
8 following conditions which cause the structures to be substandard and THE PROPERTIES to constitute
9 a public nuisance in violation of the provisions set forth in RCO No. 457.

10 Dwelling #1 at 31777 Lakeshore Dr., Redlands:

- 11 1) Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink;
- 12 2) Lack of hot and cold running water to plumbing fixtures;
- 13 3) Lack of connection to required sewage system;
- 14 4) Lack of required electric lighting;
- 15 5) Lack of adequate heating facilities;
- 16 6) Deteriorated or inadequate foundation;
- 17 7) Defective or deteriorated flooring or floor supports;
- 18 8) Members of walls, partitions or other vertical supports that split, lean, list or buckle due to
19 defective material or deterioration;
- 20 9) Members of ceiling, roofs, ceiling and roof supports or other horizontal members which
21 sag, split, or buckle due to defective material or deterioration;
- 22 10) Dampness or habitable rooms;
- 23 11) Faulty weather protection;
- 24 12) General dilapidation or improper maintenance;
- 25 13) Fire hazard;
- 26 14) Public and attractive nuisance – abandoned/vacant.

20 Dwelling #2 at 31775 Lakeshore Dr., Redlands:

- 21 1) Lack of required electrical lighting;
- 22 2) Deteriorated or inadequate foundation;
- 23 3) Defective or deteriorated flooring or floor supports;
- 24 4) Members of walls, partitions or other vertical supports that split, lean, list or buckle due to
25 defective material or deterioration;
- 26 5) Members of ceiling, roofs, ceiling and roof supports or other horizontal members which
27 sag, split or buckle due to defective material or deterioration;
- 28 6) Dampness of habitable rooms;
- 7) Faulty weather protection;
- 8) General dilapidation or improper maintenance;
- 9) Fire hazard;
- 10) Public and attractive nuisance – abandoned/vacant.

7. On September 16, 2012, Notices of Violation, Notices of Defects and "Danger Do Not

1 Enter" signs were posted on THE PROPERTIES.

2 8. On October 9, 2012 and July 29, 2013, Notices of Violation and Notices of Defects were
3 mailed to OWNER by first class mail. On July 29, 2013, Notices of Violation and Notices of Defects were
4 mailed to OWNER by certified mail with return receipt requested.

5 9. A site plan and photographs depicting the conditions of THE PROPERTIES are attached
6 hereto and incorporated herein by reference as Exhibit "D."

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

9 11. Follow up inspections of the above described real property on December, 10, 2012,
10 January 8, 2013, June 12, 2013, August 29, 2013 and January 3, 2014, revealed THE PROPERTIES
11 continue to be in violation of RCO Nos. 457 and 541.

12 12. Based upon my experience, knowledge and visual observations, it is my determination
13 that the substandard structures (dwellings) and accumulated rubbish on THE PROPERTIES create an
14 extreme health, safety, fire and structural hazard to the neighbors and general public and constitutes a
15 public nuisance in violation of the provisions set forth in RCO Nos. 457 and 541.

16 13. A recent inspection showed THE PROPERTIES remained in violation and constitutes a
17 public nuisance in violation of the provisions set forth of RCO Nos. 457 and 541.

18 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
19 County Recorder, County of Riverside, State of California, on October 19, 2012, as Instrument Number
20 2012-0500962, a true and correct copy of which is attached hereto and incorporated herein by reference
21 as Exhibit "F."

22 15. A Notice to Correct County Ordinance Violations and Abate Public Nuisance, providing
23 notification of the Board of Supervisors' hearing was mailed to OWNER by first class mail and was
24 posted on THE PROPERTIES. True and correct copies of the Notice, together with Proof of Service and
25 the Affidavit of Posting of Notice are attached as hereto and incorporated herein as Exhibit "G."

26 16. Significant rehabilitation, removal and/or demolition of the substandard structures and
27 removal and disposal of all structural materials, rubbish and debris are required to abate the public
28 nuisance and bring THE PROPERTIES into compliance with RCO No. 457, the Health and Safety,

1 Uniform Housing, Administrative and Abatement of Dangerous Buildings Codes. In addition, the removal
2 and disposal of all accumulated rubbish is required to abate the nuisance and bring THE PROPERTIES
3 into compliance with Riverside County Ordinance No. 541 and the Health and Safety Codes.

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

5 (a) the structures (dwellings) be condemned as a substandard buildings, public and
6 attractive nuisances;

7 (b) the OWNER, or whoever has possession or control of THE PROPERTIES, be
8 required to rehabilitate or demolish said structures, including the removal and disposal of all structural
9 debris and materials, on THE PROPERTIES in accordance with the provisions of RCO No. 457;

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

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

24 (e) the accumulation of rubbish on THE PROPERTIES be deemed and declared a
25 public nuisance;

26 (f) the OWNER, or whoever has possession or control of THE PROPERTIES be
27 required to remove and dispose of all rubbish in strict accordance of RCO No. 541.

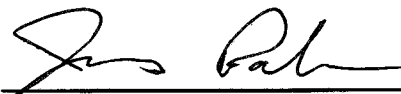
28 (g) if the materials are not removed and disposed of in strict accordance with all

1 Riverside County Ordinances, including but not limited to Riverside County Ordinances No. 541, within
2 ninety (90) days after posting and mailing of the Board's Order and Findings, the rubbish may be abated
3 by representatives of the Riverside County Code Enforcement Department, a contractor of the Sheriff's
4 Department upon receipt of an owner's consent or a Court Order, where necessary by law, authorizing
5 entry onto THE PROPERTIES; and

6 (h) that reasonable costs of abatement, after notice and opportunity for hearing, shall be
7 imposed as a lien on THE PROPERTIES, which may be collected as a special assessment against THE
8 PROPERTIES pursuant to Government Code Section 25845 and RCO Nos. 457, 541 and 725.

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

11 Executed this 30 day of JANUARY, 2014, at SAN JACINTO, California.

12
13 
14 _____
15 JAMES PALMER
16 Senior Code Enforcement Officer
17 Code Enforcement Department
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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)

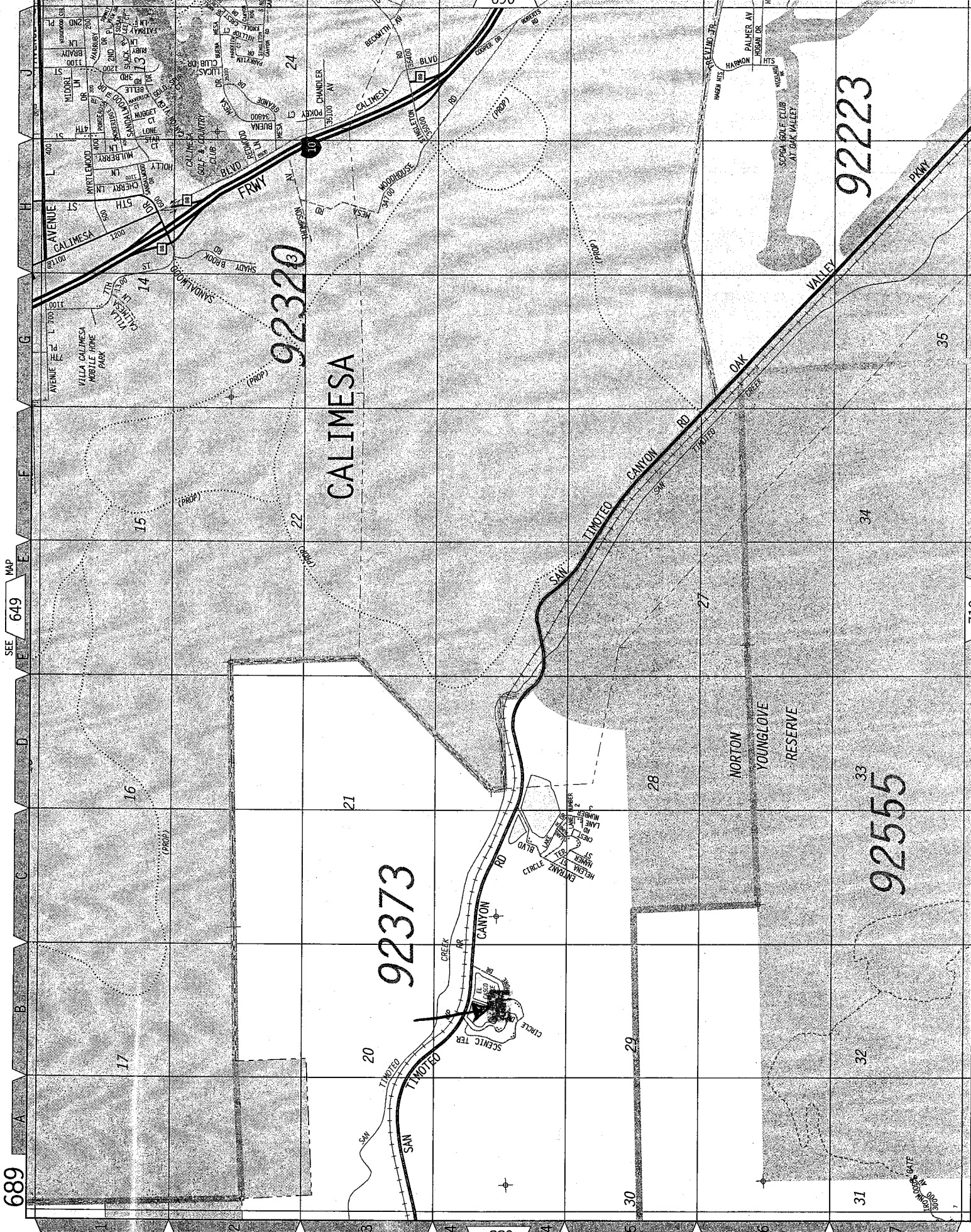
Exhibit D – Site Plan and Photographs

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”



RIVERSIDE COUNTY GIS

**Selected parcel(s):**

413-132-043

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD REPORT**APNs**

413-132-043-5

OWNER NAME / ADDRESS

JONATHAN E BRANSTON
31775 LAKESHORE DR
REDLANDS, CA. 92373

MAILING ADDRESS

SUITE 8 178
32295 MISSION TRAIL
LAKE ELSINORE CA. 92530

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 14/31
SUBDIVISION NAME: EL CASCO LAKE RESORT TR 1
LOT/PARCEL: 28, BLOCK: P
Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.08 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 702 SQFT., 1 BDRM/ 0.75 BATH, 1 STORY, CONST'D 1930 COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 689 GRID: B4

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T2SR2W SEC 29

ELEVATION RANGE

1916/1936 FEET

PREVIOUS APN

413-131-012

PLANNING

LAND USE DESIGNATIONS

CT

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

RECHE CANYON / BADLANDS

COMMUNITY ADVISORY COUNCILS

SAN GORGONIO PASS (MAC)

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

W-2

ZONING DISTRICTS AND ZONING AREAS

PASS & DESERT DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

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

T

WRMSHCP CELL NUMBER

477
568

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

NONE

VEGETATION (2005)

DEVELOPED/DISTURBED LAND
MEADOWS AND MARSHES

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.PASS

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

RECHE CANYON/BADLANDS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY

ROAD BOOK PAGE

87

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

SGPWA

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SANTA ANA RIVER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

NO POTENTIAL FOR LIQUEFACTION EXISTS

SUBSIDENCE

NOT IN A SUBSIDENCE AREA

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT

BEAUMONT UNIFIED

COMMUNITIES

SAN TIMETO CANYON

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 44.93 MILES FROM MT. PALOMAR OBSERVATORY

2010 CENSUS TRACT

043822

FARMLAND

OTHER LANDS

TAX RATE AREAS

056006

- BEAUMONT CHERRY VAL REC & PARK
- BEAUMONT UNIFIED SCHOOL
- COUNTY FREE LIBRARY

- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE JT(33,36)RES.
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

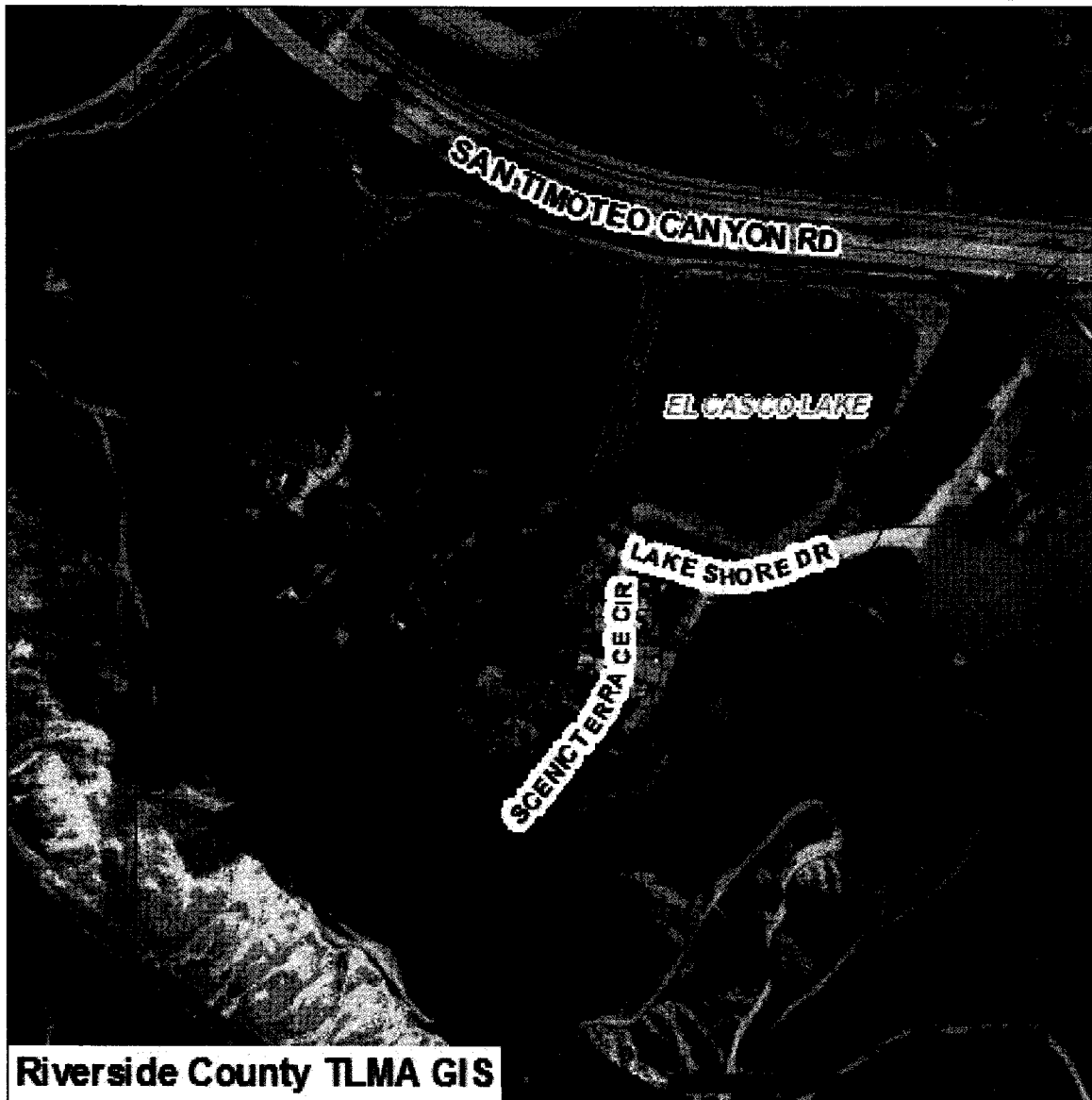
SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1204741	ABATEMENT	Aug. 21, 2012

REPORT PRINTED ON...Tue Jan 21 09:47:58 2014
Version 131127

RIVERSIDE COUNTY GIS

**Selected parcel(s):**

413-132-044

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD REPORT

APNs

413-132-044-6

OWNER NAME / ADDRESS

JONATHAN E BRANSTON
31777 LAKESHORE DR
REDLANDS, CA. 92373

MAILING ADDRESS

SUITE 8-178
32295 MISSION TRAIL
LAKE ELSINORE CA. 92530

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 14/31
SUBDIVISION NAME: EL CASCO LAKE RESORT TR 1
LOT/PARCEL: 28, BLOCK: P
, Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.08 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 551 SQFT., 3 BDRM/ 0.75 BATH, 2 STORY, CONST'D 1930 COMPOSITION, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 689 GRID: B4

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

MARION ASHLEY, DISTRICT 5

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE

T2SR2W SEC 29

ELEVATION RANGE

1912/1928 FEET

PREVIOUS APN

413-131-013

PLANNING

LAND USE DESIGNATIONS

CT

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

RECHE CANYON / BADLANDS

COMMUNITY ADVISORY COUNCILS

SAN GORGONIO PASS (MAC)

GENERAL PLAN POLICY OVERLAYS

INFORMATION NOT AVAILABLE

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

W-2

ZONING DISTRICTS AND ZONING AREAS

PASS & DESERT DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES
1.0 1.0

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
T

WRMSHCP CELL NUMBER
477
568

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

VEGETATION (2005)
DEVELOPED/DISTURBED LAND

FIRE

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

FIRE RESPONSIBILITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

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

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

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

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

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.PASS

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
RECHE CANYON/BADLANDS

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

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY**ROAD BOOK PAGE**
87**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**
SGPWA**FLOOD CONTROL DISTRICT**
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT**WATERSHED**
SANTA ANA RIVER

GEOLOGIC**FAULT ZONE**
NOT IN A FAULT ZONE**FAULTS**
NOT WITHIN A 1/2 MILE OF A FAULT**LIQUEFACTION POTENTIAL**
NO POTENTIAL FOR LIQUEFACTION EXISTS**SUBSIDENCE**
NOT IN A SUBSIDENCE AREA**PALEONTOLOGICAL SENSITIVITY**
HIGH SENSITIVITY (HIGH A).
BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS**SCHOOL DISTRICT**
BEAUMONT UNIFIED**COMMUNITIES**
SAN TIMETO CANYON**COUNTY SERVICE AREA**
NOT IN A COUNTY SERVICE AREA.**LIGHTING (ORD. 655)**
ZONE B, 44.93 MILES FROM MT. PALOMAR OBSERVATORY**2010 CENSUS TRACT**
043822**FARMLAND**
OTHER LANDS**TAX RATE AREAS**
056006
•BEAUMONT CHERRY VAL REC & PARK
•BEAUMONT UNIFIED SCHOOL
•COUNTY FREE LIBRARY
•COUNTY STRUCTURE FIRE PROTECTION

- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 5
- GENERAL
- GENERAL PURPOSE
- INLAND EMPIRE JT(33,36)RES.
- MT SAN JACINTO JUNIOR COLLEGE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SAN GORGONIO PASS MEM HOSPITAL
- SAN GORGONIO PASS WTR AG DEBT SV
- SAN GORGONIO SERIES BOND A
- SUMMIT CEMETERY DISTRICT

SPECIAL NOTES
NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Tue Jan 21 09:50:46 2014
Version 131127

EXHIBIT “B”

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

Assessment #413132043-5		Parcel # 413132043-5	
Assessee:	BRANSTON JONATHAN E	Land	13,224
Mail Name:	SUITE 8 178	Structure	105
Mail Address:	32295 MISSION TRAIL	Full Value	13,329
City, State Zip:	LAKE ELSINORE CA 92530	Total Net	13,329
Real Property Use Code:	R1		
Base Year	2008		
Conveyance Number:	9019561	View Parcel Map	
Conveyance (mm/yy):	12/2010		
PUI:	R010012		
TRA:	56-006		
Taxability Code:	0-00		
ID Data:	Lot B MB 014/031 EL CASCO LAKE RESORT TR 1		
Situs Address:	31775 LAKESHORE DR REDLANDS CA 92373		

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

Assessment #413132044-6		Parcel # 413132044-6	
Assessee:	BRANSTON JONATHAN E	Land	13,224
Mail Name:	SUITE 8-178	Structure	105
Mail Address:	32295 MISSION TRAIL	Full Value	13,329
City, State Zip:	LAKE ELSINORE CA 92530	Total Net	13,329
Real Property Use Code:	R1		
Base Year	2008		
Conveyance Number:	9019561		
Conveyance (mm/yy):	12/2010		
PUI:	R010012		
TRA:	56-006		
Taxability Code:	0-00		
ID Data:	Lot B MB 014/031 EL CASCO LAKE RESORT TR 1		
Situs Address:	31777 LAKESHORE DR REDLANDS CA 92373		

View Parcel Map

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

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV12-04741/Regina Keyes
 IN RE: BRANSTON, JONATHAN E

Order Number: **30599**

Order Date: 1/3/2014
 Dated as of: 12/31/2013

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 31775 Lakeshore Drive
 Redlands CA 92373

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. : 413-132-043

Assessments:	Land Value:	\$13,224.00
	Improvement Value:	\$105.00
	Exemption Value:	\$0.00
	Total Value:	\$13,329.00

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$118.54
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2014)
Second Installment	\$118.54
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)

NO OTHER EXCEPTIONS



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

Lot Book Report

Order Number: **29030**

Customer:

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

Order Date: 6/26/2013
Dated as of: 6/20/2013
County Name: Riverside

Attn: Brent Steele
Reference: CV12-04741/Senior Officer Palmer
IN RE: BRANSTON, JONATHAN E.

FEE(s):
Report: \$120.00

Property Address: 31775 Lakeshore Dr.
Redlands CA 92373

Assessor's Parcel No. : 413-132-043-5

Assessments:

Land Value:	\$12,965.00
Improvement Value:	\$103.00
Exemption Value:	\$0.00
Total Value:	\$13,068.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
Total Annual Tax	\$231.86
Status: Paid through	06/30/2013

Property Vesting

The last recorded document transferring title of said property

Dated	08/14/2007
Recorded	09/14/2007



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

Order Number: 29030
Reference: CV12-04741/Seni

Document No.	2007-0582923
D.T.T.	\$55.00
Grantor	Jong Dam Lee, a single man
Grantee	Jonathan E. Branston, a single man

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 Code Enforcement Department
In the matter of the property of	Jonathan E. Branston
Case No.	CV07-3475
Recorded	05/28/2010
Document No.	2010-0246828

A Notice of Administrative Proceedings by the	
City of	Redlands
County of	Riverside
Recorded	10/19/2012
Document No.	2012-0500962

Legal Description

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

THE WEST HALF (W 1/2) OF LOT 28, BLOCK "A", TRACT NO. 1, EL CASCO LAKE RESORT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 31, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

POR. SE 1/4 SEC. 20 & POR. NE 1/4 SEC. 29, T. 2S., R. 2W.

413-13

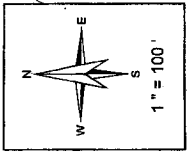
15-3

TRA 056-006

ALL IN BLK 132

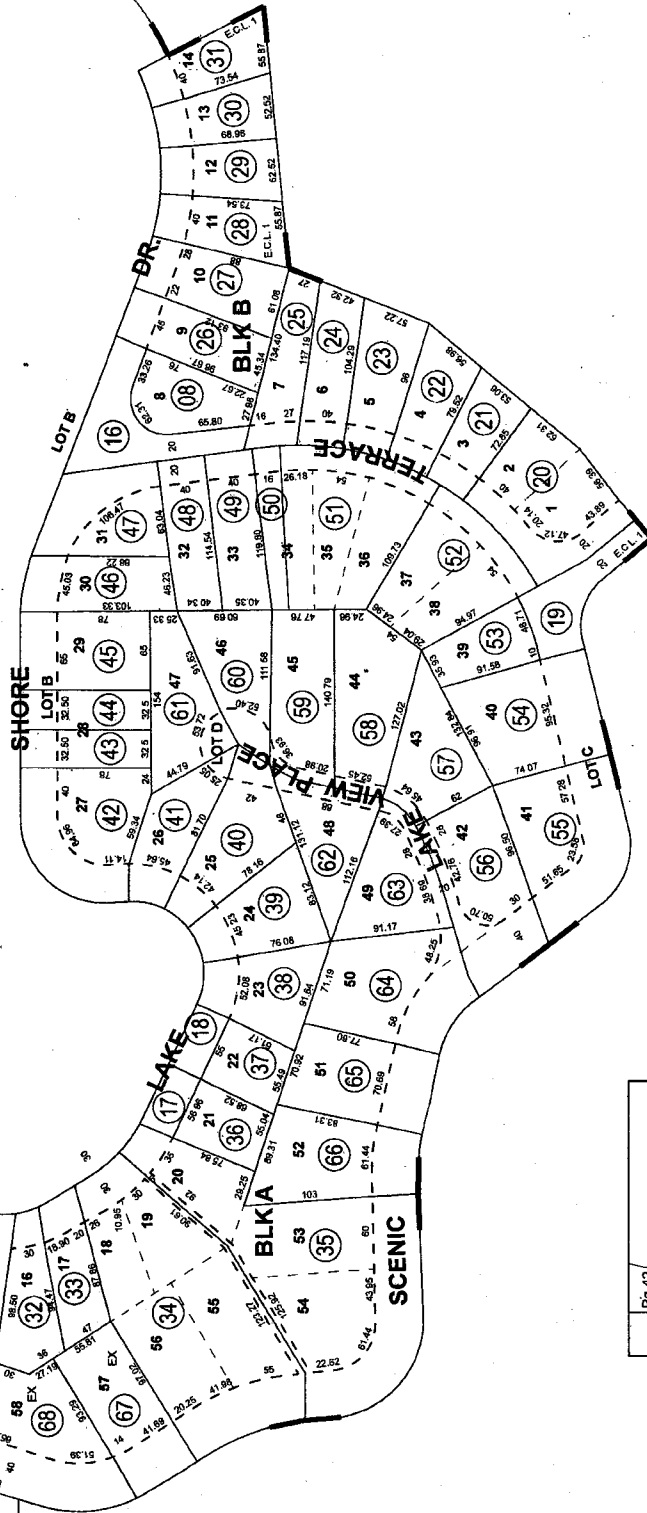
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAR 07 2011



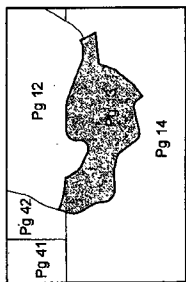
Legend

- Lot Lines
- Right-of-Way
- Old Lot Lines
- Reference R.O.W.
- Other Encumbrances
- Lease Areas
- Subdivision TC Mark



Date	Old Number	New Number
11/1/97	132,12	15
5/1/98	131,23,24	41
9/1/97	20,22	131-42
2/28/2011	ADAMSMT	132,16-19
2/28/2011	132,15	132,20
2/28/2011	132,3,7	132,21-25
2/28/2011	131,14	132,26-31
2/28/2011	131,119	132,32-50
2/28/2011	131,42	132,51
2/28/2011	131,41	132,52
2/28/2011	131,23-40	132,53-58

Map Reference *
MB 14/31 - 0 EL CASO LAKES RESORT TRACT NO. 1



FEB 2011

R. T. Talbot



ASSESSOR'S MAP BK413-13
Riverside County, Calif.

drk

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
JONATHAN E. BRANSTON
1201 HICKORY STREET
SANTA ANA, CALIF 92707

DOC # 2007-0582923
09/14/2007 08:00A Fee:7.00
Page 1 of 1 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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					Y-4V	T: 56	CTY	(UN)	044

A.P.N.: 413-131-013-5 & 413-131-012-4 TRA #: Order N

GRANT DEED

TRA 07-006 7

T
044

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$55.00
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 Redland, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
JONG DAM LEE, A SINGLE MAN

hereby GRANT(S) to JONATHAN E. BRANSTON, A SINGLE MAN

the following described property in the City of Redland, County of Riverside State of California;

PARCEL 1:

THE EAST HALF (E 1/2) OF LOT TWENTY-EIGHT (28), BLOCK "A", TRACT NO. 1, EL CASCO LAKE RESORT, AS PER MAP RECORDED IN BOOK 14, PAGE 31, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE WEST HALF (W 1/2) OF LOT 28, BLOCK "A", TRACT NO. 1, EL CASCO LAKE RESORT, AS PER MAP RECORDED IN BOOK 14, PAGE 31, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS: 31775 & 31777 LAKESHORE, REDLANDS, CA

Jong Dam Lee
JONG DAM LEE, SIGNED BY SUE KINT, POWER OF ATTORNEY IN FACT

By: Sue Kint, power of attorney in fact.
SUE KINT, POWER OF ATTORNEY IN FACT

Document Date: August 14, 2007

STATE OF CALIFORNIA)
COUNTY OF Orange)
On August 16, 2007 before me, Moon C. Lee-Notary Public
personally appeared Sue Kint, Attorney-in-fact for Jong Dam Lee
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 Moon C. Lee



Public Record

When recorded please mail to:
Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2010-0246828

05/28/2010 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE

0
M
059

In the matter of the Property of
Jonathan E. Branston

)
)

Case No.: CV07-3475

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457, (RCC Title 15.16.020) described as Substandard structure/dwelling (quality lower than prescribed by law). Such Proceedings are based upon the noncompliance of such real property, located at 31775 Lake Shore Drive, Redlands, CA, and more particularly described as Assessor's Parcel Number 413-131-012 and having a legal description of POR LOT 28 BLK A MB 014/031 EL CASCO LAKE RESORT TR 1, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

The owner has been advised to immediately correct the above-referenced 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, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California 92557, Attention Code Enforcement Officer Jacob Dietrich 951-485-5840.

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 Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

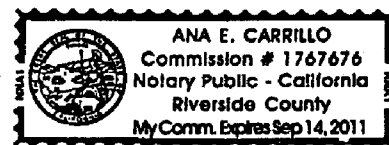
State of California)
County of Riverside)

On 05/20/10 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, 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.

Ana E. Carrillo
Commission # 1767676 Comm. Expires Sep. 14, 2011



When recorded please mail to:
 Riverside County Code Enforcement Department
 (District 5 Office)
 581 S. Grand Ave, San Jacinto, CA 92582
 Mail Stop No. 5002

DOC # 2012-0500962

10/19/2012 12:12P 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
1			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHS	EXAM
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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.: CV12-04741



JONATHAN E BRANSTON)

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: 31775 LAKESHORE DRIVE, REDLANDS, CA 92373 / 31777 LAKESHORE DRIVE, REDLANDS, CA 92373

PARCEL #: 413-131-012 / 413-131-013

LEGAL DESCRIPTION: .08 ACRES M/L IN POR LOT B MB 014/031 EL CASCO LAKE RESORT TR 1 AND POR LOT 28 BLK A MB 014/031 EL CASCO LAKE RESORT TR 1

VIOLATIONS: Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as ACCUMULATED RUBBISH & Riverside County Ordinance No. 457, (RCC Title 15.16.020) described as SUBSTANDARD STRUCTURE

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: 10/11/2012

By: James Palmer
 James Palmer, Code Enforcement Department

ACKNOWLEDGEMENT

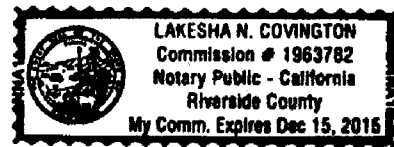
State of California)
 County of Riverside)

On 10/11/2012 before me, LaKeshia N. Covington, Notary Public, personally appeared James Palmer 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.

Lakesha N. Covington
 Commission # 1963782 Comm. Expires December 15, 2015



Public Record



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV12-04741/Regina Keyes
 IN RE: BRANSTON, JONATHAN E

Order Number: **30505**

Order Date: 12/6/2013

Dated as of: 12/6/2013

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 31777 Lakeshore Drive
 Redlands 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. : 413-132-044-6

Assessments:	Land Value:	\$13,224.00
	Improvement Value:	\$105.00
	Exemption Value:	\$0.00
	Total Value:	\$13,329.00

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$118.54
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2013)
Second Installment	\$118.54
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)

Document Type	Release of Notice of Noncompliance
Document No.	2013-0329875
Recorded	07/09/2013



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

Order Number: 30505

Reference: CV12-04741/Regi

Document Type	Release of Notice of Noncompliance
Document No.	2013-0329876
Recorded	07/09/2013

NO OTHER EXCEPTIONS

DOC # 2013-0329875

07/09/2013 08:55A Fee:23.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:

County of Riverside

Code Enforcement Department

AND WHEN RECORDED MAIL TO:

County of Riverside

Code Enforcement Department

4080 Lemon Street, 12th Floor

Riverside, California 92501

Mail Stop #1012



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC						T:	CTY	UNI	522

Exemption from Recording Fee Requested - Pursuant to Government Code Section 6103

RELEASE OF NOTICE OF NONCOMPLIANCE

23
C
522

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

PARCEL #: 413-131-013
 OWNER OF RECORD: JONATHAN E. BRANSTON
 SITUS ADDRESS: 31777 LAKESHORE DR, Beaumont CA, 92373
 LEGAL DESCRIPTION: POR LOT 28 BLK A MB 014/031 EL CASCO LAKE RESORT TR 1
 CASE NUMBER: CV07-3469
 INSTRUMENT NUMBER: 2010-0270625

The NOTICE OF NONCOMPLIANCE recorded against the above-mentioned property is hereby fully released by the County of Riverside.

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By: Michelle Cervantes
Michelle Cervantes, Code Enforcement Department

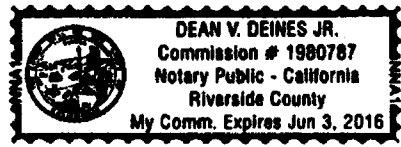
ACKNOWLEDGEMENT

State of California)
County of Riverside)SS

On 6/18/13 before me, Dean V. Deines Jr., Notary Public, personally appeared Michelle Cervantes who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ is ~~(s)~~ subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in ~~his~~ ~~her~~ ~~their~~ authorized capacity ~~(ies)~~, and that by ~~his~~ ~~her~~ ~~their~~ signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Commission #: 1980787
Commission Expires: June 3, 2016

Signature: Dean V. Deines Jr. (Seal)



RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
4080 Lemon Street, 12th Floor
Riverside, California 92501
Mail Stop #1012

DOC # 2013-0329876
07/09/2013 08:55A Fee:23.00
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
NCLIG CC						T:	CTY	UNI	522

Exemption from Recording Fee Requested - Pursuant to Government Code Section 6103

RELEASE OF NOTICE OF NONCOMPLIANCE

23
C
522

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

PARCEL #: 413-131-013
OWNER OF RECORD: JONG DAM LEE
SITUS ADDRESS: 31777 LAKESHORE DR, Beaumont CA, 92373
LEGAL DESCRIPTION: POR LOT 28 BLK A MB 014/031 EL CASCO LAKE RESORT TR 1
CASE NUMBER: CV07-3469
INSTRUMENT NUMBER: 2007-0482725

The NOTICE OF NONCOMPLIANCE recorded against the above-mentioned property is hereby fully released by the County of Riverside.

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By: Michelle Cervantes
Michelle Cervantes, Code Enforcement Department

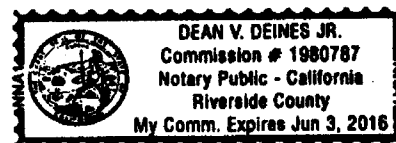
ACKNOWLEDGEMENT

State of California)
County of Riverside)SS

On 6/18/13 before me, Dean V. Deines Jr., Notary Public, personally appeared Michelle Cervantes who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Commission #: 1980787
Commission Expires: June 3, 2016

Signature: Dean V. Deines Jr. (Seal)





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

Lot Book Report

Order Number: **29031**

Customer:

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

Order Date: 6/26/2013
Dated as of: 6/20/2013
County Name: Riverside

Attn: Brent Steele
Reference: CV12-04741/Senior Officer Palmer
IN RE: BRANSTON, JONATHAN E.

FEE(s):
Report: \$120.00

Property Address: 31777 Lakeshore Drive
Redlands CA 92373

Assessor's Parcel No. : 413-132-044-6

Assessments:

Land Value:	\$12,965.00
Improvement Value:	\$103.00
Exemption Value:	\$0.00
Total Value:	\$13,068.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
Total Annual Tax	\$231.86
Status: Paid through	06/30/2013

Property Vesting

The last recorded document transferring title of said property

Dated	08/14/2007
Recorded	09/14/2007



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

Order Number: 29031
Reference: CV12-04741/Seni

Document No.	2007-0582923
D.T.T.	\$55.00
Grantor	Jong Dam Lee, a single man
Grantee	Jonathan E. Branston, a single man

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 Code Enforcement Department
In the matter of the property of	Jonathan E. Branston
Case No.	CV07-3469
Recorded	06/11/2010
Document No.	2010-0270625

A Notice of Administrative Proceedings by the	
City of	Redlands
County of	Riverside
Recorded	10/19/2012
Document No.	2012-0500962

Legal Description

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

THE EAST HALF (E 1/2) OF LOT TWENTY-EIGHT (28), BLOCK "A", TRACT NO. 1, EL CASCO LAKE RESORT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 31, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

POR. SE 1/4 SEC. 20 & POR. NE 1/4 SEC. 29, T. 2S., R. 2W.

413-13

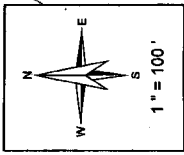
15-3

TRA 056-006

ALL IN BLK 132

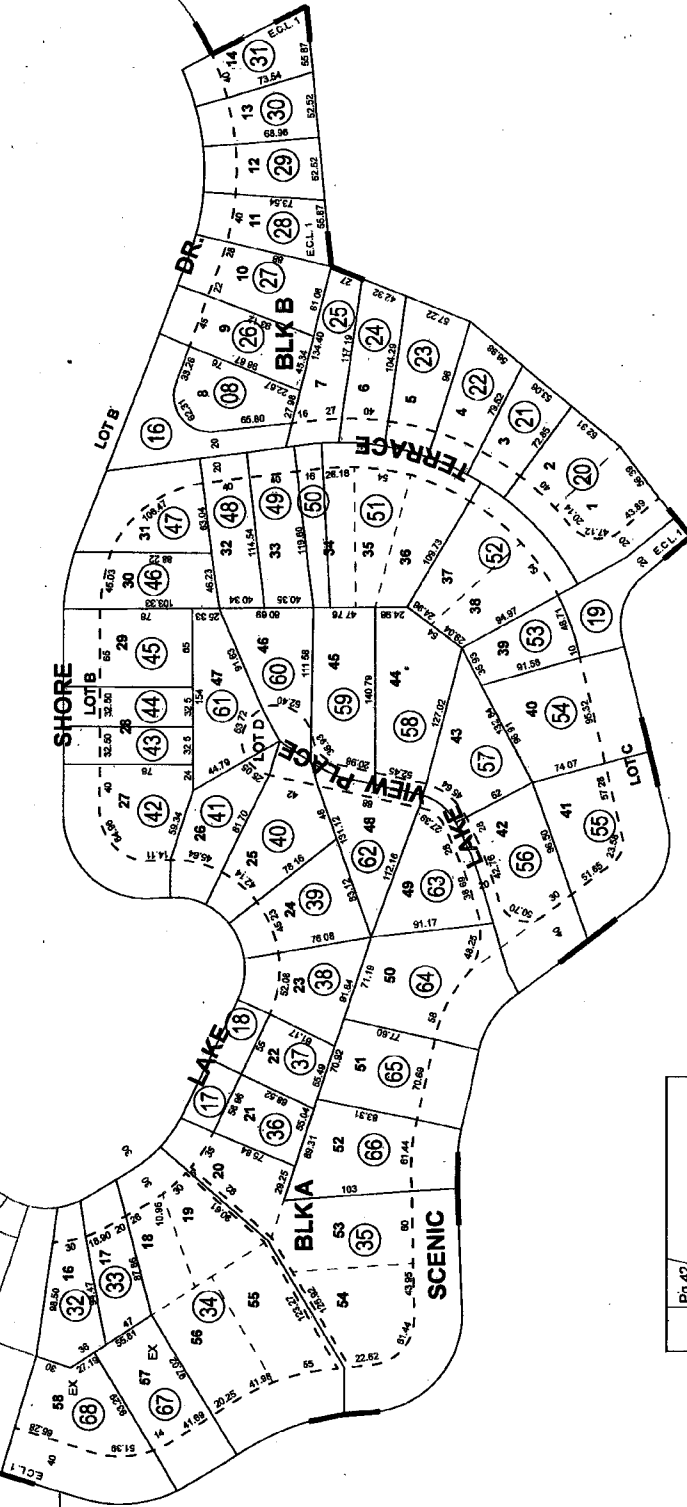
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

MAR 07 2011



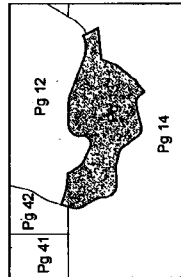
Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- - - - - Reference R.O.W.
- · · · · Other Easements
- · · · · Lease Area
- · · · · Subdivision To Mark



Date	Old Number	New Number
1/1/1979	131.2	15
5/7/1984	131.2A	41
9/1/1987	2022	131-42
2/28/2011	ADDASMT	132-15-19
2/28/2011	132-15	132-20
2/28/2011	132-15	132-21-25
2/28/2011	132-15-19	132-26-31
2/28/2011	131-1-19	132-32-30
2/28/2011	131-42	132-31
2/28/2011	131-42	132-32
2/28/2011	131-25-40	132-33-35

Map Reference *
MB 14/31-0 EL CASCO LAKE RESORT TRACT NO. 1



FEB 2011

8-C-Talbot



ASSESSOR'S MAP BK413-13
Riverside County, Calif.

Chris

RECORDING REQUESTED BY

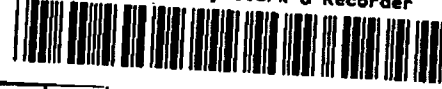
AND WHEN RECORDED MAIL TO:
JONATHAN E. BRANSTON
1201 HICKORY STREET
SANTA ANA, CALIF 92707

DOC # 2007-0582923

09/14/2007 08:00A Fee:7.00
Page 1 of 1 Doc T Tax Paid

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



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A.P.N.: 413-131-013-5 & 413-131-012-4 TRA #: Order N

GRANT DEED

TRA 07-006

7

T
044

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$55.00
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 Redland~~ and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
JONG DAM LEE, A SINGLE MAN

hereby GRANT(S) to JONATHAN E. BRANSTON, A SINGLE MAN

the following described property in the City of ~~Redland~~, County of Riverside State of California;

PARCEL 1:

THE EAST HALF (E 1/2) OF LOT TWENTY-EIGHT (28), BLOCK "A", TRACT NO. 1, EL CASCO LAKE RESORT, AS PER MAP RECORDED IN BOOK 14, PAGE 31, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

THE WEST HALF (W 1/2) OF LOT 28, BLOCK "A", TRACT NO. 1, EL CASCO LAKE RESORT, AS PER MAP RECORDED IN BOOK 14, PAGE 31, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS: 31775 & 31777 LAKESHORE, REDLANDS, CA

Jong Dam Lee
JONG DAM LEE, SIGNED BY SUE KINT, POWER OF ATTORNEY IN FACT

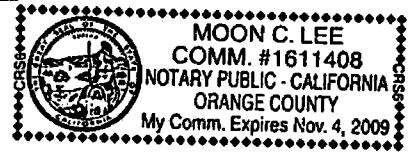
By: Sue Kint, power of attorney in fact.
SUE KINT, POWER OF ATTORNEY IN FACT

Document Date: August 14, 2007

STATE OF CALIFORNIA)
COUNTY OF Orange)
On August 16 2007 before me, Moan C Lee-Notary Public
personally appeared Sue Kint, Attorney-in-fact for Jong Dam Lee
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 Moan C Lee



When recorded please mail to:
 Riverside County Code Enforcement Department
 (District 5 Office)
 24318 Hemlock Avenue, Suite C-1
 Moreno Valley, CA 92557
 Mail Stop No. 5002

DOC # 2010-0270625
 06/11/2010 08:00A Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



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NOTICE OF NONCOMPLIANCE

In the matter of the Property of
 Jonathan E. Branston

Case No. CV07-3469

M
026

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.16.020) described as Substandard Structure - Dwelling. Such Proceedings are based upon the noncompliance of such real property, located at 31777 Lake Shore Drive, Redlands, CA, and more particularly described as Assessor's Parcel Number 413-131-013 and having a legal description of POR LOT 28 BLK A MB 014/031 EL CASCO LAKE RESORT TR 1, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Jacob Dietrich.

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 Mary Overholt
 Mary Overholt
 Code Enforcement Department

ACKNOWLEDGMENT

State of California)
 County of Riverside)

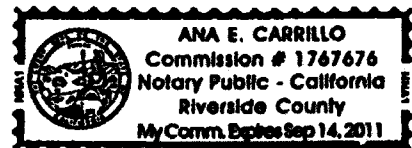
On 06/02/10 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

Ana E. Carrillo

Commission # 1767676 Comm. Expires Sep. 14, 2011



When recorded please mail to:
 Riverside County Code Enforcement Department
 (District 5 Office)
 581 S. Grand Ave, San Jacinto, CA 92582
 Mail Stop No. 5002

DOC # 2012-0500962
 10/19/2012 12:12P Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry M. 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.: CV12-04741



JONATHAN E BRANSTON)

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: 31775 LAKESHORE DRIVE, REDLANDS, CA 92373 / 31777 LAKESHORE DRIVE, REDLANDS, CA 92373
 PARCEL #: 413-131-012 / 413-131-013
 LEGAL DESCRIPTION: .08 ACRES M/L IN POR LOT B MB 014/031 EL CASCO LAKE RESORT TR 1 AND POR LOT 28 BLK A MB 014/031 EL CASCO LAKE RESORT TR 1

VIOLATIONS: Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as ACCUMULATED RUBBISH & Riverside County Ordinance No. 457, (RCC Title 15.16.020) described as SUBSTANDARD STRUCTURE

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: 10/11/2012

By: James Palmer
 James Palmer, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 10/11/2012 before me, LaKesha N. Covington, Notary Public, personally appeared James Palmer 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.

LaKesha N. Covington
 Commission # 1963782 Comm. Expires December 15, 2015

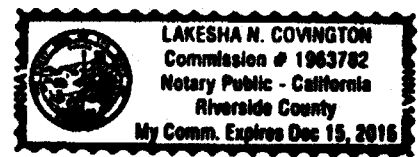



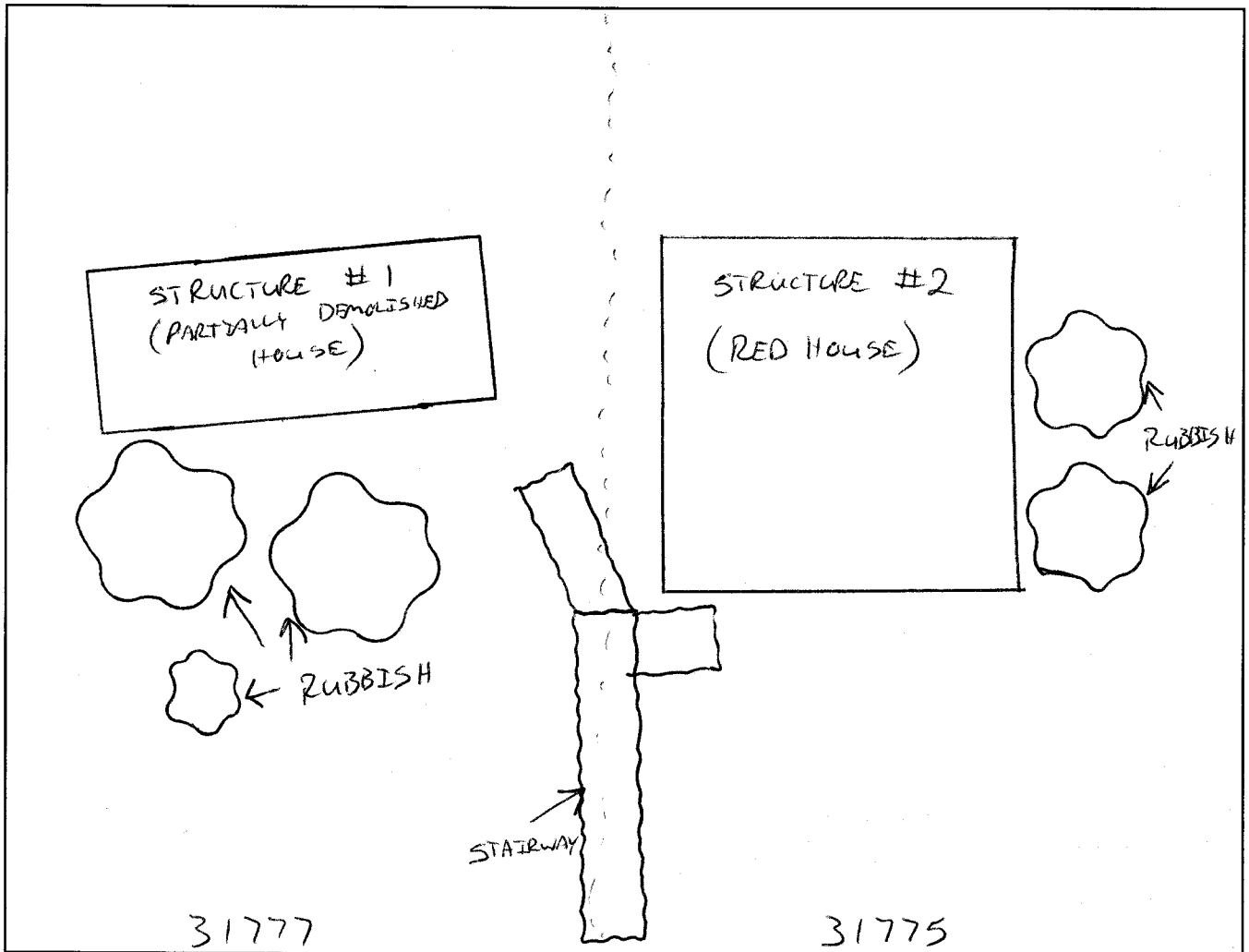
EXHIBIT “D”

SITE PLAN: Case # CV-1204741

OWNER(S): JONATHAN E BRANSTON
SITE ADDRESS: 31775/31777 LAKESHORE DR, REDLANDS
ASSESSOR'S PARCEL: 413-132-043, 413-132-044
ACREAGE: 0.08

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 31775/31777 LAKESHORE DR, REDLANDS

PREPARED BY: J. PALMER #102 DATE: 08/30/13

Code Enforcement Case: CV1204741

Printed on: 08/30/2013

Photographs



Structure #1 - Partially demolished house. J. Palmer - 09/26/2012



Structure #2- Red house. J. Palmer - 09/26/2012



EXHIBIT “E”



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 112-04741

THE PROPERTY AT: 31775/31777 LAKESHORE DR., REDLANDS APN#: 413-132-043/413-132-044

WAS INSPECTED BY OFFICER: J. PALMER ID#: 102 ON 09/26/12 AT 11:55 am/pm

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

Table with 2 columns listing violation codes (e.g., 5.28.040, 8.28.030) and descriptions (e.g., Excessive Yard Sales, Unfenced Pool, Accumulated Rubbish).

COMMENTS: STRUCTURE #1 PARTIALLY DEMOLISHED HOUSE

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 10/26/12. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY...

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 109.00...

Signature and Name fields: SIGNATURE, PRINT NAME, DATE, CDL/CID#, D.O.B., TEL. NO. Includes checkboxes for PROPERTY OWNER and TENANT.



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

STANDARD BUILDING CONDITIONS:

STRUCTURE
1

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

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

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

Case No. C112-04741 Address 31775/31777 LAKESHORE DR, REDLANDS

Date 09/26/12 Officer J. PALMER #102



**COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT**

NOTICE OF VIOLATION

THE PROPERTY AT: 31775/31777 Lakeshore Dr., Redlands CASE No.: CV 12-D4741
 WAS INSPECTED BY OFFICER: J. Palmer ID#: 102 ON 9/26/12 AT 11:55 am/pm
 APN#: 413-132-043
413-132-044

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

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

COMMENTS: Structure #2 (Red House)

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 10/26/12. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

PROPERTY OWNER TENANT

 SIGNATURE PRINT NAME DATE

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



Structure # (Red House)

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

- 1. [] Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [] Demolish Or Rehabilitate Structure
2. [] Lack of hot and cold running water to plumbing fixtures...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [] Demolish Or Rehabilitate Structure
3. [] Lack of connection to required sewage system...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [] Demolish Or Rehabilitate Structure
4. [] Hazardous plumbing...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [] Demolish Or Rehabilitate Structure
5. [X] Lack of required electrical lighting...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [X] Demolish Or Rehabilitate Structure
6. [] Hazardous Wiring...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [] Demolish Or Rehabilitate Structure
7. [] Lack of adequate heating facilities...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [] Demolish Or Rehabilitate Structure
8. [X] Deteriorated or inadequate foundation...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [X] Demolish Or Rehabilitate Structure
9. [X] Defective or deteriorated flooring or floor supports...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [X] Demolish Or Rehabilitate Structure
10. [X] Members of walls, partitions or other vertical supports that split, lean, list or buckle
due to defective material or deterioration...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [X] Demolish Or Rehabilitate Structure
11. [X] Members of ceilings, roofs, ceiling and roof supports or other horizontal members
which sag, split, or buckle due to defective material or deterioration...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [X] Demolish Or Rehabilitate Structure
12. [X] Dampness of habitable rooms...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [X] Demolish Or Rehabilitate Structure
13. [X] Faulty weather protection...
A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors
including broken windows or doors, lack of paint or other approved wall covering.
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [X] Demolish Or Rehabilitate Structure
14. [X] General dilapidation or improper maintenance...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [X] Demolish Or Rehabilitate Structure
15. [X] Fire hazard...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [] Demolish Or Rehabilitate Structure
16. [] Extensive fire damage...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [] Demolish Or Rehabilitate Structure
17. [X] Public and attractive nuisance - abandoned/vacant...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [X] Demolish Or Rehabilitate Structure
18. [] Improper occupancy...
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [] Demolish Or Rehabilitate Structure
19. []
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [] Demolish Or Rehabilitate Structure
20. []
OBTAIN PERMIT TO: [] Repair Per Applicable Building Codes [] Demolish Or Rehabilitate Structure

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

Case No. CV12-04741 Address 31775/31777 Lakeshore Dr., Redlands

Date 9/26/12 Officer J. Palmer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

August 30, 2013

RE CASE NO: CV1204741

I, Jim Palmer, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002.

That on 09/26/12 at 12:10 pm, I securely and conspicuously posted NOTICE OF VIOLATION (X2) for RCC 15.16.020-
SUBSTANDARD STRUCTURE and RCC 8.120.010- ACCUMULATED RUBBISH; NOTICE OF DEFECTS for
SUBSTANDARD STRUCTURE (X2); "DANGER DO NOT ENTER" SIGN (X2) at the property described as:

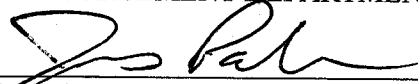
Property Address: 31775/31777 LAKESHORE DR, REDLANDS

Assessor's Parcel Number: 413-132-043, 413-132-044

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

Executed on August 30, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Jim Palmer, Sr. Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

October 9, 2012

JONATHAN E BRANSTON
SUITE 8 178
32295 MISSION TRAIL
LAKE ELSINORE, CA 92530

RE CASE NO: CV1204741 at 31775/31777 LAKESHORE DR, in the community of REDLANDS, California, Assessor's Parcel Number 413-132-043, 413-132-044

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 31775/31777 LAKESHORE DR, in the community of REDLANDS California, Assessor's Parcel Number 413-132-043, 413-132-044, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

- 2) 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.

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY October 18, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THE 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: Jim Palmer, Sr. Code Enforcement Officer

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY

CODE ENFORCEMENT *STRUCTURE* NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS: *# 1*

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

	UNIFORM HOUSING CODE SECTIONS	HEALTH & SAFETY CODE SECTIONS
1. <input checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
2. <input checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures	1001(b)4,5	17920.3(a)4,5
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
3. <input checked="" type="checkbox"/> Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
4. [] Hazardous plumbing.....	1001(f)	17920.3(c)
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		[]Demolish Or Rehabilitate Structure
5. <input checked="" type="checkbox"/> Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
6. [] Hazardous Wiring.....	1001(e)	17920.3(d)
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		[]Demolish Or Rehabilitate Structure
7. <input checked="" type="checkbox"/> Lack of adequate heating facilities.....	1001(o)6	17920.3(a)6
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
8. <input checked="" type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
9. <input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1001(c)2	17920.3(b)2
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
10. <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(c)4	17920.3(b)4
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
11. <input checked="" type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
12. <input checked="" type="checkbox"/> Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
13. <input checked="" type="checkbox"/> Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4
A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.		
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
15. <input checked="" type="checkbox"/> Fire hazard.....	1001(i)	17920.3(h)
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
16. [] Extensive fire damage.....		
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		[]Demolish Or Rehabilitate Structure
17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....		
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
18. [] Improper occupancy.....	1001(n)	17920.3(n)
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		[]Demolish Or Rehabilitate Structure
19. []		
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		[]Demolish Or Rehabilitate Structure
20. []		
OBTAIN PERMIT TO: []Repair Per Applicable Building Codes		[]Demolish Or Rehabilitate Structure

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

Case No. Cv12-04741 Address 31775/31777 LAKESHORE DR, REDLANDS

Date 09/26/12 Officer J. PALMER #102

Structure # (Red House)

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

SUBSTANDARD BUILDING CONDITIONS:

UNIFORM HOUSING CODE SECTIONS HEALTH & SAFETY CODE SECTIONS

Table with 3 columns: Item number, Description, and Code Sections. Items 5, 8, 9, 10, 11, 12, 13, 14, and 15 are marked with an 'X' in the description column, indicating they are to be demolished or rehabilitated. Items 1, 2, 3, 4, 6, 7, 16, 17, 18, 19, and 20 are marked with an empty box, indicating they are to be repaired.

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

Case No. CV12-04741 Address 31775/31777 Lakeshore Dr., Redland

Date 9/26/12 Officer J. Palmer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1204741

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Amanda Ricks, 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 9, 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 **FIRST CLASS MAIL** addressed as follows:

JONATHAN E BRANSTON SUITE 8 178, 32295 MISSION TRAIL, LAKE ELSINORE, CA 92530

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

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

EXECUTED ON October 9, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Amanda Ricks, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 29, 2013

JONATHAN E BRANSTON
SUITE 8 178
32295 MISSION TRAIL
LAKE ELSINORE, CA 92530

RE CASE NO: CV1204741 at 31775/31777 LAKESHORE DR, in the community of REDLANDS, California, Assessor's Parcel Number 413-132-043, 413-132-044

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 31775/31777 LAKESHORE DR, in the community of REDLANDS California, Assessor's Parcel Number 413-132-043, 413-132-044, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) ,8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

- 2) 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.

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY August 6, 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: Jim Palmer, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 29, 2013

JONATHAN E. BRANSTON
1201 HICKORY STREET
SANTA ANA, CA 92707

RE CASE NO: CV1204741 at 31775/31777 LAKESHORE DR, in the community of REDLANDS, California, Assessor's Parcel Number 413-132-043, 413-132-044

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 31775/31777 LAKESHORE DR, in the community of REDLANDS California, Assessor's Parcel Number 413-132-043, 413-132-044, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) ,8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

- 2) 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.

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY August 6, 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: Jim Palmer, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

July 29, 2013

Occupant
31775/31777 LAKESHORE DR
REDLANDS, CA 92373

RE CASE NO: CV1204741 at 31775/31777 LAKESHORE DR, in the community of REDLANDS, California, Assessor's Parcel Number 413-132-043, 413-132-044

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 31775/31777 LAKESHORE DR, in the community of REDLANDS California, Assessor's Parcel Number 413-132-043, 413-132-044, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457) ,8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

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

- 2) 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.

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

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY August 6, 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: Jim Palmer, Sr. Code Enforcement Officer

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY

CODE ENFORCEMENT *STRUCTURE* NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:

1

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

<p>1. <input checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>2. <input checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>3. <input checked="" type="checkbox"/> Lack of connection to required sewage system.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>4. <input type="checkbox"/> Hazardous plumbing.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>5. <input checked="" type="checkbox"/> Lack of required electrical lighting.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>6. <input type="checkbox"/> Hazardous Wiring.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>7. <input checked="" type="checkbox"/> Lack of adequate heating facilities.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>8. <input checked="" type="checkbox"/> Deteriorated or inadequate foundation.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>9. <input checked="" type="checkbox"/> Defective or deteriorated flooring or floor supports.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>10. <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>11. <input checked="" type="checkbox"/> Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>12. <input checked="" type="checkbox"/> Dampness of habitable rooms.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>13. <input checked="" type="checkbox"/> Faulty weather protection.....</p> <p style="padding-left: 20px;">A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>15. <input checked="" type="checkbox"/> Fire hazard.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>16. <input type="checkbox"/> Extensive fire damage.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>18. <input type="checkbox"/> Improper occupancy.....</p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>19. <input type="checkbox"/></p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p> <p>20. <input type="checkbox"/></p> <p style="padding-left: 20px;">OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure</p>	<p>1001(b)1,2,3 17920.3(a)1,2,3</p> <p>1001(b)4,5 17920.3(a)4,5</p> <p>1001(b)14 17920.3(a)14</p> <p>1001(f) 17920.3(c)</p> <p>1001(b)10 17920.3(a)10</p> <p>1001(e) 17920.3(d)</p> <p>1001(o)6 17920.3(a)6</p> <p>1001(c)1 17920.3(b)1</p> <p>1001(c)2 17920.3(b)2</p> <p>1001(c)4 17920.3(b)4</p> <p>1001(c)6 17920.3(b)6</p> <p>1001(b)11 17920.3(a)11</p> <p>1001(h)1-4 17920.3(g)1-4</p> <p>1001(b)13 17920.3(a)13</p> <p>1001(i) 17920.3(h)</p> <p>1001(n) 17920.3(n)</p>
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***** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE**

Case No. CV12-04741 Address 31775/31777 LAKESHORE DR, REDLANDS

Date 09/26/12 Officer J. PALMER #102

Structure # (Red House)

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

SUBSTANDARD BUILDING CONDITIONS:

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

Table with 3 columns: Condition description, Uniform Housing Code Section, and Health & Safety Code Section. Rows 1-19 contain various building conditions with checkboxes for repair or demolition. Rows 20-21 are blank.

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

Case No. CV12-04741 Address 31775/31777 Lakeshore Dr., Redland.

Date 9/26/12 Officer J. Palmer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1204741

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Amanda Ricks, 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 July 29, 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 **CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND FIRST CLASS MAIL** addressed as follows:

JONATHAN E BRANSTON SUITE 8 178, 32295 MISSION TRAIL, LAKE ELSINORE, CA 92530
OCCUPANT 31775/31777 LAKESHORE DR, REDLANDS, CA 92373
JONATHAN E. BRANSTON 1201 HICKORY STREET, SANTA ANA, CA 92707

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 July 29, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Amanda Ricks, Code Enforcement Aide

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee <i>[Signature]</i>	
1. Article Addressed to: <div style="border: 1px solid black; padding: 5px; width: fit-content;"> JONATHAN E BRANSTON SUITE 8 178 32295 MISSION TRAIL LAKE ELSINORE, CA 92530 CV12-04741 / JP 413 </div>		B. Received by (Printed Name) <i>Wm Winstler</i> C. Date of Delivery <i>7/31/2013</i> D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No IF YES, enter delivery address below:	
2. Article Number (Transfer from service label)		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540	

9212 9222 0000 0251 1102 7011 1570 0003 2126 1186

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

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OFFICIAL USE

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

Postmark
Here

JONATHAN E BRANSTON
SUITE 8 178
32295 MISSION TRAIL
LAKE ELSINORE, CA 92530
CV12-04741 / JP 413

PS Form 3800, August 2006
See Reverse for Instructions

English

Customer Service

USPS Mobile

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Search USPS.com or Track Packages

Quick Tools
Track & Confirm

Enter up to 10 Tracking # Find

Find USPS Locations

Buy Stamps

Schedule a Pickup

Calculate a Rate

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Hold Mail

Change of Address

GET EMAIL UPDATES

PRINT DETAILS

Ship a Package

Send Mail

Manage Your Mail

Shop

Business Solutions

Track & Confirm

YOUR LABEL NUMBER

70100290000072294038

SERVICE

STATUS OF YOUR ITEM

DATE & TIME

LOCATION

FEATURES

Notice Left

July 31, 2013, 6:47 pm

SANTA ANA, CA 92707

Certified Mail™

Processed through
USPS Sort Facility

July 31, 2013, 2:53 am

SANTA ANA, CA 92799

Depart USPS Sort
Facility

July 30, 2013

SANTA ANA, CA 92799

Processed through
USPS Sort Facility

July 30, 2013, 5:42 pm

SANTA ANA, CA 92799

Processed through
USPS Sort Facility

July 29, 2013, 9:59 pm

SAN
BERNARDINO, CA 92403

Depart USPS Sort
Facility

July 29, 2013

SAN
BERNARDINO, CA 92403

Check on Another Item

What's your label (or receipt) number?

Find

LEGAL

Privacy Policy >

Terms of Use >

FOIA >

No FEAR Act EEO Data >

ON USPS.COM

Government Services >

Buy Stamps & Shop >

Print a Label with Postage >

Customer Service >

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7010 0290 0000 7229 4038

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

OFFICIAL USE

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

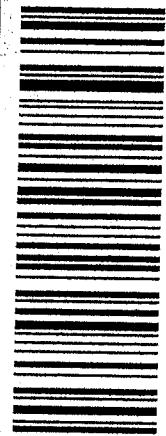
Postmark
Here

JONATHAN E. BRANSTON
1201 HICKORY STREET
SANTA ANA, CA 92707
CV12-04741 / JP 413

PS Form 3800, August 2006

See Reverse for Instructions

CERTIFIED MAIL™



County of Riverside

Code Enforcement Department
581 S. Grand Ave
San Jacinto, CA 92582

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

7011 1570 0003 2126 1193

REC'D AUG 06 2013

Occupant
31775/31777 LAKESHORE DR
REDLANDS, CA 92373
CV12-04741 / JP 413

UNITED STATES POSTAGE
PRINCEY BOWES
\$06.31⁰
02 1R
0002004053 JUL 29 2013
MAILED FROM ZIP CODE 92504



NIXIE 918 5E 1009 0008/01/13

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92582383181 *2994-97221-29-39

92582383851

7011 1570 0003 2126 1193

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CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

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

Postmark
Here

Occupant
31775/31777 LAKESHORE DR
REDLANDS, CA 92373
CV12-04741 / JP 413

PS Form 3800, August 2006

See Reverse for Instructions

EXHIBIT “F”

When recorded please mail to:
 Riverside County Code Enforcement Department
 (District 5 Office)
 581 S. Grand Ave, San Jacinto, CA 92582
 Mail Stop No. 5002

DOC # 2012-0500962

10/19/2012 12:12P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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NCHGCC						T:	CTY	UNI	059

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV12-04741

JONATHAN E BRANSTON)

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: 31775 LAKESHORE DRIVE, REDLANDS, CA 92373 / 31777 LAKESHORE DRIVE, REDLANDS, CA 92373

PARCEL #: 413-131-012 / 413-131-013

LEGAL DESCRIPTION: .08 ACRES M/L IN POR LOT B MB 014/031 EL CASCO LAKE RESORT TR 1 AND POR LOT 28 BLK A MB 014/031 EL CASCO LAKE RESORT TR 1

VIOLATIONS: Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as ACCUMULATED RUBBISH & Riverside County Ordinance No. 457, (RCC Title 15.16.020) described as SUBSTANDARD STRUCTURE

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: James Palmer
 James Palmer, Code Enforcement Department

Dated: 10/11/2012

ACKNOWLEDGEMENT

State of California)
 County of Riverside)

On 10/11/2012 before me, LaKeshia N. Covington, Notary Public, personally appeared James Palmer 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.

LaKeshia N. Covington
 Commission # 1963782 Comm. Expires December 15, 2015

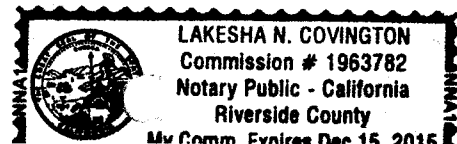


EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement
Official

February 24, 2014

**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.: CV12-04741
APN: 413-132-043 & 413-132-044
Property: 31775 Lakeshore Dr., Redlands and
31777 Lakeshore Dr., Redlands

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457, 541 and 725 to consider the substandard structures and accumulation of rubbish located on the SUBJECT PROPERTIES described as 31775 Lakeshore Dr., Redlands and 31777 Lakeshore Dr., Redlands, Riverside County, California, and more particularly described as Assessor's Parcel Numbers 413-132-043 & 413-132-044.


YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTIES, to appear at this hearing to show cause why the SUBJECT PROPERTIES should not be condemned as a public nuisance and be abated by removing the violations from the real properties.

SAID HEARING will be held on **Tuesday, March 25, 2014, 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 PROPERTIES. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance No. 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL



MARY ORTIZ
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 31775 Lakeshore Dr., Redlands and 31777 Lakeshore Dr., Redlands;

Case No.: CV12-04741 BRANSTON

APN: 413-132-043 & 413-132-044; District 5/5

JONATHAN E. BRANSTON
SUITE 8178
32295 MISSION TRAIL
LAKE ELSINORE, CA 92530

PROOF OF SERVICE
Case No. CV12-04741-Branston

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Stacy Baumgartner, the undersigned, 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 February 24, 2014 I served the following document(s):

- **NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS 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)**

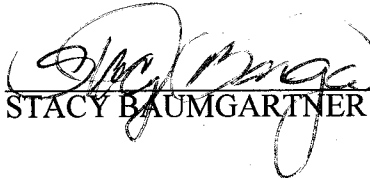
BY FIRST CLASS MAIL. I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary course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

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

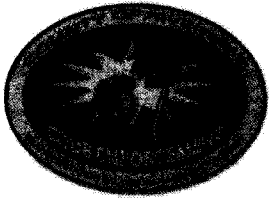
STATE - I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

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 February 24, 2014, at Riverside, California.



STACY BAUMGARTNER



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

February 25, 2014

RE CASE NO: CV1204741

I, Edward Torres, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002.

That on 02/24/2014 at 1450 hours, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 31775/31777 LAKESHORE DR, REDLANDS

Assessor's Parcel Number: 413-132-043, 413-132-044

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

Executed on February 25, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer

Branston