

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

611B



**FROM:** TLMA – Code Enforcement Department

**SUBMITTAL DATE:**  
May 16, 2014

**SUBJECT:** Abatement of Public Nuisance [Excess Outside Storage]  
Case No: CV11-00486 [STOUT / MASLANIK]  
Subject Property: 28230 El Toro Rd., Lake Elsinore; APN: 347-420-023  
District: 1/1 [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors move that:

1. The excess outside storage of materials on the real property located at 28230 El Toro Rd., Lake Elsinore, Riverside County, California, APN: 347-420-023 be declared a public nuisance and a violation of Riverside County Ordinance No. 348.
2. Jeff T. Stout and Cecilia Maslanik, the owners of the subject real property, be directed to abate the excess outside storage of materials on the property by removing the same from the real property within ninety (90) days.

GREG FLANNERY  
Code Enforcement Official

(Continued)

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

**SOURCE OF FUNDS**

Budget Adjustment:  
For Fiscal Year:

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

APPROVE

BY:   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Benoit 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: June 3, 2014  
xc: TLMA-Code-Enforcement, Sheriff

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

Prev. Agn. Ref.:

District: 1/1

Agenda Number: ~

9-2

FORM APPROVED COUNTY COUNSEL  
BY:   
L. ALEXANDRA FONG  
DATE: 3/25/14

Departmental Concurrence

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

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

**FORM 11: Abatement of Public Nuisance [Excess Outside Storage]**

**Case No: CV11-00486 [STOUT / MASLANIK]**

**Subject Property: 28230 El Toro Rd., Lake Elsinore; APN: 347-420-023**

**District: 1/1**

**DATE: May 16, 2014**

**PAGE: 2 of 3**

**RECOMMENDED MOTION (continued):**

3. If the owners or whoever has possession of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the excess outside storage by removing and disposing of the same from the real property.

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

5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials on the real property is declared to be in violation of Riverside County Ordinance No. 348, and 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 property by Code Enforcement Officer James Pike on June 22, 2011. The inspection revealed the excess outside storage of materials on the subject property in violation of Riverside County Ordinance No. 348 which does not allow any excess outside storage on the property. The excess outside storage consisted of but was not limited to the following materials: construction materials and boxes.

2. There have been approximately 13 subsequent follow up inspections, with the last inspection being November 26, 2013, which revealed that the property continues to be in violation of Riverside County Ordinance No. 348.

3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of excess outside storage.

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

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**FORM 11: Abatement of Public Nuisance [Excess Outside Storage]**

**Case No: CV11-00486 [STOUT / MASLANIK]**

**Subject Property: 28230 El Toro Rd., Lake Elsinore; APN: 347-420-023**

**District: 1/1**

**DATE: May 16, 2014**

**PAGE: 3 of 3**

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

**BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 11-00486  
[EXCESS OUTSIDE STORAGE]; APN: 347-420- )  
023, 28230 EL TORO RD., LAKE ELSINORE, )  
COUNTY OF RIVERSIDE, STATE OF ) DECLARATION OF CODE  
CALIFORNIA; JEFF T. STOUT, CELICA ) ENFORCEMENT OFFICER  
MASLANIK, OWNERS. ) JOHN GAME  
\_\_\_\_\_) [RCO No. 348]

I, John Game, 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 Code Enforcement Officer. My current official duties as a Code Enforcement Officer include inspecting property for violations and enforcement of the provisions of Riverside County Ordinances.

2. I am informed and believe and thereon allege that on June 22, 2011, Office Pike conducted an initial inspection of the real property described as 28230 El Toro Rd., Lake Elsinore, Riverside County, California, and further described as Assessor's Parcel Number 347-420-023 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and incorporated herein by reference as Exhibit "A."

3. A review of County records and documents disclosed that THE PROPERTY is owned by Cecilia Maslanik (hereinafter referred to as "OWNER MASLANIK"). 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") is attached hereto and incorporated herein by reference as Exhibit "B." The property is approximately 0.21 acres in size and is located within the R-A (Rural Agricultural zone classification. This zone classification and size of the parcel does not allow any excess outside storage on THE PROPERTY.

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1           4.     Based on the Lot Book Report from RZ Title Service dated October 10, 2013, it is  
2 determined that another party ("OWNER" STOUT) may be an OWNER. OWNER Maslanik and OWNER  
3 Stout are hereinafter referred to collectively as "OWNERS." Based upon the Lot Book Report, other  
4 parties may potentially hold a legal interest in THE PROPERTY, to wit: Jeff T. Stout, David G. Cross,  
5 Debora Cross, Robert G. Williams, and Jordan Ehrenkranz and Jennie Ehrenkranz Trustees of the  
6 Ehrenkranz Family Trust dated March 11, 1998. Code Enforcement learned at one of the site  
7 inspections that David Shrader may be a caretaker of THE PROPERTY. All of these individuals are  
8 hereinafter referred to as "INTERESTED PARTIES." A copy of the Lot Book Report is attached hereto  
9 and incorporated herein by reference as Exhibit "C."

10           5.     I am informed and believe and thereon allege that on June 22, 2011, Officer Pike  
11 conducted an initial inspection from the road right of way. Officer Pike observed excess outside storage  
12 of materials on THE PROPERTY including but not limited to: storage of construction materials and  
13 boxes, in excess of 8,403 square feet. This condition causes THE PROPERTY to constitute a public  
14 nuisance in violation of the provisions set forth in Riverside County Ordinance ("RCO") No 348.

15           6.     On June 22, 2011 and November 7, 2013, a Notice of Violation was posted on THE  
16 PROPERTY.

17           7.     On June 23, 2011, a Notice of Violation was mailed to OWNER MASLANIK by certified  
18 mail with return receipt requested. On June 27, 2013, a Notice of Violation was mailed to Owner STOUT  
19 by certified mail.

20           8.     On October 29, 2013, a Notice of Violation was mailed to OWNERS and INTERESTED  
21 PARTIES by first class mail.

22           9.     A site plan and photographs depicting the conditions of THE PROPERTY are attached  
23 hereto and incorporated herein by reference as Exhibit "D."

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

26           11.    Since the initial inspection there have been approximately 13 additional inspections. All  
27 inspections revealed that excess outside storage of materials remain on THE PROPERTY, which  
28 continues to be in violation of RCO No. 348.

1           12.     Based upon my experience, knowledge and visual observations, it is my determination  
2 that the excess outside storage on THE PROPERTY is dangerous to the neighboring property owners  
3 and general public and constitutes a public nuisance in violation of the provisions set forth in RCO No.  
4 348.

5           13.     A recent inspection showed THE PROPERTY remained in violation and constitutes a  
6 public nuisance in violation of the provisions set forth of RCO No. 348.

7           14.     A Notice of Pendency of Administrative Proceedings was recorded in the Office of the  
8 County Recorder, County of Riverside, State of California, on July 27, 2012, as Instrument Number  
9 2012-0352560, a true and correct copy of which is attached hereto and incorporated herein by reference  
10 as Exhibit "F."

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

16           16.     The removal and disposal of all excess outside storage of materials on THE PROPERTY  
17 is required to abate the nuisance and bring THE PROPERTY into compliance with RCO No. 348, and the  
18 Health and Safety Code. Given the size of the parcel and the zone classification, no amount of outside  
19 storage is allowed to be stored on THE PROPERTY under RCO No. 348.

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

21                   (a)     the excess outside storage of materials on THE PROPERTY be deemed and  
22 declared a public nuisance;

23                   (b)     the OWNERS, or whoever has possession or control of THE PROPERTY be  
24 required to remove and dispose of all outside storage on THE PROPERTY in strict accordance with the  
25 provisions of RCO No. 348.

26 ///

27 ///

28 ///

1 (c) if the materials are not removed and disposed of in strict accordance with all  
2 Riverside County Ordinances, including but not limited to Riverside County Ordinances No. 348, within  
3 ninety (90) days after posting and mailing of the Board's Order and Findings, the excess outside storage  
4 of materials may be abated and disposed of by representatives of the Riverside County Code  
5 Enforcement Department, a contractor or the Sheriff's Department upon receipt of an owner's consent or  
6 a Court Order, where necessary under applicable law, authorizing entry onto THE PROPERTY; and

7 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall be  
8 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE  
9 PROPERTY pursuant to Government Code Section 25845 and RCO Nos. 348 and 725.

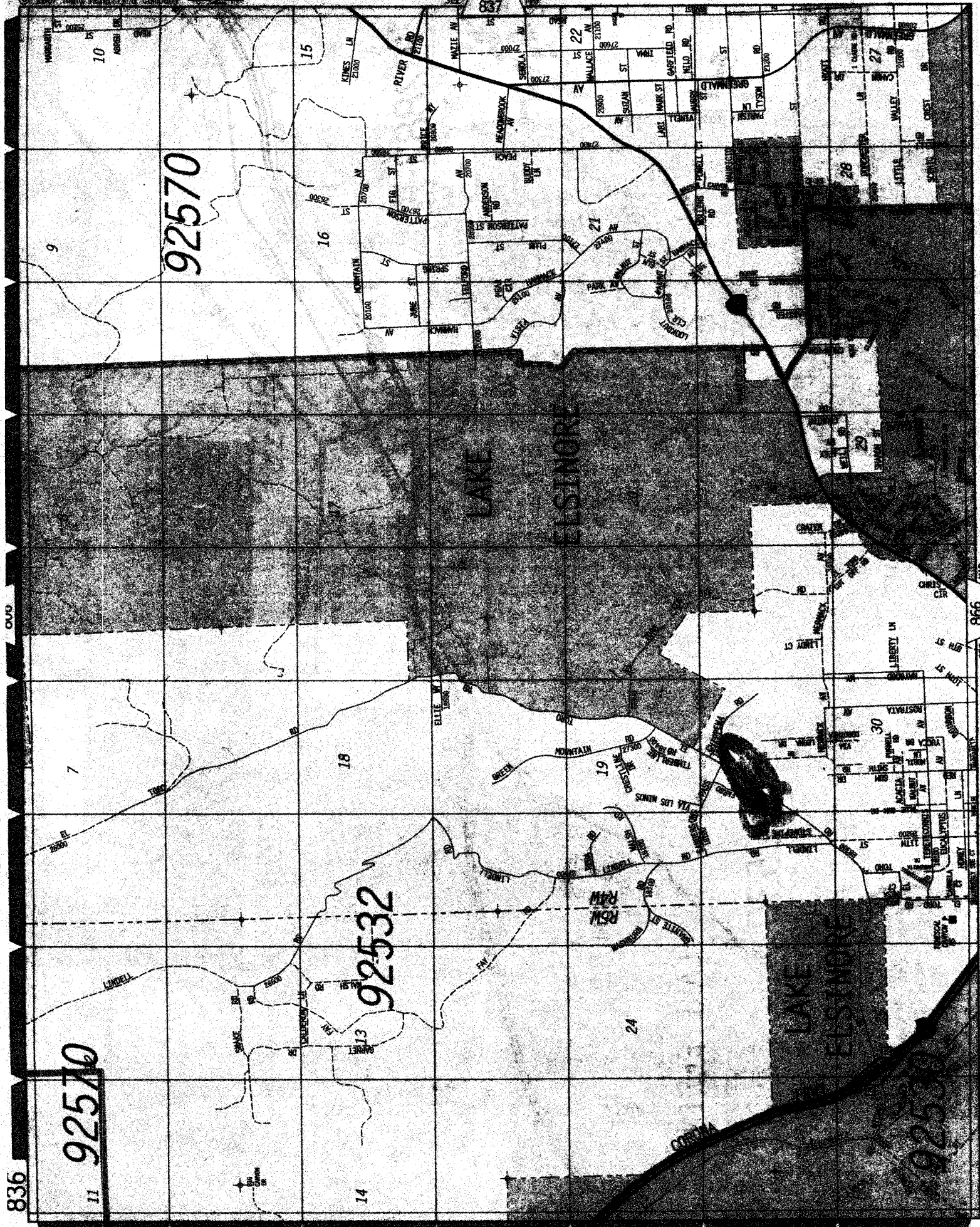
10 I declare under penalty of perjury under the laws of the State of California that the foregoing is  
11 true and correct.

12 Executed this 24<sup>th</sup> day of MARCH, 2014, at PERDIS, California.

13  
14  
15   
16 \_\_\_\_\_  
17 JOHN GAME  
18 Code Enforcement Officer  
19 Code Enforcement Department  
20  
21  
22  
23  
24  
25  
26  
27  
28



# **EXHIBIT “A”**



836

11 92570

92570

92532

92530



RIVERSIDE COUNTY GIS



Selected parcel(s):  
347-420-023

**\*IMPORTANT\***

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

**STANDARD WITH PERMITS REPORT**

**APNs**

347-420-023-3

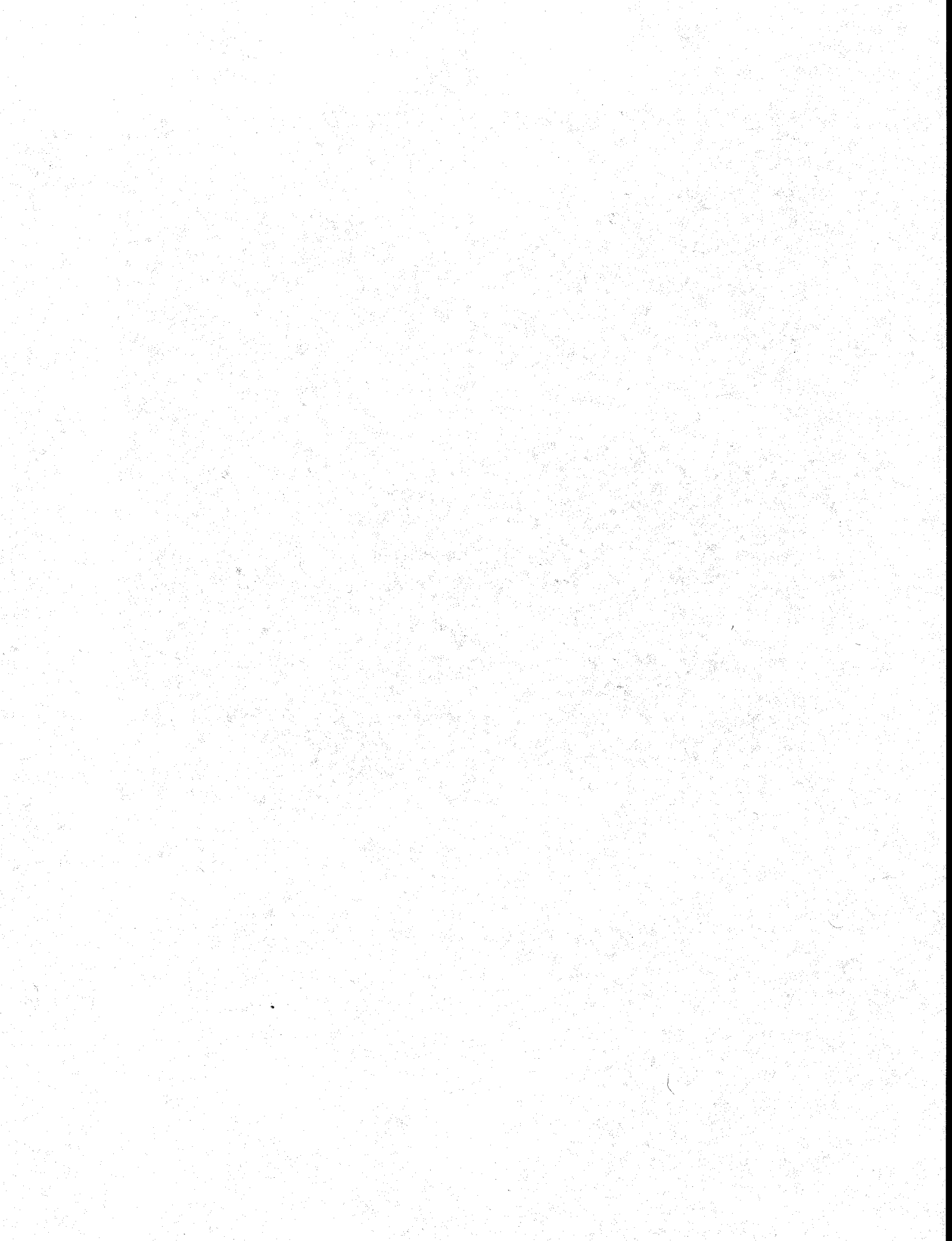
**OWNER NAME / ADDRESS**

CECILIA MASLANIK  
28230 EL TORO RD  
LAKE ELSINORE, CA. 92532

**MAILING ADDRESS**

(SEE OWNER)  
(SEE SITUS)

**LEGAL DESCRIPTION**



RECORDED BOOK/PAGE: MB 8/80  
SUBDIVISION NAME: MUTUAL BENEFIT TR  
LOT/PARCEL: 46, BLOCK:  
TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 0.21 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 1152 SQFT., 3 BDRM/ 2 BATH, 1 STORY, CONSTD 1977COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 836 GRID: C6

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: LAKE ELSINORE  
ANNEXATION DATE: NOT APPLICABLE  
LAFCO CASE #: 2005-18-1&5  
PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

KEVIN JEFFRIES, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T5SR4W SEC 30

**ELEVATION RANGE**

1408/1412 FEET

**PREVIOUS APN**

347-420-010

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**PLANNING**

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**LAND USE DESIGNATIONS**

VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

ELSINORE

**COMMUNITY ADVISORY COUNCILS**

PERRIS VALLEY (MAC)

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

WARM SPRINGS POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**

R-A-20000 (CZ 5845)

**ZONING DISTRICTS AND ZONING AREAS**

MEADOWBROOK AREA

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**



NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

PROJECT AREA NAME: I-215 CORRIDOR  
SUBAREA NAME: WARM SPRINGS  
AMENDMENT NUMBER: 0  
ADOPTION DATE: FEB. 6, 2009  
ACREAGE: 853 ACRES

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

---

***ENVIRONMENTAL***

---

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

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

NONE

**VEGETATION (2005)**

DEVELOPED/DISTURBED LAND

---

***FIRE***

---

**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

STATE RESPONSIBILITY AREA

---

***DEVELOPMENT FEES***

---

**CVMSHCP FEE AREA (ORD. 875)**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

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

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SOUTHWEST

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

ELSINORE

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

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA



**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

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

**ROAD BOOK PAGE**

37A

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

---

**HYDROLOGY****FLOOD PLAIN REVIEW**

NOT REQUIRED

**WATER DISTRICT**

WMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SANTA ANA RIVER

---

**GEOLOGIC****FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

LOW

**SUBSIDENCE**

SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

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

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**MISCELLANEOUS****SCHOOL DISTRICT**

LAKE ELSINORE UNIFIED

**COMMUNITIES**

NORTH ELSINORE

NORTHWEST ELSINORE

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

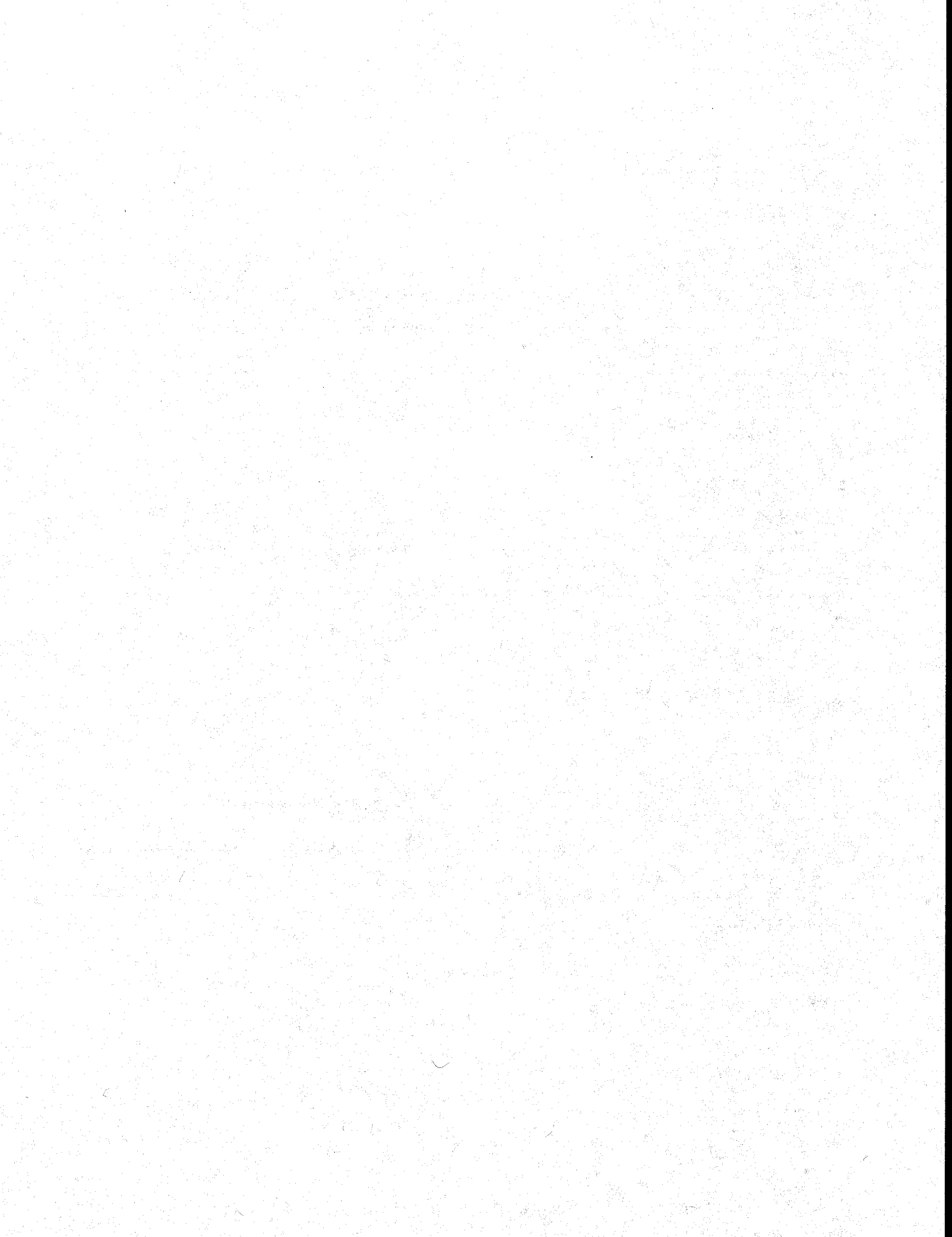
**LIGHTING (ORD. 655)**

ZONE B, 36.76 MILES FROM MT. PALOMAR OBSERVATORY

**2010 CENSUS TRACT**

042007

043005



LOCAL IMPORTANCE  
URBAN-BUILT UP LAND

**TAX RATE AREAS**  
INFORMATION NOT AVAILABLE

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**

Case #	Description	Start Date
CV1100486	ABATEMENT	Jan. 20, 2011
CV1202778	NEIGHBORHOOD ENFORCEMENT	Apr. 30, 2012

**BUILDING PERMITS**

Case #	Description	Status
BZA013353	M/H INSTL(24X52 FLEETWOOD)	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017

**ENVIRONMENTAL HEALTH PERMITS**

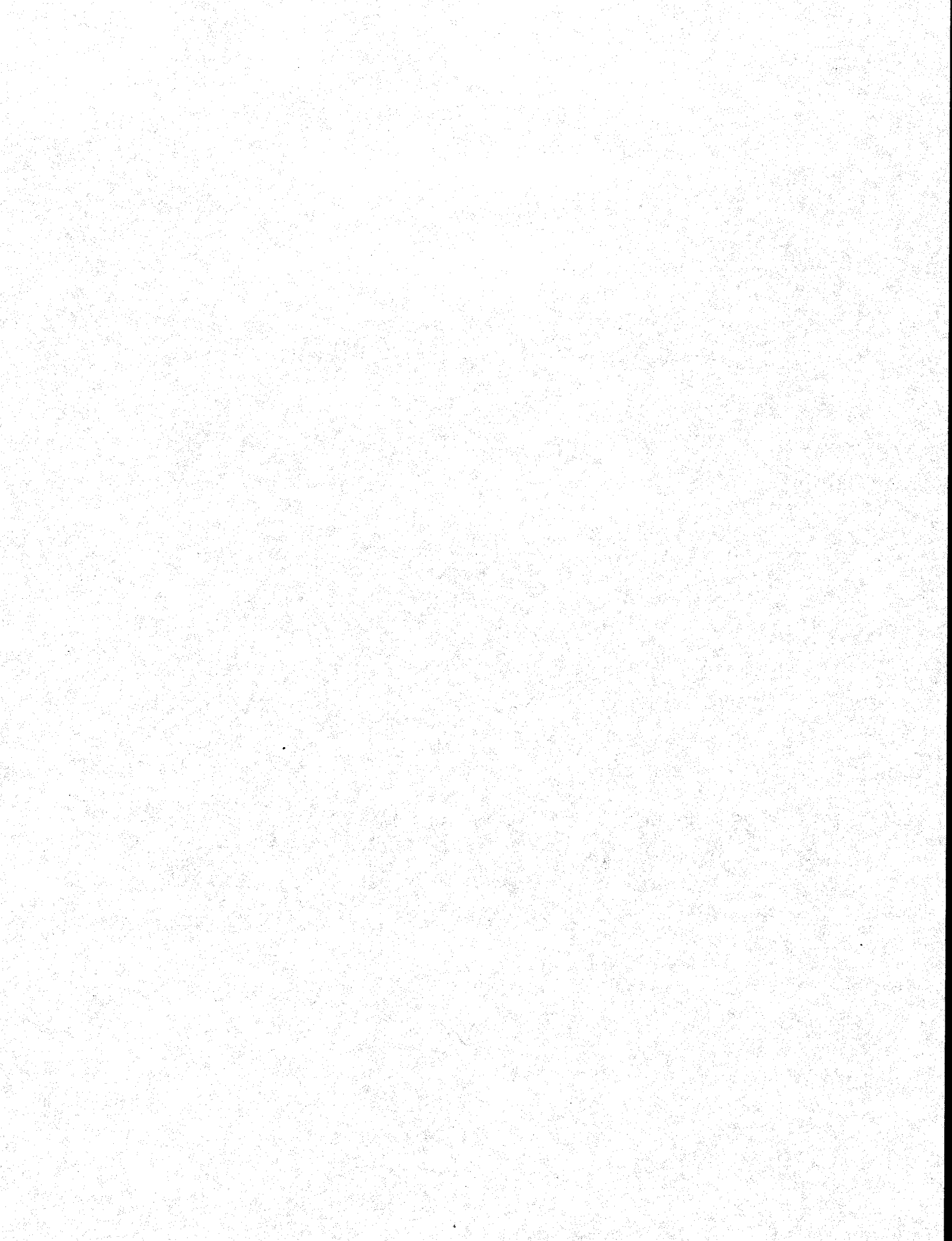
Case #	Description	Status
NO ENVIRONMENTAL PERMITS	NOT APPLICABLE	NOT APPLICABLE

**PLANNING PERMITS**

Case #	Description	Status
NO PLANNING PERMITS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Tue Jan 28 09:16:21 2014  
Version 131127

# **EXHIBIT “B”**



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

<b>Assessment #347420023-3</b>		<b>Parcel # 347420023-3</b>	
<b>Assessee:</b>	MASLANIK CECILIA	<b>Land</b>	23,000
<b>Mail Address:</b>	28230 EL TORO RD LAKE ELSINORE CA 92532	<b>Structure</b>	31,000
<b>Real Property Use Code:</b>	MF	<b>Full Value</b>	54,000
<b>Base Year</b>	2011	<b>Total Net</b>	54,000
<b>Conveyance Number:</b>	0265562	<b>View Parcel Map</b>	
<b>Conveyance (mm/yy):</b>	6/2010		
<b>PUI:</b>	M020012		
<b>TRA:</b>	65-195		
<b>Taxability Code:</b>	0-00		
<b>Assessment Description:</b>	1981 FLEETWOOD SPRING HILL		
<b>ID Data:</b>	Lot 42 MB 008/080 MUTUAL BENEFIT TR		
<b>Situs Address:</b>	28230 EL TORO RD LAKE ELSINORE CA 92532		

**EXHIBIT “C”**







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

## Lot Book Report

Order Number: **29739**

**Customer:**

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

Order Date: 10/11/2013

Dated as of: 10/10/2013

County Name: Riverside

Attn: Brent Steele  
Reference: CV11-00486/Rosa Morales  
IN RE: MASLANIK, CECILIA

FEE(s):  
Report: \$120.00

Property Address: 28230 El Toro Rd.  
Lake Elsinore CA 92532

Assessor's Parcel No. : 347-420-023-3

**Assessments:**

Land Value:	\$23,000.00
Improvement Value:	\$31,000.00
Exemption Value:	\$0.00
Total Value:	\$54,000.00

## Tax Information

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$443.05
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2013)
Second Installment	\$443.05
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)





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

Order Number: 29739  
Reference: CV11-00486/Rosa

## Property Vesting

The last recorded documents transferring title of said property

Dated	10/03/2005
Recorded	11/15/2005
Document No.	2005-0948174
D.T.T.	\$163.35
Grantor	Jean T. Robison, a widow
Grantee	Jeff T. Stout, a single man
Dated	05/12/2010
Recorded	06/09/2010
Document No.	2010-0265562
D.T.T.	\$3.30
Grantor	Jeff T. Stout, a single man and David G. Cross and Debora Cross, husband and wife as joint tenants as to an undivided one-half interest
Grantee	Cecilia Maslanik, a single woman
Property Now Vested as	Jeff T. Stout, a single man and Cecilia Maslanik, a single woman
Vesting Subject to Deed Dated	01/11/2000
Recorded	01/14/2000
Document No.	2000-016523
Grantor	Sheri Williams-Shoemaker, an unmarried woman
Grantee	Robert G. Williams, an unmarried man

## Deeds of Trust

Position No.	1st
A Deed of Trust Dated	11/14/2007
Recorded	11/20/2007





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

Order Number: 29739  
Reference: CV11-00486/Rosa

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Document No.	2007-0705547
Amount	\$135,000.00
Trustor	Jeff T. Stout, a single man and David G. Cross and Debora Cross, husband and wife as joint tenants as to an undivided 1/2 interest
Trustee	Escrow Chalet, Inc., a California Corporation
Beneficiary	Jordan Ehrenkranz and Jennie Ehrenkranz Trustees of the Ehrenkranz Family Trust dated March 11, 1998

Position No.	2nd
An All-Inclusive Deed of Trust Dated	06/04/2010
Recorded	06/09/2010

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Document No.	2010-0265563
Amount	\$143,000.00
Trustor	Cecilia Maslanik, a single woman
Trustee	Escrow Chalet, Inc.
Beneficiary	Jeff T. Stout, a single man, as to an undivided one-half interest; David G. Cross and Debora Cross, husband and wife as joint tenants, as to an undivided one-half interest

### Additional Information

A Notice of Administrative Proceedings by the  
City of Lake Elsinore  
County of Riverside  
Recorded 07/27/2012  
Document No. 2012-0352560

### Legal Description

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

LOTS 42, 44 AND 46 IN BLOCK 7 OF MUTUAL BENEFIT TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSIGNED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAP NOT COMPLY WITH LOCAL, STATE OR FEDERAL REQUIREMENTS.

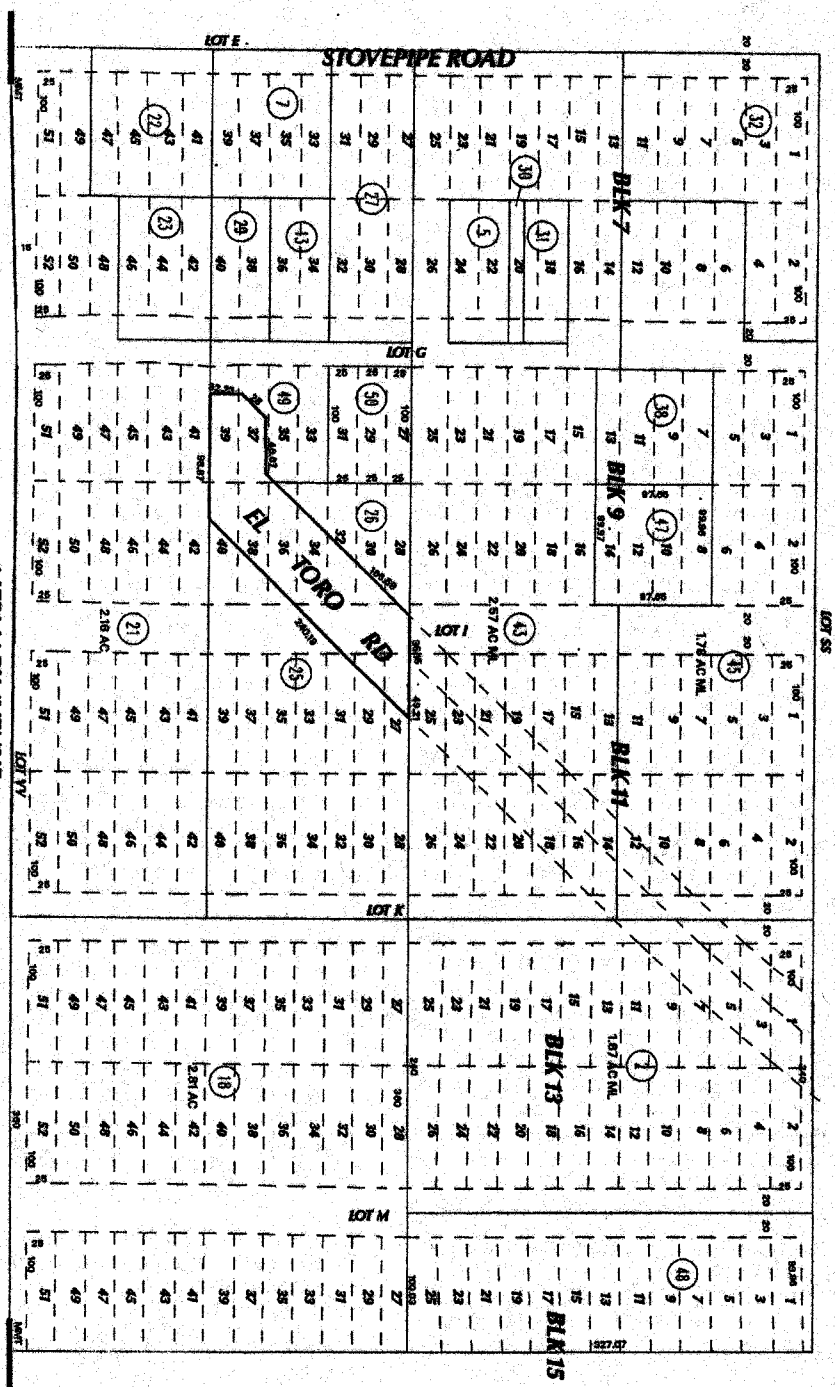
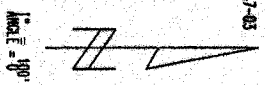
FEB 04 2008

POR. N 30 T. 5S., R. 4W

41

T. R. A. 985-061  
085-055

347-42  
347-03



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04

ASSESSOR'S MAP BK347 PG. 42  
Riverside County, Calif.

A1709

AB 8/80 MUTUAL BENEFIT TRACT

Jan 2008

FEB 16 2008

TRACT	TRACT NUMBER	LOT NUMBER
1	1	1
1	2	2
1	3	3
1	4	4
1	5	5
1	6	6
1	7	7
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1	50	50
1	51	51
1	52	52





**Recording Requested By  
First American Title Company**

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
JEFF T. STOUT  
28230 EL TORO ROAD  
LAKE ELSINORE, CA 92532

DOC # 2005-0948174

11/15/2005 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



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

A.P.N.: 347-420-023 TRA #: 065065

Order No.: 1994398

Escrow No.: 17198-MP

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$163.35  
 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 LAKE ELSINORE and



FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
JEAN T. ROBISON, a Widow

hereby GRANT(S) to JEFF T. STOUT, A SINGLE MAN

the following described property in the Area of LAKE ELSINORE, County of Riverside State of California;

LOTS 42, 44 AND 46 IN BLOCK 7 OF MUTUAL BENEFIT TRACT AS PER MAP RECORDED IN BOOK 8, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY TO RECOVER SAME.

Jean T. Robison  
JEAN T. ROBISON

Document Date: October 3, 2005

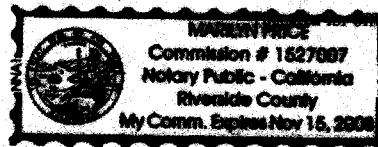
STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

On OCTOBER 5, 2005 before me, MARILYN PRICE  
personally appeared JEAN T. ROBISON

personally known to me (or based on the basis of satisfactory evidence) to be the person (or 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 Marilyn Price  
MARILYN PRICE



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

Public Record

RV 1994398-6



DOC # 2010-0265562

06/09/2010 08:00A Fee: 15.00

Page 1 of 1 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside

Larry U. Ward  
Assessor, County Clerk & Recorder



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
CECILIA MASLANIK  
DAVID SHRADER  
28230 EL TORO ROAD  
LAKE ELSINORE, CA 92531

S	R													
M	A	L	485	426	PGOR	NCOR	SMF	NCHG	EXAM					
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A.P.N.: 347-420-023-3 TRA #: 065-065

Order No.: 300310

Escrow No.: 18408-MP

GRANT DEED

15 T  
030

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY  
 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 LAKE ELSINORE, and

3.30

300310

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
JEFF T. STOUT, A SINGLE MAN and DAVID G. CROSS and DEBORA CROSS, Husband and Wife as Joint  
Tenants as to an undivided one-half interest

hereby GRANT(S) to CECILIA MASLANIK, A SINGLE WOMAN

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

LOTS 42, 44 AND 46 IN BLOCK 7 OF MUTUAL BENEFIT TRACT AS PER MAP RECORDED IN BOOK 8,  
PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Jeff T. Stout  
JEFF T. STOUT

Debora Cross  
DEBORA CROSS

David G. Cross  
DAVID G. CROSS

Document Date: May 12, 2010

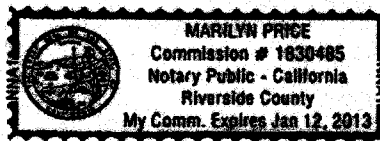
STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

On JUNE 4, 2010 before me, MARILYN PRICE, a notary public in and  
for said state, personally appeared DAVID G. CROSS, DEBORA CROSS AND JEFF T. STOUT who proved to me on  
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
MARILYN PRICE



(Seal)

Public Record



RECORDING REQUESTED BY:  
Stewart Title Co.

WHEN RECORDED MAIL TO:

ROBERT G. WILLIAMS  
P.O. BOX 579  
LAKE ELSINORE, CA 92531

DOC # 2000-016523

01/14/2000 08:00N Fee:9.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	HOE	RE	SA	POE	SOOR	BP	REC
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A	B	L							UP

ORDER NO. \_\_\_\_\_  
ESCROW NO. \_\_\_\_\_

**GRANT DEED**

TRA: 065065  
A.P.N.: 347-030-012

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0 Family Transfer City tax \$ \_\_\_\_\_  
( ) 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 \_\_\_\_\_ and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**SHERI WILLIAMS-SHOEMAKER, AN UNMARRIED WOMAN**

hereby GRANTS to **ROBERT G. WILLIAMS, AN UNMARRIED MAN**

the following described real property in the unincorporated area  
County of **RIVERSIDE** State of California  
**SEE ATTACHED EXHIBIT "A"**

This document was filed for recording by  
STEWART TITLE CO. as an accommodation  
only. It has not been examined as to its  
execution or as to its effect upon the title of  
its recordability

DATE: January 11, 2000

STATE OF CALIFORNIA

COUNTY OF Riverside

*[Signature]*  
SHERI WILLIAMS-SHOEMAKER

On 1-11-00 before me [Signature]  
personally appeared Sheri Williams-Shoemaker

personally known to me (or proved to me on the basis of satisfac-  
tory evidence) to be the person(s), whose name(s) are sub-  
scribed to the within instrument and acknowledged to me that  
they executed the same in his (her) their authorized  
capacity(ies), and that by his (her) their signature(s) on the instru-  
ment the person(s) or the entity upon behalf of which the per-  
son(s) acted, executed the instrument.



WITNESS my hand and official seal.

Signature [Signature]

(This area for official notarial seal)

W.M. 1 IN STATEMENTS AS DIRECTED ABOVE

MICROFILM DIVISION

Public Record



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOTS 41 THROUGH 52 INCLUSIVE OF BLOCK 7; LOTS 41 THROUGH 52  
INCLUSIVE OF BLOCK 9 AND LOTS 41 THRU 52 INCLUSIVE OF BLOCK 11  
OF MUTUAL BENEFIT TRACT, IN THE COUNTY OF RIVERSIDE, IN THE  
NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 4  
WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE  
IN BOOK 8 PAGE 80 OF MAPS, RECORDS OF RIVERSIDE COUNTY,  
CALIFORNIA.



2000-015523  
01/14 2000 00 000  
2 of 2

Public Record





RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

JORDAN EHRENKRANZ  
JENNIE EHRENKRANZ  
22310 CANYON LAKE DRIVE SOUTH  
CANYON LAKE, CA 92587



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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603

A.P.N.: 347-420-023-3 TRA #: 065-065

Order No.:

Space Above This Line for Recorder's Use Only

Escrow No.: 17968-MP

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS**

26

C  
603

THIS DEED OF TRUST, made this Fourteenth day of November, 2007, between

TRUSTOR: JEFF T. STOUT, A SINGLE MAN and DAVID G. CROSS and DEBORA CROSS, Husband and Wife as Joint Tenants AS TO AN UNDIVIDED 1/2 INTEREST

whose address is 29998 LAGUNITA CT., MENIFEE, CA 92584, and

TRUSTEE: Escrow Chalet, Inc., a California Corporation, and

BENEFICIARY: JORDAN EHRENKRANZ AND JENNIE EHRENKRANZ TRUSTEES OF THE EHRENKRANZ FAMILY TRUST DATED MARCH 11, 1998

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of LAKE ELSINORE, Riverside County, State of California, described as:

LOTS 42, 44 AND 46 IN BLOCK 7 OF MUTUAL BENEFIT TRACT AS PER MAP RECORDED IN BOOK 8, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY TO RECOVER SAME.

This Deed of Trust is given and accepted upon the express provision that should the property hereinbefore described, or any part hereof, be conveyed or alienated by Trustor, either voluntarily or by operation of law, without Beneficiary's written consent, then all sums secured hereby shall, at Beneficiary's option, become immediately due and payable.

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 10 of the provisions incorporated by reference to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$135,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:



A.P.N.: 347-420-023-3

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Imperial	1091	501	Merced	1547	538	San Benito	271	383	Siskiyou	468	181
Alpine	1	250	Inyo	147	598	Modoc	184	851	San Bernardino	5567	61	Solano	1105	182
Amador	104	348	Kern	3427	60	Mono	52	429	San Francisco	A332	905	Sonoma	1851	689
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaquin	2470	311	Stanislaus	1715	456
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Obispo	1151	12	Sutter	572	297
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4078	420	Tehama	401	289
Contra Costa	3978	47	Los Angeles	T2055	899	Orange	5889	611	Santa Barbara	1878	860	Trinity	93	366
Del Norte	78	414	Madera	810	170	Placer	895	301	Santa Clara	5336	01	Tulare	2294	275
El Dorado	568	456	Marin	1508	339	Plumas	151	5	Santa Cruz	1431	494	Tuolumne	135	47
Fresno	4626572		Mariposa	77	292	Riverside	3005	523	Shasta	684	528	Ventura	2062	386
Glenn	422	184	Mendocino	579	530	Sacramento	4331	62	Sierra	29	335	Yolo	653	245
Humboldt	657	527				San Diego	Series 2 Book 1961,	Page 183887				Yuba	334	486

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property address.

NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST. IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.

Signature of Trustor(s)

*Jeff T. Stout*  
JEFF T. STOUT

*Debora Cross*  
DEBORA CROSS

*David G. Cross*  
DAVID G. CROSS

Document Date: November 14, 2007

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

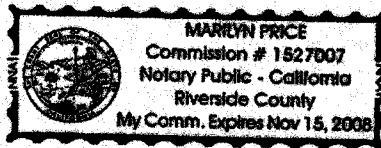
On NOVEMBER 14, 2007 before me, MARILYN PRICE, A NOTARY PUBLIC  
personally appeared JEFF T. STOUT, DAVID G. CROSS AND DEBORA CROSS

personally known to me (~~as a result of the business relationship~~) 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 *Marilyn Price*  
MARILYN PRICE

This area for official notarial seal.



2697-0705547  
11/20/2007 08:08  
2 of 4



## DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

## TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgement of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties, must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so required, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or Proceeding in which Trustor, Beneficiary or Trustee shall be party unless brought by Trustee.



A.P.N.: 347-420-023-3

-----DO NOT RECORD-----  
**REQUEST FOR FULL RECONVEYANCE**  
*To be used only when note has been paid.*

To: Escrow Chalet, Inc., Trustee

Dated: \_\_\_\_\_

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.  
Both must be delivered to the Trustee for cancellation before reconveyance will be made.

**Short Form  
DEED OF TRUST**  
WITH POWER OF SALE  
(INDIVIDUAL)

**Escrow Chalet, Inc.**  
AS TRUSTEE  
350-C Railroad Canyon Road  
Lake Elsinore, CA 92532



2007-0705547  
11/29/2007 09:59A  
4 of 4

PAGE 4 OF 4

Public Record









A.P.N.: 347-420-023-3

Document Date: June 4, 2010

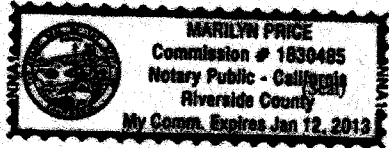
STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

On JUNE 4, 2010 before me, MARILYN PRICE, a notary public in and for said state, personally appeared CECILIA MASLANIK who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: *Marilyn Price*  
MARILYN PRICE



Document Date: June 4, 2010

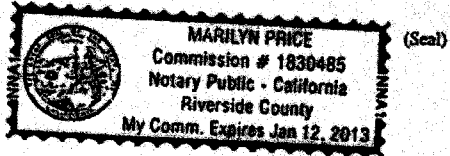
STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

On JUNE 4, 2010 before me, MARILYN PRICE, a notary public in and for said state, personally appeared JEFF T. STOUT, DAVID G. CROSS AND DEBORA CROSS who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: *Marilyn Price*  
MARILYN PRICE





(4) To pay; at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock, subject to the mutual agreements of the parties as below set forth, to pay when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto, all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may make or do the same in such manner and to such extent either may deem necessary to protect the security hereof. Beneficiary or Trustee being authorized to enter upon such property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgement of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect on the date hereof, and to pay for any statement provided by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance. The provisions hereof are subject to the mutual agreements of the parties as below set forth.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may, reconvey any part of said property, consent to the making of any map or plat thereof; join in granting any easement thereon, or join in any extension agreement or any agreement subordinating the lien or charge hereto.

(9) That upon written request of the Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The guarantee in such reconveyance may be described as "The person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said Note and this Deed (unless directed in such request to retain them).

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder; to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time, without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, entered upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said Note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law. Trustee without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may be determined, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed or any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of all sums expended under the terms hereof, not then repaid, with accrued interest the amount allowed by law in effect at the date hereof; all other sums then secured hereby and the remainder, if any, to the persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and record in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of property substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and or neuter, and the singular includes the plural.



A.P.N.: 347-420-023-3

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

The Undersigned Trustor request that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

**Trustor and Beneficiary Mutually Agree:**

(A) By Beneficiary's acceptance of this All-Inclusive Purchase Money Deed of Trust Beneficiary covenants and agrees that provided Trustor is not delinquent or in default under the terms of the Note secured hereby. Beneficiary shall pay all installments of principal and interest which shall hereafter become due pursuant to the provisions of the Underlying Note(s) as and when the same become due and payable in the event Trustor shall be delinquent or in default under the terms of the Note secured hereby. Beneficiary shall not be obligated to make any payments required by the terms of the Underlying Note(s) until such delinquency or default is cured. In the event Beneficiary fails to timely pay any installment of principal or interest on the Underlying Note(s) at the time when Trustor is or delinquent or in default under the terms of the Note secured hereby, Trustor may, at Trustor's option make such payments directly to the holder of such Underlying Note(s), in which event Trustor shall be entitled to a credit against the next installment(s) of principal and interest due under the terms of the Note secured hereby equal to the amount so paid and including, without limitation, any penalty, charges and expenses paid by Trustor to the holder of the Underlying Note(s) on account of Beneficiary's failing to make such payment. The obligation of Beneficiary hereunder shall terminate upon the earliest of (i) foreclosure of the lien of this All-Inclusive Purchase Money Deed of Trust, or (ii) cancellation of the Note secured hereby and reconveyance of this All-Inclusive Purchase Money Deed of Trust.

Should Trustor be delinquent or in default under the terms of the Note secured hereby and if Beneficiary consequently incurs any penalties, charges or other expenses on account of the Underlying Note(s) during the period of such delinquency or default, the amount of such penalties, charges and expenses shall be immediately added to the principal amount of the Note secured hereby and shall be immediately payable by Trust to Beneficiary.

If at any time the unpaid balance of the Note secured hereby accrued interest thereon, and all other sums due pursuant to the terms thereof and all sums advanced by beneficiary pursuant to the terms of this Deed of Trust, is equal to or less than the unpaid principal balance of the Underlying Note(s) and accrued interest thereon, the Note secured hereby, at the option of Beneficiary, shall be cancelled and said property shall be reconveyed from the lien of this Deed of Trust.

(B) Trustor and Beneficiary agree that in the event the proceeds of any condemnation award or settlement in lieu thereof, or the proceeds of any casualty insurance covering destructible improvements located upon said property, are applied by the holder of the Underlying Note(s) in reduction of the unpaid principal amount thereof the unpaid balance of the Note secured hereby shall be reduced by an equivalent amount which shall be deemed applied to the last sums due under the Note.

(C) At such times as the Note secured hereby becomes all due and payable, the amount of principal and interest then payable to Beneficiary thereunder shall be reduced the then unpaid balance of principal and interest due on the Underlying Note(s).

(D) Any demand hereunder delivered by Beneficiary to Trustee for the foreclosure of the lien of this Deed of Trust may be not more than the sum of the following amounts:

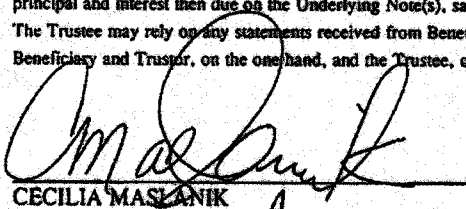
(i) The difference between the then unpaid balance of principal and interest on the Note secured hereby and the then unpaid balance of principal and interest on the Underlying Note(s), plus

(ii) The aggregate of all amounts theretofore paid by Beneficiary pursuant to the terms of this Deed of Trust prior to the date of such foreclosure sale, for taxes and assessments, insurance premiums, delinquency charges, foreclosure costs and any other sums advanced by Beneficiary pursuant to the terms of this Deed of Trust, to the extent the same were not previously repaid by Trustor to Beneficiary, plus

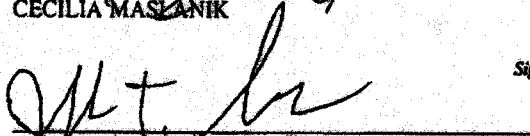
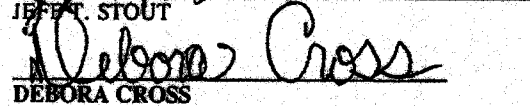
(iii) The costs of foreclosure hereunder, plus attorney's fees and costs incurred by Beneficiary in enforcing this Deed of Trust or the Note secured hereby as permitted by law.

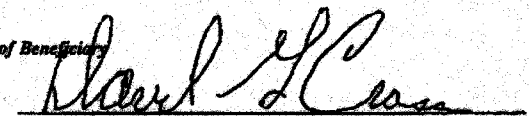
(E) Notwithstanding any provision to the contrary herein contained, in the event of a Trustee's sale in furtherance of the foreclosure of this Deed of Trust, the balance then due on the Note secured hereby for the purpose of Beneficiary's demand, shall be reduced as aforesaid, by the unpaid balance, if any, of principal and interest then due on the Underlying Note(s), satisfactory evidence of which unpaid balances must be submitted to Trustee prior to such sale. The Trustee may rely on any statements received from Beneficiary in this regard and such statements shall be deemed binding and conclusive as between Beneficiary and Trustor, on the one hand, and the Trustee, on the other hand, to the extent of such reliance.

*Signature of Trustor*

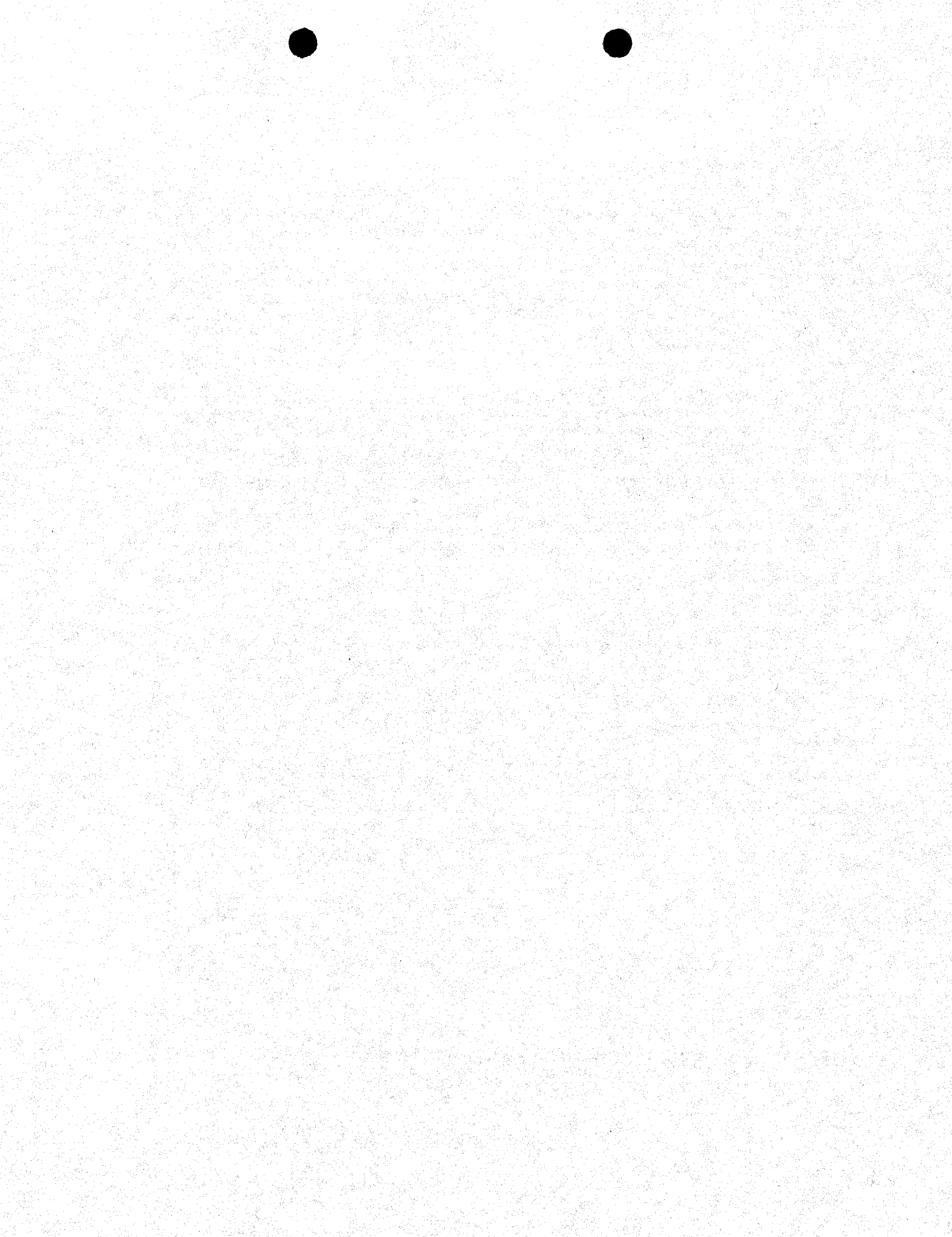
  
CECILIA MASLANIK

*Signature of Beneficiary*

  
JEFF T. STOUT  
  
DEBORA CROSS

  
DAVID G. CROSS

(THIS DEED OF TRUST IS APPROPRIATE FOR USE ONLY IN CERTAIN TRANSACTIONS, PRIOR TO THE EXECUTION OF THIS DEED OF TRUST, THE PARTIES SHOULD CONSULT THEIR ATTORNEYS WITH RESPECT TO ITS SUITABILITY FOR THEIR PURPOSE.)





----- DO NOT RECORD -----  
**REQUEST FOR FULL RECONVEYANCE**  
*To be used only when note has been paid.*

To: Escrow Chalet, Inc., Trustee

Dated: \_\_\_\_\_

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

By \_\_\_\_\_

By \_\_\_\_\_

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.  
Both must be delivered to the Trustee for cancellation before reconveyance will be made.

**ALL INCLUSIVE  
DEED OF TRUST**  
WITH POWER OF SALE  
(INDIVIDUAL)

**Escrow Chalet, Inc.**  
AS TRUSTEE  
350-C Railroad Canyon Road  
Lake Elsinore, CA 92532



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

DOC # 2012-0352560  
07/27/2012 09:42A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry H. Ward  
Assessor, County Clerk & Recorder



**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

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

Case No.: CV12-02778 & CV11-00486

CECILIA MASLANIK )

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: 28230 EL TORO RD. LAKE ELSINORE, CA. 92532  
PARCEL #: 347-420-023  
LEGAL DESCRIPTION: LOT/PARCEL: 46, MUTUAL BENEFIT TR, T5SR4W SEC 30, MB 8/80

VIOLATIONS: ORD NO. 541 & 348 RCC CODE 8.120.010 & 17.32.010 - ACCUMULATED RUBBISH & EXCESSIVE OUTSIDE STORAGE

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

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

Dated: JULY 17, 2012

By: Marr Christian  
MARR CHRISTIAN, Code Enforcement Department

**ACKNOWLEDGEMENT**

State of California )  
County of Riverside )

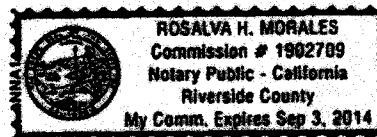
On 7-18-12 before me, Rosalva H. Morales, Notary Public, personally appeared MARR CHRISTIAN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Rosalva H. Morales

Commission # 1902709 Comm. Expires September 3, 2014





# **EXHIBIT “D”**

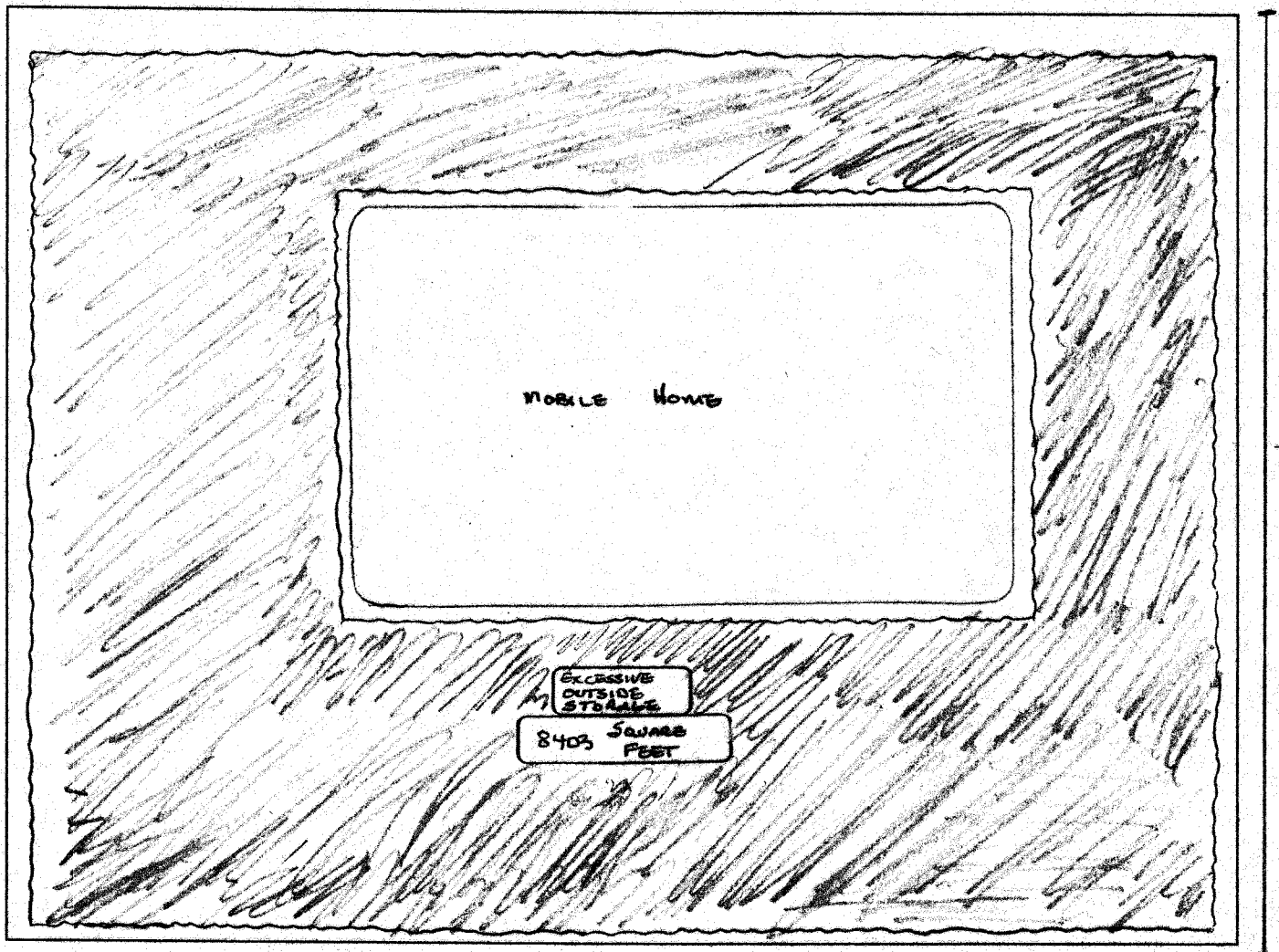


### SITE PLAN: Case # CV-1100486

OWNER(S): CECILIA MASLANIK  
SITE ADDRESS: 28230 EL TORO RD, LAKE ELSINORE  
ASSESSOR'S PARCEL: 347-420-023  
ACREAGE: 0.209999

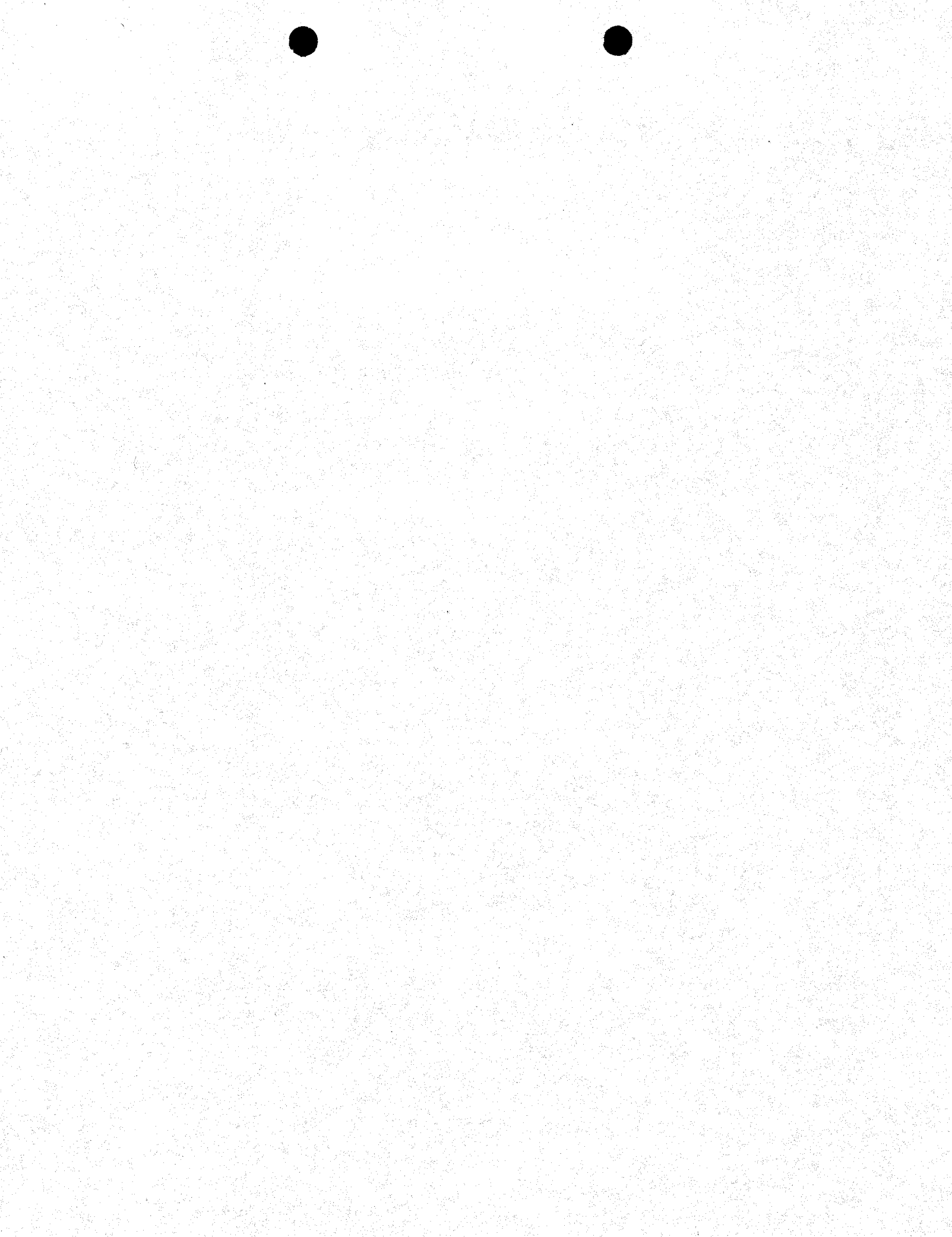
NORTH ARROW: 

REAR PROPERTY LINE 121'



FRONT PROPERTY LINE: 28230 EL TORO RD, LAKE ELSINORE

PREPARED BY: Pike #59 DATE: 06/22/11





Code Enforcement Case: CV1100486

Printed on: 12/04/2013

*Photographs*



Excessive Outside Storage - Pike - 06/22/2011



Excessive Outside Storage - Pike - 06/22/2011



Excessive outdoor storage and rubbish - 11/26/2013



Excessive outdoor storage and rubbish - 11/26/2013

# **EXHIBIT “E”**



**COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT**

**NOTICE OF VIOLATION**

CASE No.: CV 14 - 00486

THE PROPERTY AT: 28230 EL TORO RD, LAKE ELSDORE APN#: 347-420-023

WAS INSPECTED BY OFFICER: Price ID#: 59 ON 06/22/11 AT 1453 am/pm

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

<input type="checkbox"/> 5.28.040 (RCO 593)	<b>Excessive Yard Sales</b> - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="checkbox"/> 17.252.030 (RCO 348)	<b>Unpermitted Outdoor Advertising Display</b> - Obtain a permit from the Planning Dept. or remove display.
<input type="checkbox"/> 8.28.030 (RCO 821)	<b>Unfenced Pool</b> - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/> 17.172.205 (RCO 348)	<b>Prohibited Fencing</b> - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input type="checkbox"/> 8.120.010 (RCO 541)	<b>Accumulated Rubbish</b> - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/> 17. (RCO 348)	<b>Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed</b> - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/> 15.08.010 (RCO 457)	<b>Unpermitted Construction</b> - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the	<input type="checkbox"/> 17. (RCO 348)	<b>Occupied RV/Trailer</b> - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/> 15.12.020(J)(2) (RCO 457)	<b>Unapproved Grading/Clearing</b> - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="checkbox"/> 17. (RCO 348)	<b>Excessive Animals</b> - Remove or reduce the number of _____ to less than _____.
<input type="checkbox"/> 15.16.020 (RCO 457)	<b>Substandard Structure</b> - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="checkbox"/> 17. (RCO 348)	<b>Unpermitted Land Use:</b> _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/> 15.48.010 (RCO 457)	<b>Unpermitted Mobile Home</b> - Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="checkbox"/> 17. <u>30.010</u> (RCO 348)	<b>Excessive Outside Storage</b> - Remove or reduce all outside storage to less than <u>0</u> square feet at the rear of the property.
<input type="checkbox"/> 15.48.040 (RCO 457)	<b>Substandard Mobile Home/Trailer/RV</b> - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="checkbox"/>	

COMMENTS: PROPERTY ZONED R-A LOT SIZE .20

- No OUTSIDE STORAGE PERMITTED -

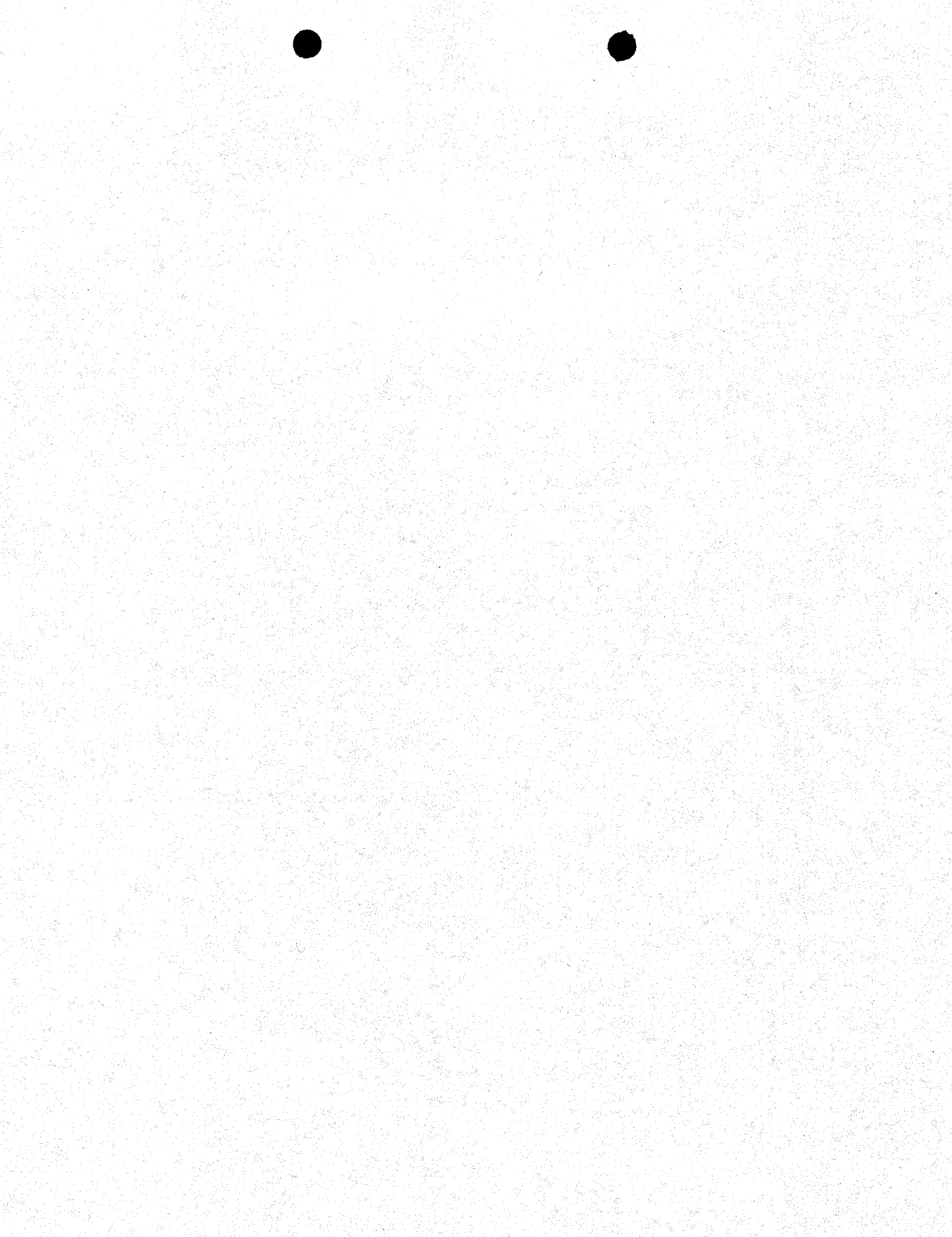
**IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 07/06/11** FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO **\$500.00** PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

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

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

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







**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**GLENN BAUDE**  
Director

**AFFIDAVIT OF POSTING OF NOTICES**

June 23, 2011

RE CASE NO: CV1100486

I, James Pike, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 24318 Hemlock, Ave., Suite C-1, Moreno Valley, California 92557 .

That on 06/22/11 at 1453, I securely and conspicuously posted Notice of Violation (RCC# 17.32.010 Zoning - Excessive Outside Storage) at the property described as:

**Property Address: 28230 EL TORO RD, LAKE ELSINORE**

**Assessor's Parcel Number: 347-420-023**

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

Executed on June 23, 2011 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: James Pike, Code Enforcement Officer

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**NOTICE OF VIOLATION**

June 23, 2011

CECILIA MASLANIK  
28230 EL TORO RD  
LAKE ELSINORE, CA. 92532

RE CASE NO: CV11-00486 at 28230 EL TORO RD, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 347-420-023

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 28230 EL TORO RD, in the community of LAKE ELSINORE California, Assessor's Parcel Number 347-420-023, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all outside storage, no outside storage allowed per Ordinance 348, RCC 17.32.010.

**COMPLIANCE MUST BE COMPLETED BY JULY 8, 2011. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.**

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

**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: James Pike, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

GLENN BAUDE  
Director

**PROOF OF SERVICE**

Case No. CV11-00486

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on June 23, 2011, I served the following documents(s):

**NOTICE RE: Notice of Violation (RCC 17.32.010)**

**Summary of Costs Notification**

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

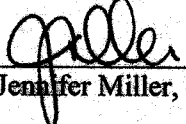
CECILIA MASLANIK 28230 EL TORO RD, LAKE ELSINORE, CA. 92532

**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.

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

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

CODE ENFORCEMENT DEPARTMENT

  
By: Jennifer Miller, Code Enforcement Aide



COUNTY OF RIVERSIDE  
Code Enforcement Department  
24318 Hemlock Avenue, Suite C-1  
Moreno Valley, CA 92557

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

**CERTIFIED MAIL**



7008 1140 0002 4085 3744

UNITED STATES POSTAGE  
02 1M  
0008000828  
MILED FROM ZIP CODE 92501



PITNEY BOWES  
\$ 05.59<sup>00</sup>  
JUN 24 2011

Cecilia Maslanik  
28230 El Toro Road  
Lake Elsinore, CA 92532  
CV11-00486 / JP 347-420-02

**UNCLAIMED**  
JUN 25 2011

NIXIE 923 DE 1 00 07/28/11  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

RECD AUG 02 2011

BC: 92557722431 \*0704-02074-24-40

92557722431



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

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

**OFFICIAL USE**

7006 1140 0002 4085 3744

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

Postmark  
Here

Cecilia Maslanik  
28230 El Toro Road  
Lake Elsinore, CA 92532  
CV11-00486 / JP 347-420-023 (1)








**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

June 27, 2013

Jeff T. Stout  
C/O David G. & Debora Cross  
29762 Yellow Gold Dr.  
Canyon Lake, CA. 92587

RE CASE NO: CV1100486 at 28230 EL TORO RD, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 347-420-023

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 28230 EL TORO RD, in the community of LAKE ELSINORE California, Assessor's Parcel Number 347-420-023, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all outside storage, no outside storage allowed per Ordinance 348, RCC 17.32.010.

COMPLIANCE MUST BE COMPLETED BY July 12, 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: John Game, Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1100486

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on June 27, 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** addressed as follows:

Jeff T. Stout C/O David G. & Debora Cross 29762 Yellow Gold Dr., Canyon Lake, CA. 92587

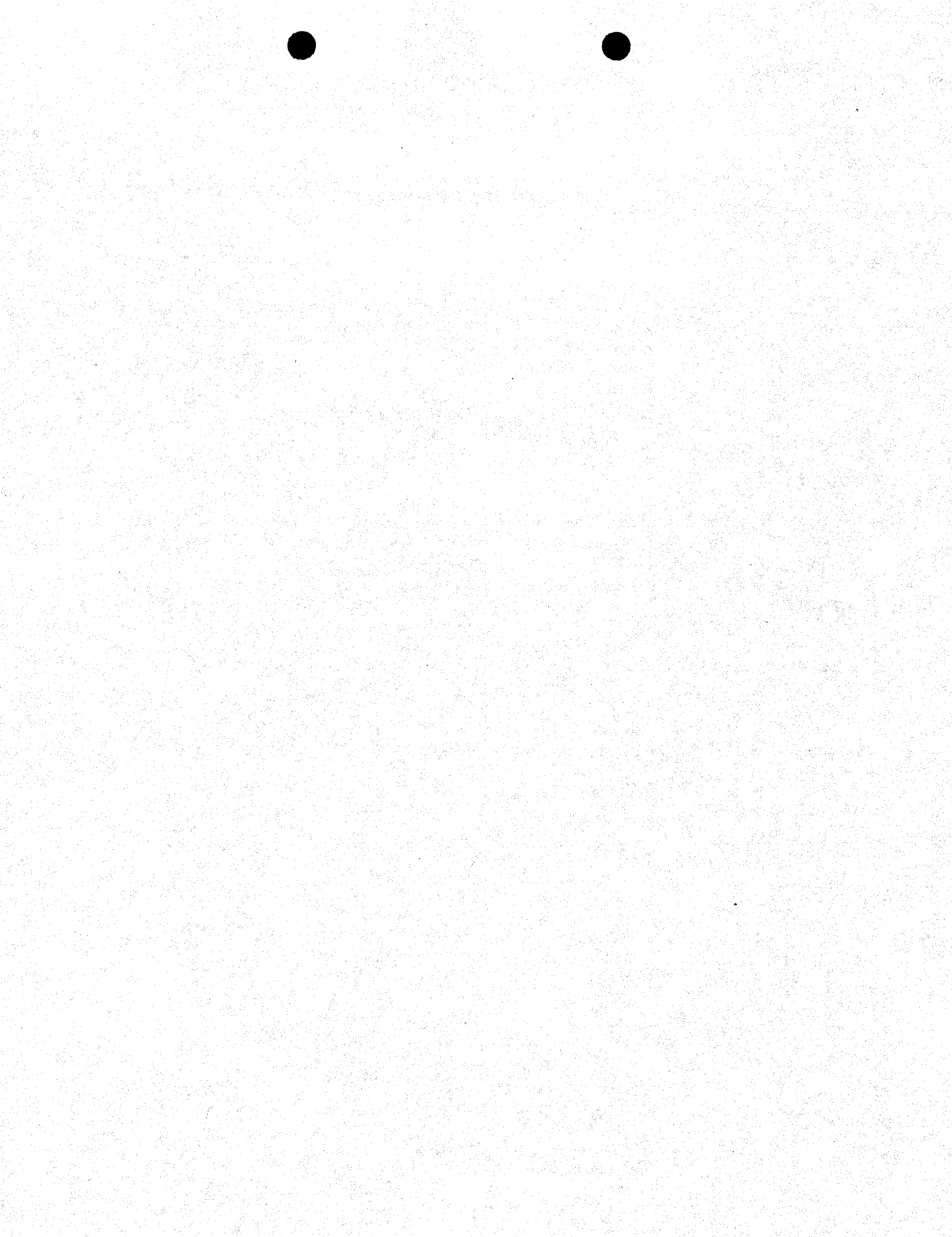
**By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of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

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

EXECUTED ON June 27, 2013, in the County of Riverside, ~~California~~.

CODE ENFORCEMENT DEPARTMENT

  
By: Rosalva Morales, Code Enforcement Aide



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

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

**OFFICIAL USE**

701J 0470 0003 3683 2842

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

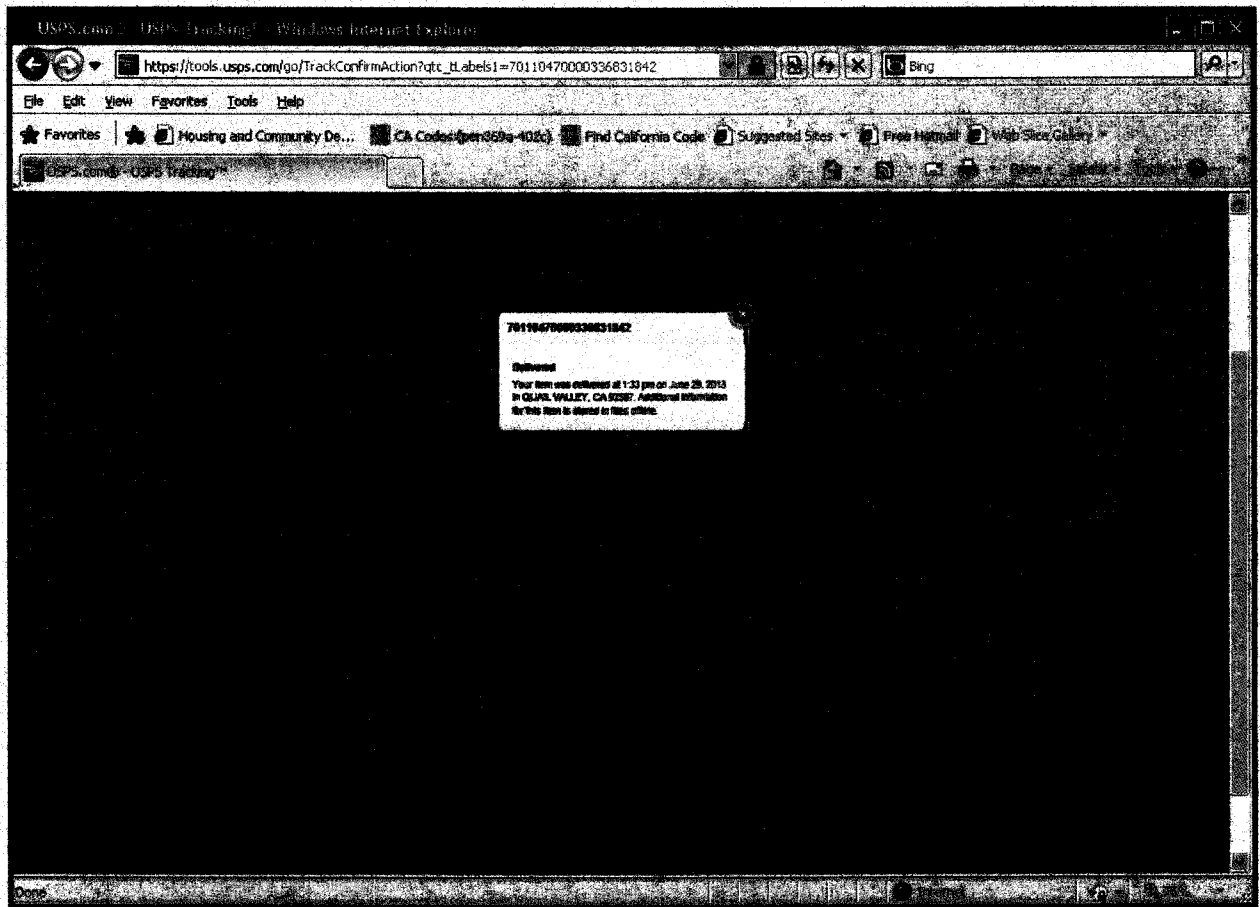
Postmark  
Here

Total Jeff T. Stout  
C/O David G. & Debora Cross  
29762 Yellow Gold Dr.

Sent to	
Street or PO	Canyon Lake, CA. 92587
City, State	CV11-00486*JG

PS Form 3849, August 2003











**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

October 29, 2013

CECILIA MASLANIK  
28230 EL TORO RD  
LAKE ELSINORE, CA. 92532

RE CASE NO: CV1100486 at 28230 EL TORO RD, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 347-420-023

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 28230 EL TORO RD, in the community of LAKE ELSINORE California, Assessor's Parcel Number 347-420-023, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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


- 1) Remove all outside storage, no outside storage allowed per Ordinance 348, RCC 17.32.010.

**COMPLIANCE MUST BE COMPLETED BY November 13, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.**

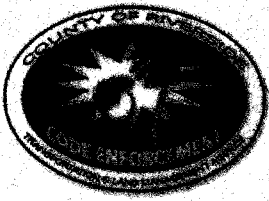
**NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

**YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.**

CODE ENFORCEMENT DEPARTMENT

  
By: Cynthia Black, Sr. Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

October 29, 2013

Jeff T. Stout  
28230 El Toro Road  
Lake Elsinore, CA 92532

RE CASE NO: CV1100486 at 28230 EL TORO RD, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 347-420-023

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 28230 EL TORO RD, in the community of LAKE ELSINORE California, Assessor's Parcel Number 347-420-023, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), of the Riverside County Code.

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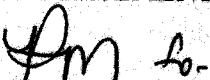
- 1) Remove all outside storage, no outside storage allowed per Ordinance 348, RCC 17.32.010.

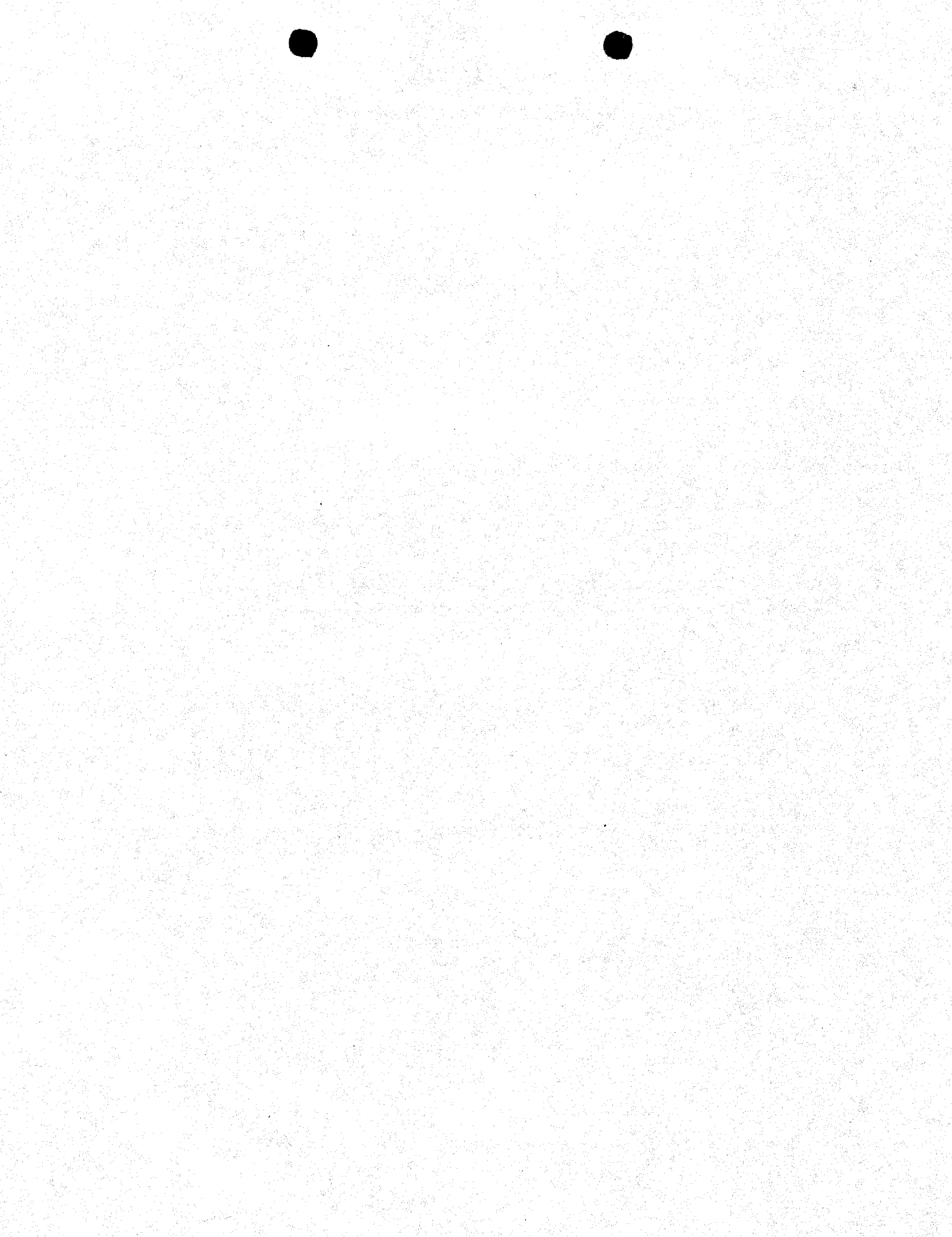
COMPLIANCE MUST BE COMPLETED BY November 13, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

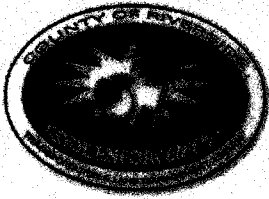
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CODE ENFORCEMENT DEPARTMENT

  
By: Cynthia Black, Sr. Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

October 29, 2013

Jeff T. Stout  
David G. Cross / Debora Cross  
29762 Yellow Gold Dr.  
Canyon Lake, CA. 92587

RE CASE NO: CV1100486 at 28230 EL TORO RD, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 347-420-023

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 28230 EL TORO RD, in the community of LAKE ELSINORE California, Assessor's Parcel Number 347-420-023, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

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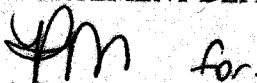
- 1) Remove all outside storage, no outside storage allowed per Ordinance 348, RCC 17.32.010.

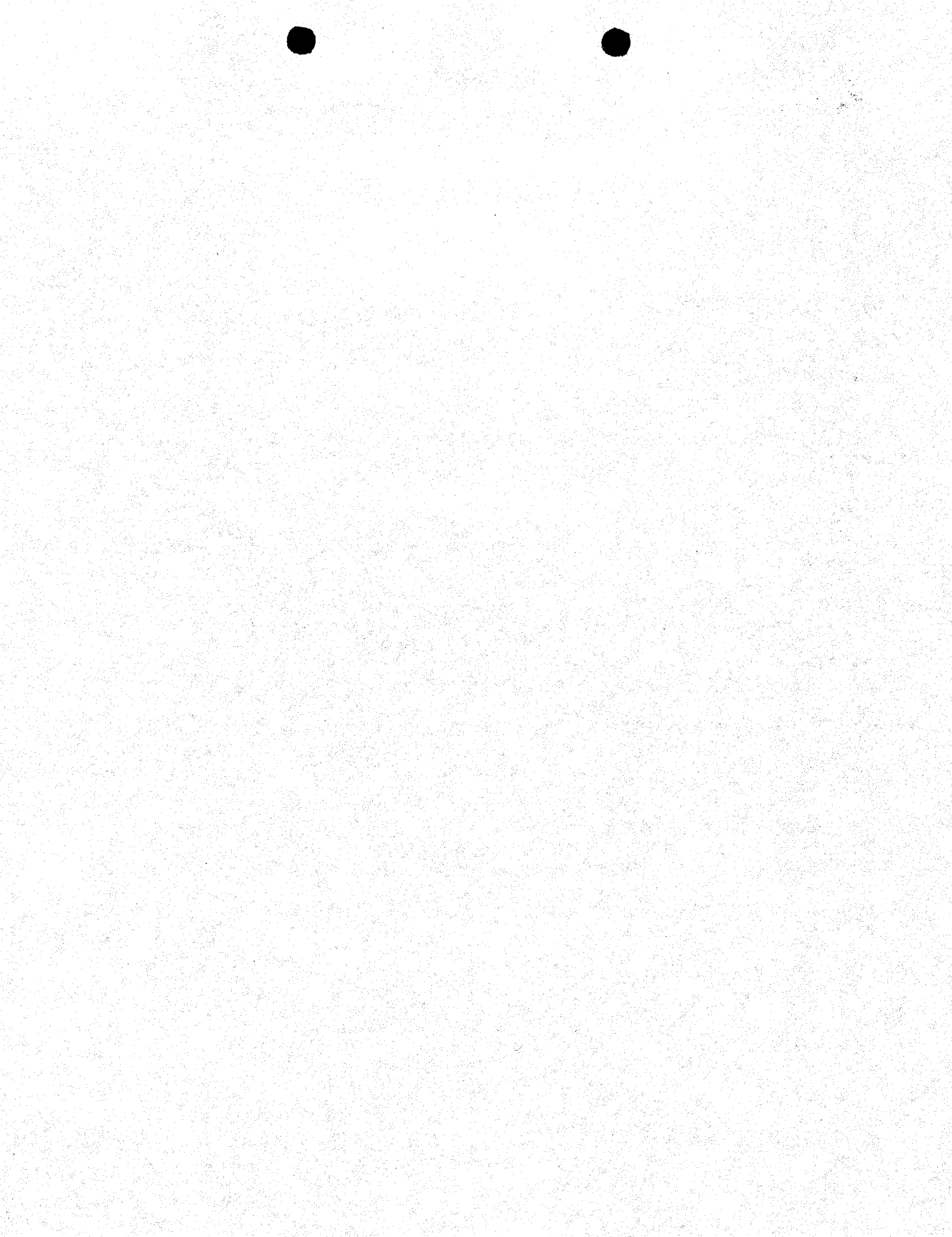
**COMPLIANCE MUST BE COMPLETED BY November 13, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.**

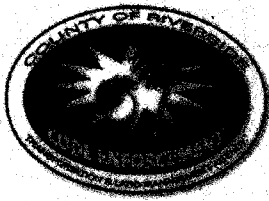
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**YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.**

CODE ENFORCEMENT DEPARTMENT

  
By: Cynthia Black, Sr. Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

October 29, 2013

David Shrader  
28230 El Toro Road  
Lake Elsinore, CA 92531

RE CASE NO: CV1100486 at 28230 EL TORO RD, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 347-420-023

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 28230 EL TORO RD, in the community of LAKE ELSINORE California, Assessor's Parcel Number 347-420-023, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

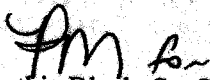
- 1) Remove all outside storage, no outside storage allowed per Ordinance 348, RCC 17.32.010.

COMPLIANCE MUST BE COMPLETED BY November 13, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

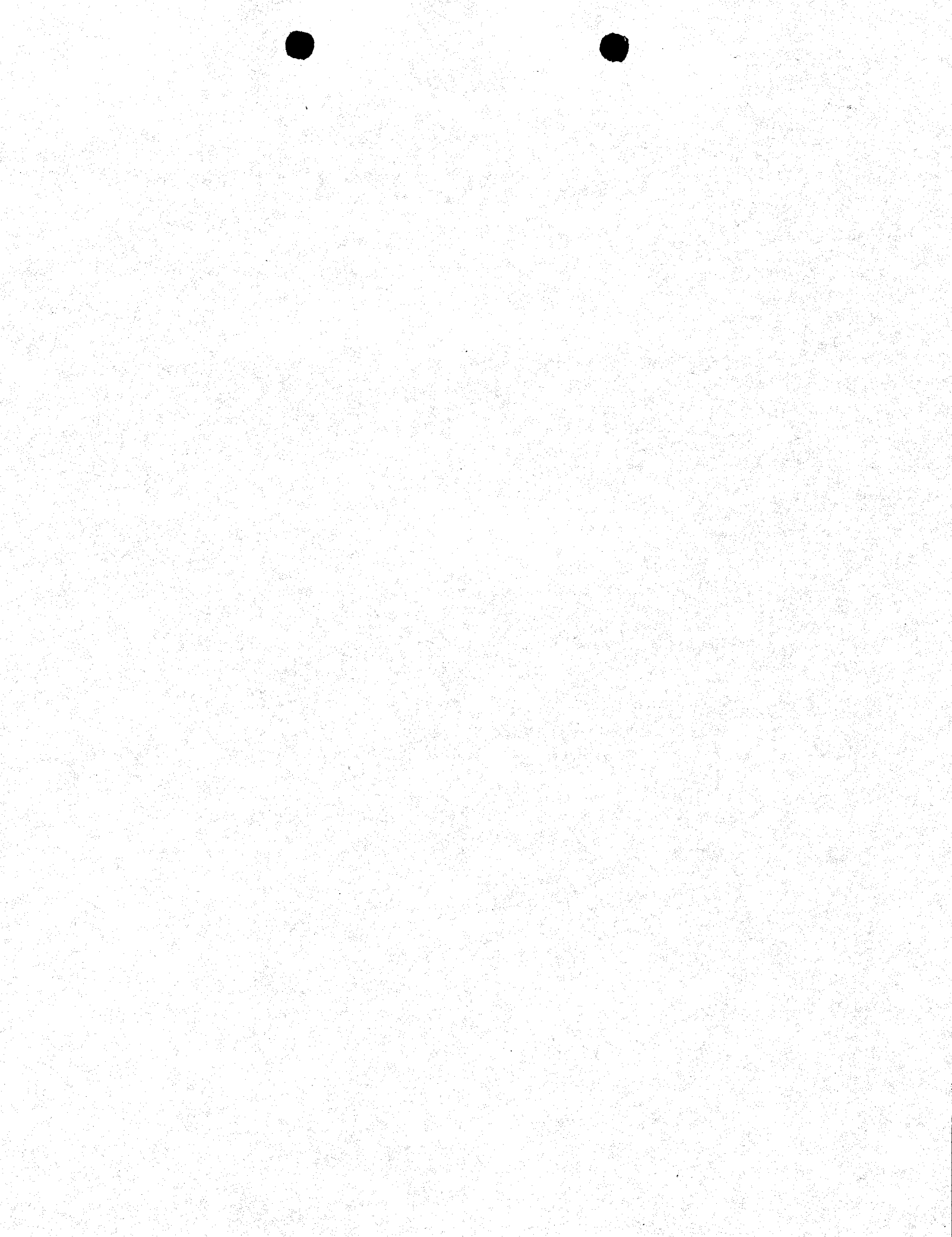
**NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.**

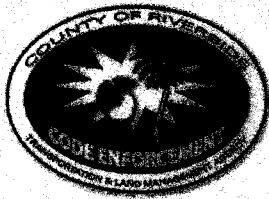
**YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.080 OF RIVERSIDE COUNTY CODE.**

CODE ENFORCEMENT DEPARTMENT

  
By: Cynthia Black, Sr. Code Enforcement Officer







**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1100486

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on October 29, 2013, I served the following documents(s):

**Notice of Violation**

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

OCCUPANT 28230 EL TORO RD, LAKE ELSINORE, CA 92532

Jeff T. Stout David G. Cross / Debora Cross 29762 Yellow Gold Dr., Canyon Lake, CA. 92587

Jeff T. Stout 28230 El Toro Road, Lake Elsinore, CA 92532

David Shrader 28230 El Toro Road, Lake Elsinore, CA 92531

Robert G. Williams P. O. Box 579, Lake Elsinore, CA 92531

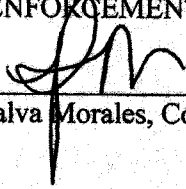
Jordan Ehrenkranz Jennie Ehrenkranz 22310 Canyon Lake Drive South, Canyon Lake, CA 92587

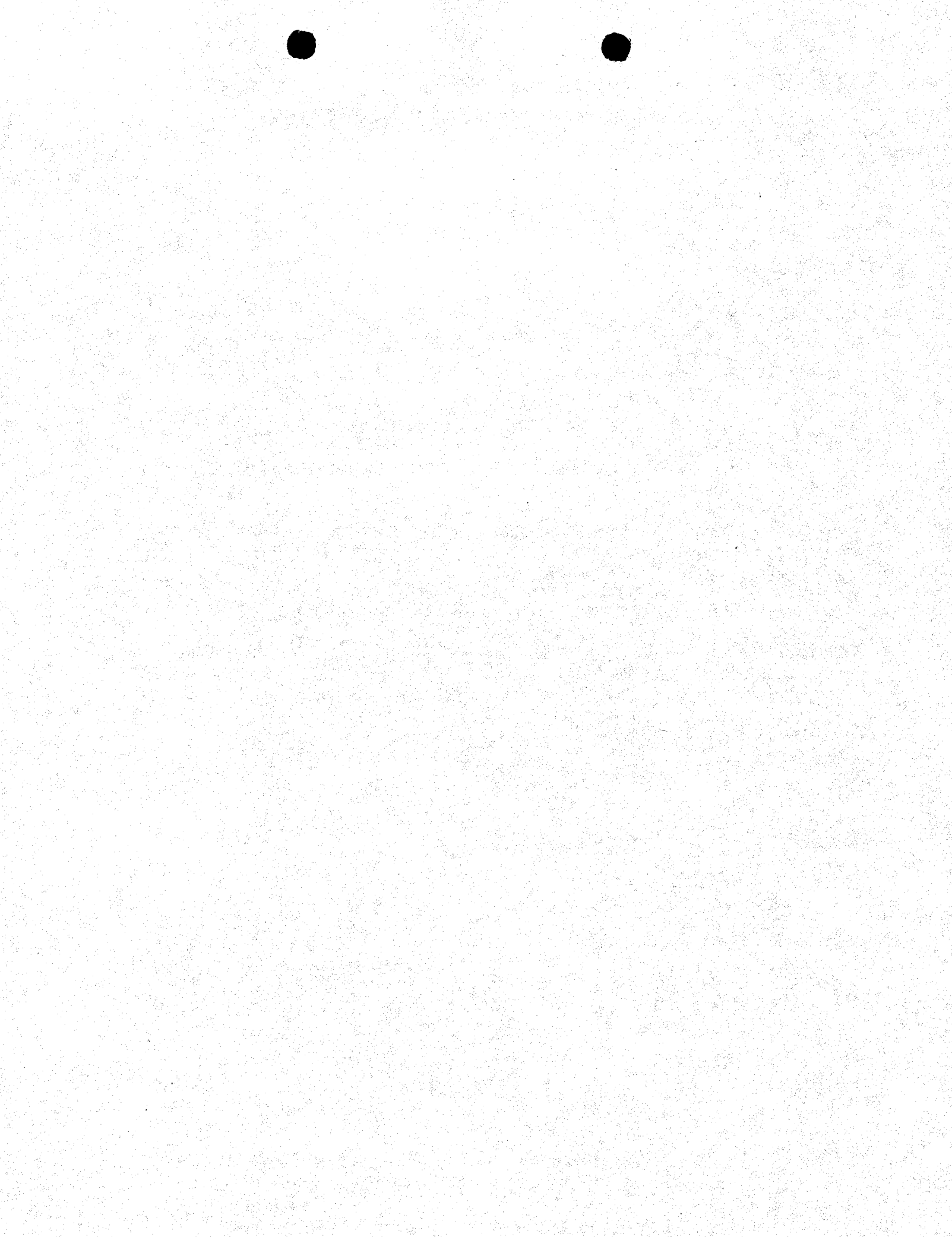
**By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of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

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

CODE ENFORCEMENT DEPARTMENT

  
By: Rosalva Morales, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

November 12, 2013

RE CASE NO: CV1202778 and CV1100486

I, Cynthia Black, hereby declare:

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

That on 11/07/2013 at 10:35 am, I securely and conspicuously posted Notices of Violation at the property described as:

**Property Address:** 28230 EL TORO RD, LAKE ELSINORE

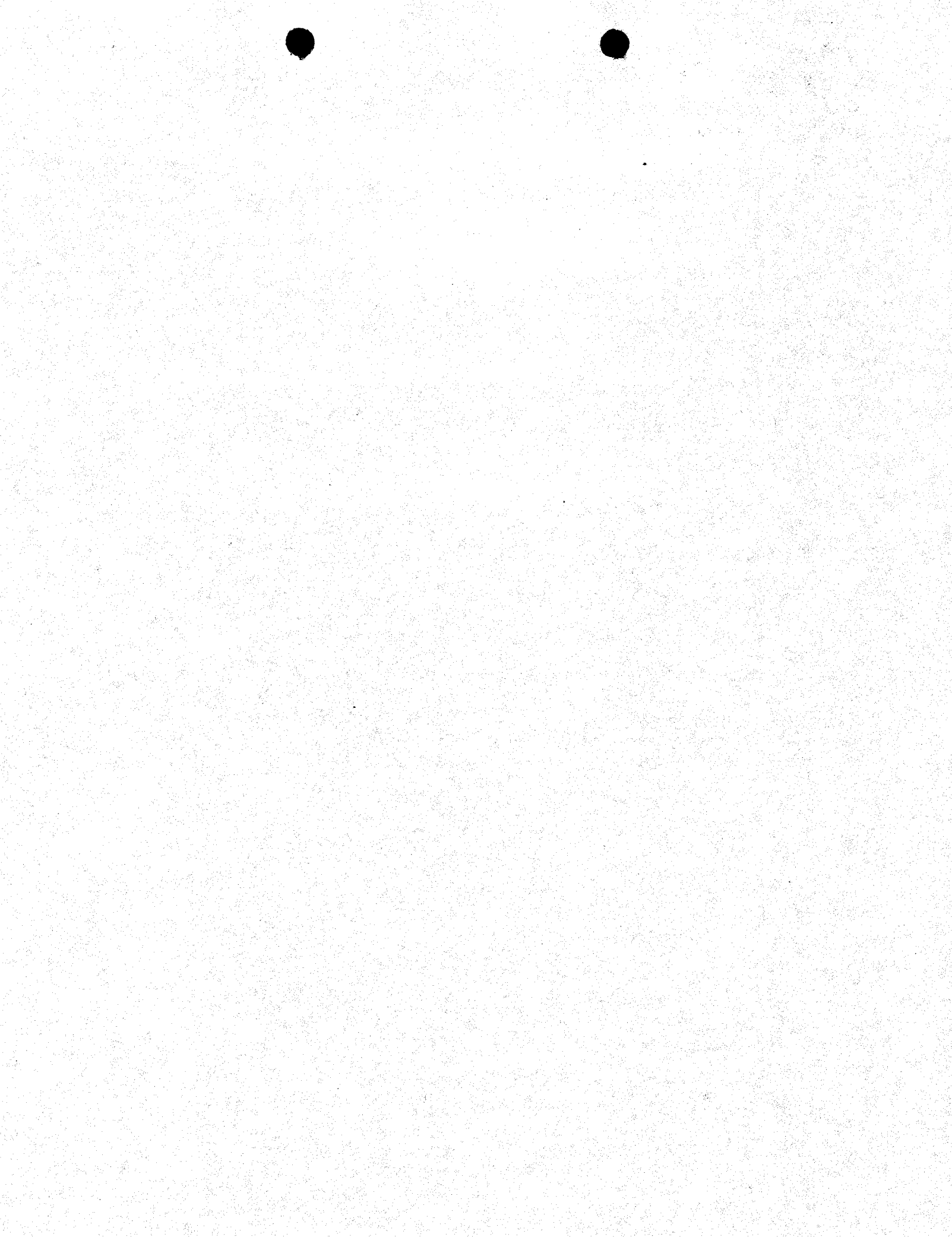
**Assessor's Parcel Number:** 347-420-023

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

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

CODE ENFORCEMENT DEPARTMENT

C Black  
By: Cynthia Black, Sr. Code Enforcement Officer



# **EXHIBIT “F”**



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

DOC # 2012-0352560  
07/27/2012 09:42A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

CECILIA MASLANIK )

Case No.: CV12-02778 & CV11-00486

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: 28230 EL TORO RD. LAKE ELSINORE, CA. 92532**

**PARCEL #: 347-420-023**

**LEGAL DESCRIPTION: LOT/PARCEL: 46, MUTUAL BENEFIT TR, T5SR4W SEC 30, MB 8/80**

**VIOLATIONS: ORD NO. 541 & 348 RCC CODE 8.120.010 & 17.32.010 - ACCUMULATED RUBBISH & EXCESSIVE OUTSIDE STORAGE**

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

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

COUNTY OF RIVERSIDE  
DEPARTMENT OF CODE ENFORCEMENT

By: [Signature]  
MARR CHRISTIAN, Code Enforcement Department

Dated: JULY 17, 2012

#### ACKNOWLEDGEMENT

State of California )  
County of Riverside )

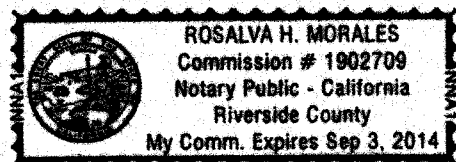
On 7-18-12 before me, Rosalva H. Morales, Notary Public, personally appeared MARR CHRISTIAN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

[Signature]

Commission # 1902709 Comm. Expires September 3, 2014

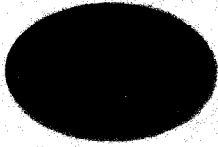






# **EXHIBIT “G”**





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Code Enforcement  
Official

April 7, 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.: CV11-00486  
APN: 347-420-023  
Property: 28230 El Toro Rd., Lake Elsinore

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 348 and 725 to consider the excess outside storage located on the SUBJECT PROPERTY described as 28230 El Toro Rd., Lake Elsinore, Riverside County, California, and more particularly described as Assessor's Parcel Number 347-420-023.

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

SAID HEARING will be held on **Tuesday, June 3, 2014, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under Riverside County Ordinance No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under Riverside County Ordinance No. 725, 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

*Michelle Cervantes for:*  
\_\_\_\_\_  
MARY ORTIZ  
(Supervising Code Enforcement Officer)

# NOTICE LIST

Subject Property: 28230 El Toro Rd., Lake Elsinore;

Case No.: CV11-00486- MASLANIK

APN: 347-420-023; District 1/1

**CECILIA MASLANIK  
28230 EL TORO RD.  
LAKE ELSINORE, CA 92532**

**DAVID SHRADER  
28230 EL TORO RD.  
LAKE ELSINORE, CA 92531**

**JEFF T. STOUT  
DAVID G. CROSS  
DEBORA CROSS  
29762 YELLOW GOLD DR.  
CANYON LAKE, CA 92587**

**ROBERT G. WILLIAMS  
P.O. BOX 579  
LAKE ELSINORE, CA 92531**

**JORDAN EHRENKRANZ, TRUSTEE  
JENNIE EHRENKRANZ  
EHRENKRANZ FAMILY TRUST  
DATED MARCH 11, 1998  
22310 CANYON LAKE DR. SOUTH  
CANYON LAKE, CA 92587**

**JEFF T. STOUT  
28230 EL TORO RD.  
LAKE ELSINORE, CA 92531**

**DAVID SHRADER  
28230 EL TORO RD.  
LAKE ELSINORE, CA 92532**

1 **PROOF OF SERVICE**  
2 Case No. CV11-00486- Maslanik

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Stacy Baumgartner, the undersigned, declare that I am a citizen of the United States and am  
5 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, 12<sup>th</sup> Floor, Riverside, California 92501.

6 That on April 7, 2014 I served the following document(s):

- 7 • **NOTICE TO CORRECT COUNTY ORDINANCE**  
8 **VIOLATIONS AND ABATE PUBLIC NUISANCE**  
9 • **NOTICE LIST**

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

11 **OWNERS OR INTERESTED PARTIES**  
12 **(SEE ATTACHED NOTICE LIST)**


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

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

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

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

21 EXECUTED ON April 7, 2014, at Riverside, California.

22   
23 STACY BAUMGARTNER

**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

April 15, 2014

RE CASE NO: CV1100486

I, John Game, hereby declare:

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

That on 4/14/2014 at 12:20 PM, I securely and conspicuously posted NOTICE TO CORRECT COUNTY ORDINANCE AND PUBLIC NUISANCE at the property described as:

**Property Address:** 28230 EL TORO RD, LAKE ELSINORE

**Assessor's Parcel Number:** 347-420-023

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

Executed on April 15, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: John Game, Code Enforcement Officer

*Melanie*