

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

613B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
May 16, 2014

SUBJECT: Abatement of Public Nuisance [Substandard Structure and Accumulated Rubbish]
Case No: CV13-02910 [RETA CONAWAY]
Subject Property: 18625 Grand Ave., Lake Elsinore; APN:371-210-002
District: 1/1 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structure (dwelling) on the real property located at 18625 Grand Ave., Lake Elsinore, Riverside County, California, APN: 371-210-002 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit a substandard structure on the property.
2. Reta Conaway, the owner of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

Greg Flannery
GREG FLANNERY
Code Enforcement Official

(Continued)

FORM APPROVED COUNTY COUNSEL
BY: *Alexandra Fong*
ALEXANDRA FONG
DATE: 3/26/14
Departmental Concurrence

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

SOURCE OF FUNDS

Budget Adjustment:
For Fiscal Year:

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

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: June 3, 2014
xc: TLMA-Code Enforcement, Sheriff

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

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

9-4

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 [Substandard Structure and Accumulated Rubbish]

Case No: CV13-02910 [RETA CONAWAY]

Subject Property: 18625 Grand Ave., Lake Elsinore; APN: 371-210-002

District: 1/1

DATE: May 16, 2014

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.

4. The accumulation of rubbish on the real property located at 18625 Grand Ave., Lake Elsinore, be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.

5. Reta Conaway, the owner of the subject property, be directed to abate the accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.

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

7. 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.

8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structure and accumulation of rubbish on the real property are declared to be in violation of Riverside County Ordinance Nos. 457 and 541, and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An initial inspection was made on the subject property by Senior Code Enforcement Officer Cindy Black on July 8, 2013. The inspection revealed a substandard structure (dwelling) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: lack of or improper water closet, lavatory, bathtub, shower or kitchen sink; hazardous plumbing, hazardous wiring, lack of adequate heating facilities, deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, members of ceiling, roofs ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration, dampness of habitable rooms, faulty weather protection and general dilapidation or improper maintenance.

2. The inspection also revealed accumulation of rubbish (approximately 500 square feet) on the subject property in violation of Riverside County Ordinance No. 541. The accumulation of rubbish consisted of but was not limited to the following materials: household trash and discarded furniture.

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

**FORM 11: Abatement of Public Nuisance [Substandard Structure and Accumulated Rubbish]
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Subject Property: 18625 Grand Ave., Lake Elsinore; APN: 371-210-002
District: 1/1**

DATE: May 16, 2014
PAGE: 3 of 3

3. Follow up inspections of the above-described real property on July 16, 2013, August 14, 2013, September 9, 2013, December 2, 2013 and February 4, 2014, revealed the property continues to be in violation of Riverside County Ordinance Nos. 457 and 541.

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

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

Contract History and Price Reasonableness

N/A

ATTACHMENTS

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

1
2
3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 13-02910
4 [SUBSTANDARD STRUCTURE AND)
5 ACCUMULATED RUBBISH]; APN: 371-210-002,) DECLARATION OF CODE
6 18625 GRAND AVE., LAKE ELSINORE, COUNTY) ENFORCEMENT OFFICER
7 OF RIVERSIDE, STATE OF CALIFORNIA; RETA) CYNTHIA BLACK
8 CONAWAY, OWNER.)
9)
10) [RCO Nos. 457 and 541]
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I, Cynthia Black, declare that the facts set forth below are personally known to me except to the extent that certain information is based on information and belief which I believe to be true, and if called as a witness, I could and would competently testify thereof under oath:

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

2. On July 8, 2013, I conducted an initial inspection of the real property described as 18625 Grand Ave., Lake Elsinore, Riverside County, California, and further described as Assessor's Parcel Number 371-210-002 (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 Reta Conaway (hereinafter referred to as "OWNER"). A certified copy of the County Equalized Assessment Roll for the 2013-2014 tax year and a copy of the report generated from the County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B."

4. Based on the Lot Book Reports from RZ Title Service dated July 10, 2013 and updated on December 31, 2013, there appears to be no interested parties. True and correct copies of the Lot Book Reports are attached hereto and incorporated herein by reference as Exhibit "C."

1 5. On July 8, 2013, I arrived at THE PROPERTY to conduct an initial inspection. I met with
2 Bobby Kisner (hereinafter referred to as "OCCUPANT"), who granted permission to inspect THE
3 PROPERTY. I entered and observed accumulated rubbish on THE PROPERTY including, but not limited
4 to: household trash and discarded furniture, in excess of 500 square feet. This condition causes THE
5 PROPERTY to constitute a public nuisance in violation of the provisions set forth in Riverside County
6 Ordinance ("RCO") No. 541.

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

10 Dwelling:

- 11 1) Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink;
- 12 2) Hazardous plumbing;
- 13 3) Hazardous wiring;
- 14 4) Lack of adequate heating facilities;
- 15 5) Deteriorated or inadequate foundation;
- 16 6) Defective or deteriorated flooring or floor supports;
- 17 7) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which
18 sag, split, or buckle due to defective material or deterioration;
- 19 8) Dampness of habitable rooms;
- 20 9) Faulty weather protection;
- 21 10) General dilapidation or improper maintenance.

22 7. During the inspection, I was informed by THE OCCUPANT that Little Fawn is also the
23 owner of THE PROPERTY. I researched the issue further with the Tax Collector's Office and learned that
24 an individual named Timothy Jones has paid taxes for THE PROPERTY. Further research revealed that
25 Timothy Jones is the husband of Diana Jones, who is the niece of OWNER. The Jones' informed Code
26 Enforcement that OWNER is deceased. Collectively, Little Fawn, Timothy Jones and Diana Jones are
27 referred to as "INTERESTED PARTIES."

28 8. On July 8, 2013, a Notice of Violation, Notice of Defects and "Danger Do Not Enter" signs
were posted on THE PROPERTY.

 9. On August 13, 2013 and November 12, 2013, a Notice of Violation and Notices of Defects
were mailed to OWNER and OCCUPANT by first class mail.

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

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

3 12. Follow up inspections of the above described real property on July 16, 2013, August 14,
4 2013, September 9, 2013, December 2, 2013 and February 4, 2014, revealed THE PROPERTY
5 continues to be in violation of RCO Nos. 457 and 541. The structure and accumulated rubbish remains
6 on THE PROPERTY and were observed at these follow up inspections.

7 13. Based upon my experience, knowledge and visual observations, it is my determination
8 that the substandard structure (dwelling) and accumulated rubbish on THE PROPERTY creates an
9 extreme health, safety, fire and structural hazard to the neighbors and general public and constitutes a
10 public nuisance in violation of the provisions set forth in RCO Nos. 457 and 541.

11 14. A recent inspection showed THE PROPERTY remained in violation and constitutes a
12 public nuisance in violation of the provisions set forth of RCO Nos. 457 and 541.

13 15. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
14 County Recorder, County of Riverside, State of California, on August 16, 2013, as Instrument Number
15 2013-0402653, a true and correct copy of which is attached hereto and incorporated herein by reference
16 as Exhibit "F."

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

22 17. Significant rehabilitation, removal and/or demolition of the substandard structure and
23 removal and disposal of all structural materials, rubbish and debris are required to abate the public
24 nuisance and bring THE PROPERTY into compliance with RCO No. 457, the Health and Safety, Uniform
25 Housing, Administrative and Abatement of Dangerous Buildings Codes. In addition, the removal and
26 disposal of all accumulated rubbish is required to abate the nuisance and bring THE PROPERTY into
27 compliance with Riverside County Ordinance No. 541 and the Health and Safety Codes.

1 18. Accordingly, the following findings and conclusions are recommended:

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

4 (b) the OWNER, or whoever has possession or control of THE PROPERTY, be
5 required to rehabilitate or demolish said structure, including the removal and disposal of all structural
6 debris and materials, on THE PROPERTY in accordance with the provisions of RCO No. 457;

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

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

21 (e) the accumulation of rubbish on THE PROPERTY be deemed and declared a
22 public nuisance;

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

25 (g) if the materials are not removed and disposed of in strict accordance with all
26 Riverside County Ordinances, including but not limited to Riverside County Ordinance No. 541, within
27 ninety (90) days after posting and mailing of the Board's Order and Findings, the rubbish may be abated
28 by representatives of the Riverside County Code Enforcement Department, a contractor of the Sheriff's

1 Department upon receipt of an owner's consent or a Court Order, where necessary by law, authorizing
2 entry onto THE PROPERTY; and

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

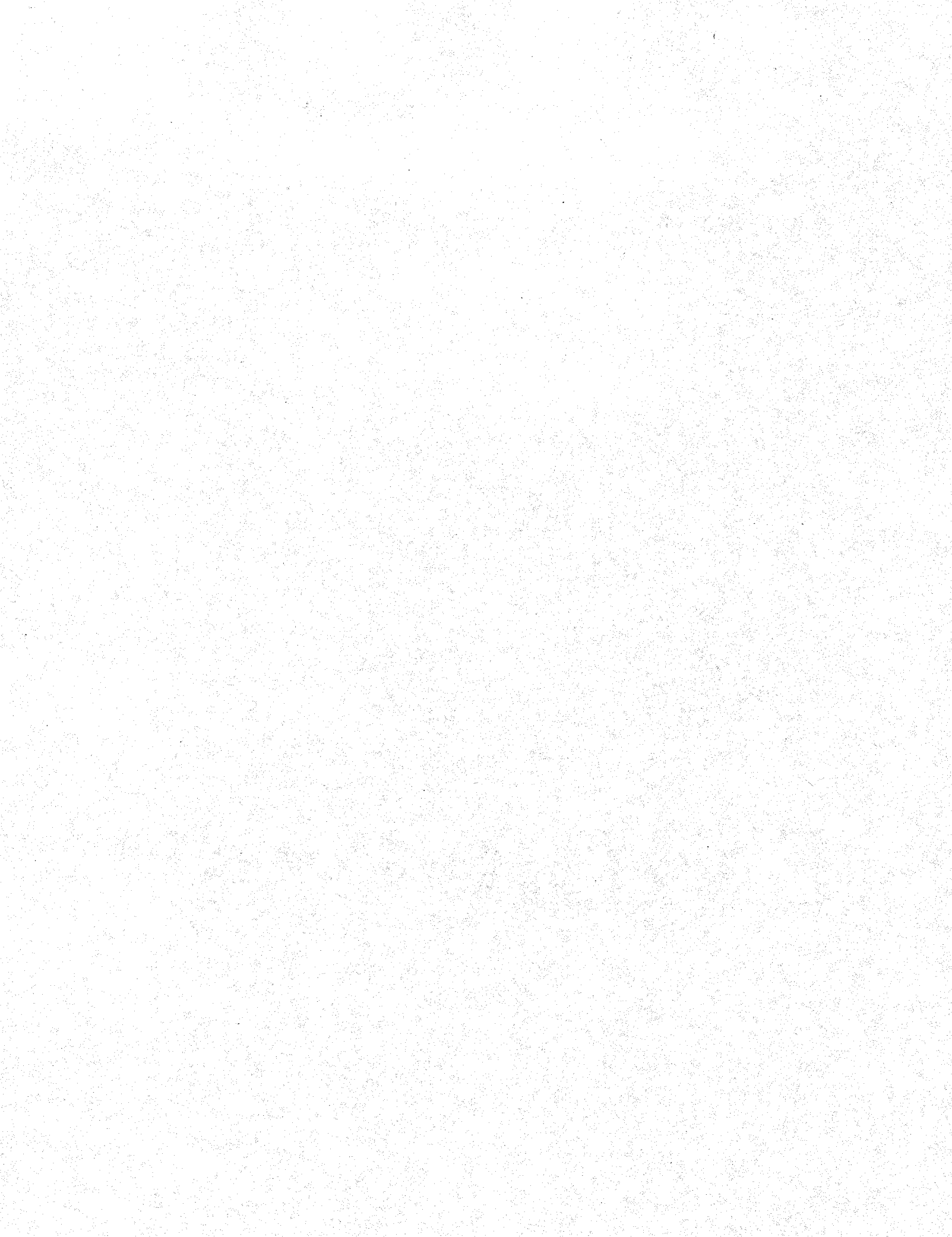
6 I declare under penalty of perjury under the laws of the State of California that the foregoing is
7 true and correct.

8 Executed this 20th day of March, 2014, at Ferris, California.

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11 CYNTHIA BLACK
12 Senior Code Enforcement Officer
13 Code Enforcement Department
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EXHIBIT “A”

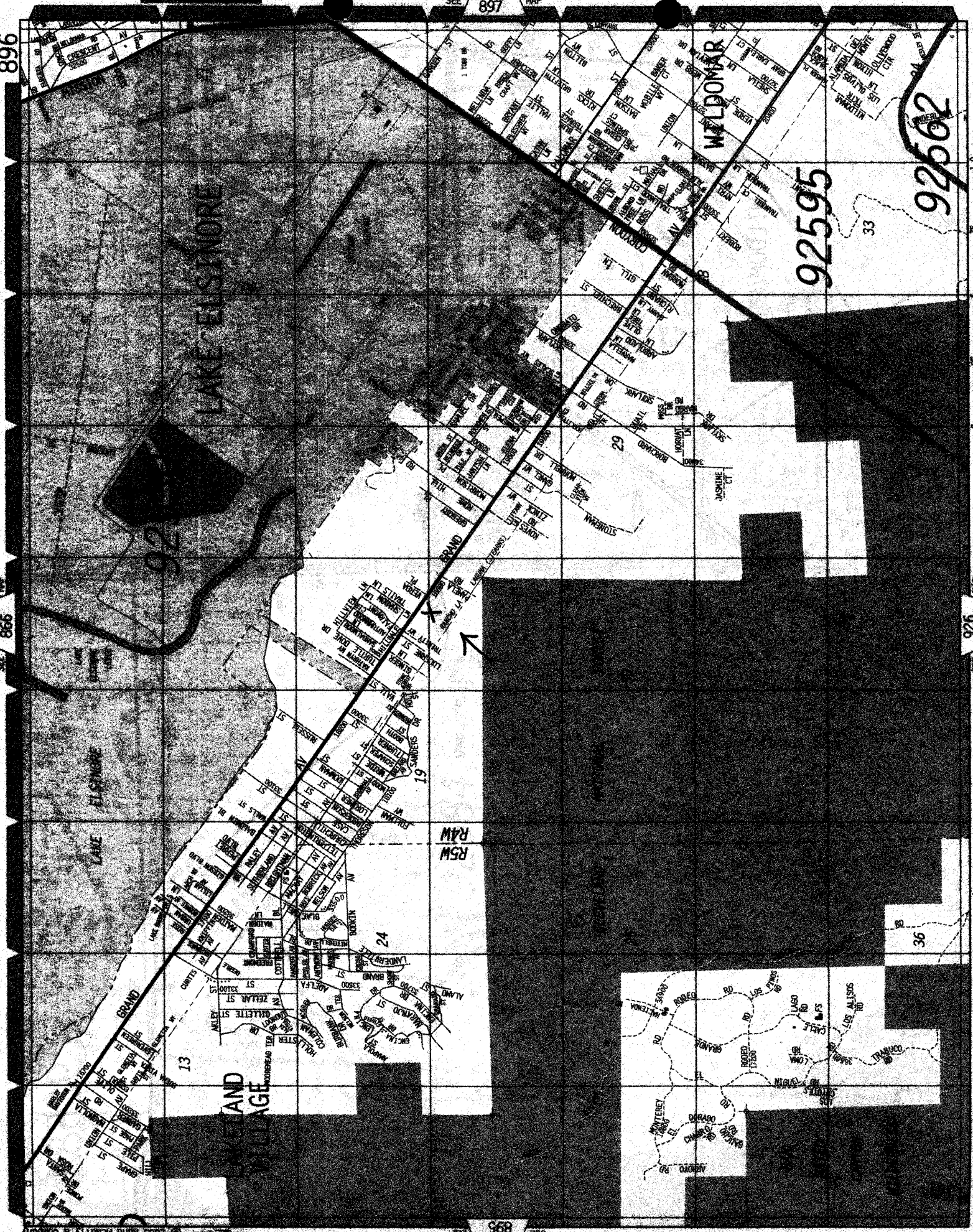


896

SEE 896 MAP

SEE 926 MAP

SEE 895 MAP



LAKE ELSTON

WILDOMAR

92595

92562

RAM

13

24

36

LAND

AGE

EXHIBIT “B”

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

Assessment #371210002-2		Parcel # 371210002-2	
Assessee:	CONAWAY RETA	Land	6,891
Mail Address:	25 SADDLE RIDGE DR	Structure	9,496
City, State Zip:	FORT MORGAN CO 80701	Full Value	16,387
Real Property Use Code:	R1	Total Net	16,387
Base Year	1975		
Conveyance Number:	0001346		
Conveyance (mm/yy):	10/1973		
TRA:	65-134		
Taxability Code:	0-00		
ID Data:	Lot 28 MB 006/296 RESUB OF BLK D OF ELSINORE		
Situs Address:	18625 GRAND AVE LAKE ELSINORE CA 92530		



RIVERSIDE COUNTY GIS



Selected parcel(s):
371-210-002

IMPORTANT

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

STANDARD WITH PERMITS REPORT

APNs

371-210-002-2

OWNER NAME / ADDRESS

RETA CONAWAY
18625 GRAND AVE
LAKE ELSINORE, CA. 92530

MAILING ADDRESS

(SEE OWNER)
25 SADDLE RIDGE DR
FORT MORGAN CO. 80701

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 6/296 SD
SUBDIVISION NAME: RESUB OF BLK D OF ELSINORE
LOT/PARCEL: 28, BLOCK: P
Por. TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.22 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 840 SQFT., 2 BDRM/ 1 BATH, 1 STORY, CONST'D 1946SHAKE, ROOF

THOMAS BROS. MAPS PAGE/GRID

PAGE: 896 GRID: E4

CITY BOUNDARY/SPHERE

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

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

KEVIN JEFFRIES, DISTRICT 1

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

BOB BUSTER, DISTRICT 1

TOWNSHIP/RANGE

T6SR4W SEC 19
T6SR4W SEC 20

ELEVATION RANGE

1300/1304 FEET

PREVIOUS APN

195-100-052

PLANNING

LAND USE DESIGNATIONS

RC-EDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

ELSINORE

COMMUNITY ADVISORY COUNCILS

NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-R

ZONING DISTRICTS AND ZONING AREAS

SOUTH ELSINORE AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: 1-1986

SUBAREA NAME: LAKELAND VILLAGE/WILDOMAR

AMENDMENT NUMBER: 1

ADOPTION DATE: JUL. 20, 1999

ACREAGE: 2888 ACRES

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBILITY ZONES

NOT IN AN AIRPORT COMPATIBILITY ZONE

ENVIRONMENTAL

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

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

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

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

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)

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

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

ROAD BOOK PAGE

72

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

WMWD

FLOOD CONTROL DISTRICT

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED

SAN JACINTO VALLEY

GEOLOGIC

FAULT ZONE

COUNTY FAULT ZONE

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

FAULTS

WITHIN A 1/2 MILE OF

WILDOMAR FAULT

WILLARD FAULT

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

LIQUEFACTION POTENTIAL

MODERATE

SUBSIDENCE

SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY

UNDETERMINED POTENTIAL.

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

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

MISCELLANEOUS

SCHOOL DISTRICT

LAKE ELSINORE UNIFIED

COMMUNITIES

LAKELAND VILLAGE

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 32.60 MILES FROM MT. PALOMAR OBSERVATORY

2010 CENSUS TRACT

046401

URBAN-BUILT UP LAND

TAX RATE AREAS

065134

- COUNTY FREE LIBRARY
- COUNTY ORTEGA TRAIL REC & PK
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- ELS MURRIETA ANZA RESOURCE CONS
- ELSINORE AREA ELEM SCHOOL FUND
- ELSINORE VAL MUN WTR IMP DIST 1
- ELSINORE VALLEY CEMETERY
- ELSINORE VALLEY MUNICIPAL WATER
- ERAF RDV
- FLOOD CONTROL ADMINISTRATION
- FLOOD CONTROL ZONE 3
- GENERAL
- GENERAL PURPOSE
- LAKE ELSINORE UNIF IMP NO 96-1
- LAKE ELSINORE UNIFIED
- METRO WATER WEST
- MT SAN JACINTO JUNIOR COLLEGE
- PROJECT1-LAKELANDRDV AB1290
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- WESTERN MUNICIPAL WATER

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
CV1302910	NEIGHBORHOOD ENFORCEMENT	Jul. 8, 2013

BUILDING PERMITS

Case #	Description	Status
164703	SEWER CONN/DEMO TANK	CONTACT THE BUILDING AND SAFETY RECORDS DEPARTMENT AT 951-955-2017
BZ175935	DEMOLISH DWLG	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...Mon Feb 03 09:19:49 2014
Version 131127

EXHIBIT “C”



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

Updated Lot Book

Customer:
 RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

Order Number: **30598**

4080 Lemon Street
 Riverside CA 92501

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

Attn: Brent Steele
Reference: CV13-02910/Regina Keyes
IN RE: CONAWAY, RETA

County Name: Riverside

FEE(s):
Report: \$60.00

Property Address: 18625 Grand Ave.
 Lake Elsinore CA 92530

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

All exceptions are as follows:

Assessor's Parcel No. : 371-210-002-2

Assessments:	Land Value:	\$6,891.00
	Improvement Value:	\$9,496.00
	Exemption Value:	\$0.00
	Total Value:	\$16,387.00

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$93.73
Penalty	\$9.36
Status	NOT PAID-DELINQUENT
Second Installment	\$93.73
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)

A Notice of Administrative Proceedings by the
City of Lake Elsinore
County of Riverside
Recorded 08/16/2013



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

Order Number: 30598

Reference: CV13-02910/Regi

Document No.

2013-0402653

NO OTHER EXCEPTIONS

DOC # 2013-0402653

08/16/2013 02:57P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry M. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
227 North D Street Suite B
Perris, California 92570
Mail Stop#5004



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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other other code violation(s) on the property of:
RETA CONAWAY)
and DOES I through X, Owners)

Case #: CV-1302910

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: 18625 GRAND AVE, LAKE ELSINORE CA, 92530

PARCEL #: 371-210-002

LEGAL DESCRIPTION: 0.22 acres in LOT 28 of RESUB OF BLK D OF ELSINORE, recorded in MB 6 page 296

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541) , 15.16.020 (Ord. 457) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; 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 Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Marr Christian
Marr Christian, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS

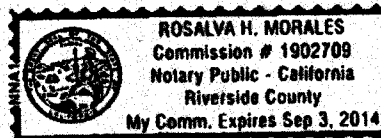
On 8-15-13 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #: 1902709 Expires: Sep 3, 2014

Signature: Rosalva H. Morales (Seal)





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

Lot Book Report

Order Number: **29065**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside CA 92501

Attn: Brent Steele

Reference: CV13-02910 / Rosa Morales

IN RE: CONAWAY, RETA

Order Date: 7/17/2013

Dated as of: 7/10/2013

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 18625 Grand Ave.

Lake Elsinore CA 92530

Assessor's Parcel No. : 371-210-002-2

Assessments:

Land Value:	\$6,756.00
Improvement Value:	\$9,310.00
Exemption Value:	\$0.00
Total Value:	\$16,066.00

Tax Information

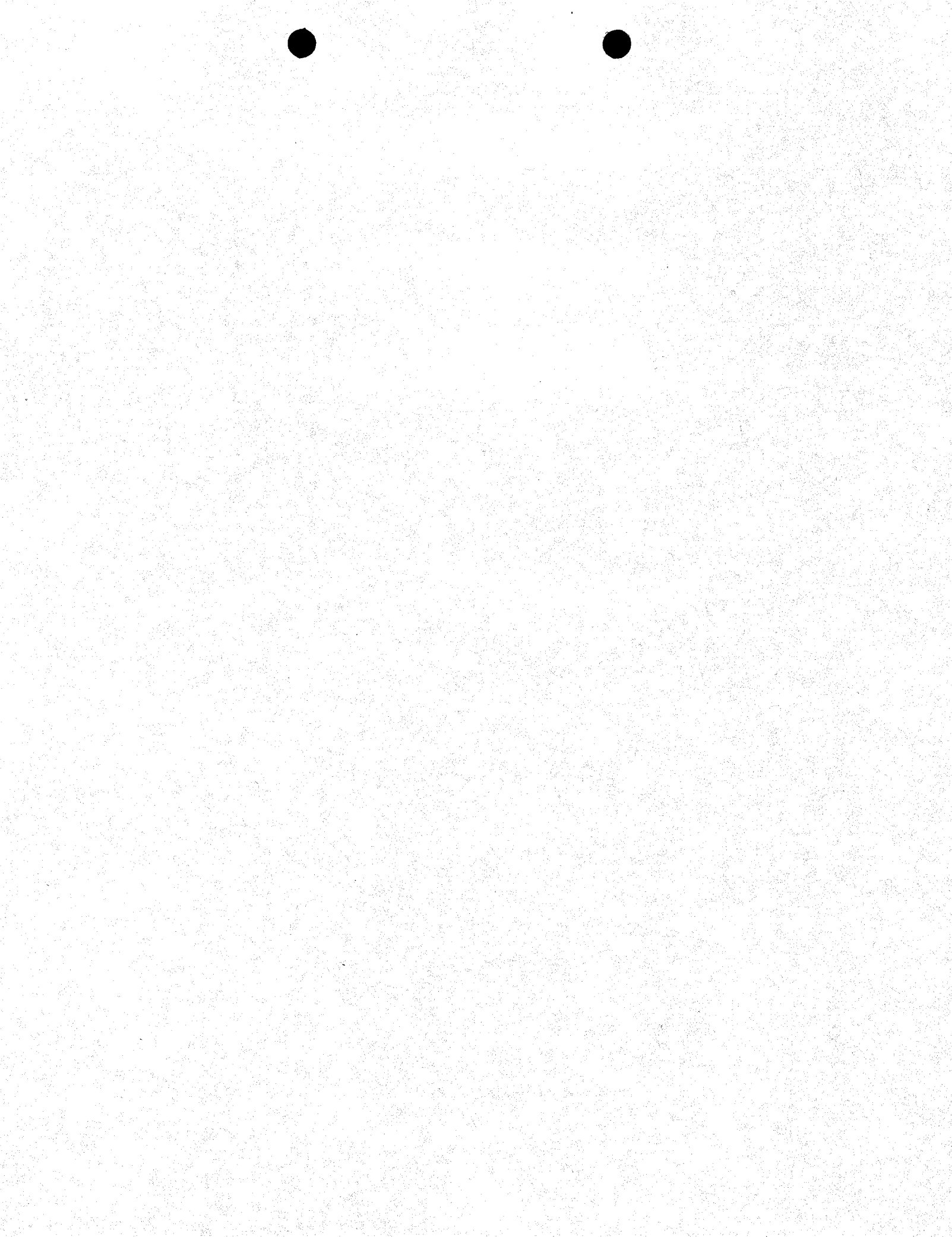
Property Taxes for the Fiscal Year	2012-2013
Total Annual Tax	\$184.24
Status: Paid through	06/30/2013

Property Vesting

The last recorded document transferring title of said property

Dated 03/28/1969

Recorded 04/07/1969





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

Order Number: 29065

Reference: CV13-02910 / Ros

Document No.	33800
D.T.T.	none shown
Grantor	Christ A. Chulufas and Lily M. Chulafan, husband and wife as joint tenants
Grantee	Reta Conaway, a married woman as her separate property

Deeds of Trust

No Deeds of Trust of Record

Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

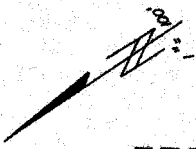
Legal Description

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

THAT PORTION OF THE NORTHWESTERLY 240 FEET OF LOT 28 IN BLOCK "D" OF ELSINORE, AS SHOWN BY MAP OF THE RESUBDIVISION OF SAID BLOCK ON FILE IN BOOK 6, PAGE 296 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA; SAID 240 FEET BEING MEASURED ON THE NORTHEASTERLY LINE OF SAID LOT, DESCRIBED AS FOLLOWS: "BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT, 90 FEET FROM THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTHWESTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 150 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 65 FEET; THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 150 FEET; THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID, LOT, 65 FEET TO THE POINT OF BEGINNING.

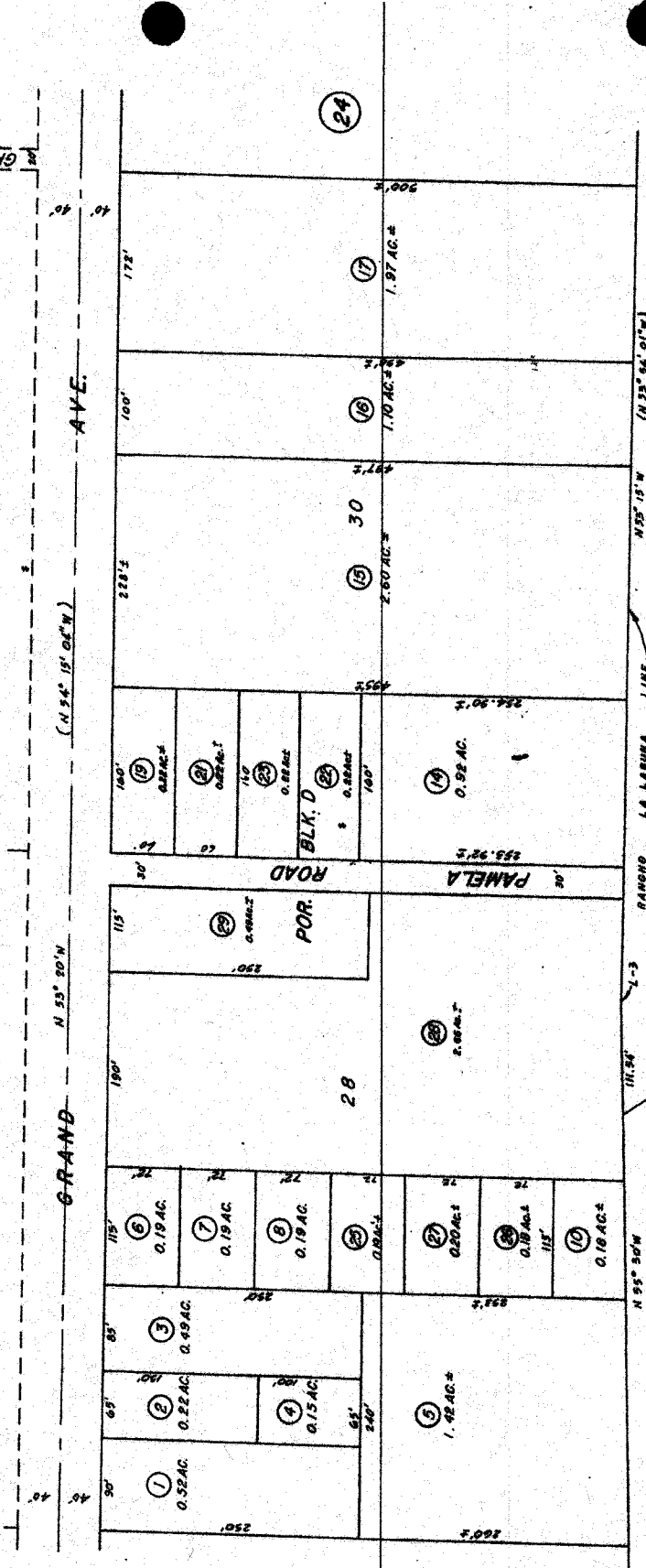
19-51
T.R. A. 065-134 371-21

POR. RO. LA LAGUNA
(76S R4W)



GREGORY PL

19



BK. 382

DATE	CALCULATED	BY

M.B. 6296 S.O. Resub Blk D Eisinore

SEPT. 1973

DATA A.S. 22/68
7351 6/72
7650 7/71

ASSESSOR'S MAP BK. 371 PG. 21
RIVERSIDE COUNTY, CALIF.

20

33800

Recorded at Request of:
ARTHUR M. GEDIMAN

After Recording, RETURN to
Arthur M. Gediman
Attorney at Law
P.O. Box 58
Elsinore, California

GRANT DEED

RECEIVED FOR RECORD

APR 7 1969

FOR INFO: With a check of AM
for Request of
Arthur M. Gediman
Recorded in Official Records
of Riverside County, California

W.A. Dwyer
Recorder

230

CHRIST A. CHULUFAS and LILY M. CHULUFAS, husband and wife as Joint Tenants, for Love and Affection, do hereby grant to BETA CONAWAY, a married woman as her separate property, the real property in the County of Riverside, State of California, described as:

That portion of the Northwesterly 240 feet of Lot 28 in Block "D" of Elsinore, as shown by map of the Resubdivision of said Block on file in Book 6, page 296 of Maps in the office of the County Recorder in the County of San Diego, State of California; said 240 feet being measured on the Northeastery line of said Lot, described as follows: "Beginning at a point on the Northeastery line of said Lot, 90 feet from the most Northerly corner thereof; thence Southwesterly, parallel with the Northwesterly line of said Lot, 150 feet; thence Southwesterly, parallel with the Northeastery line of said Lot, 65 feet; thence Northeastery, parallel with the Northwesterly line of said Lot, 150 feet; thence Northwesterly on the Northeastery line of said Lot, 65 feet to the point of beginning. Reserving unto the Grantors, their successors, heirs and assigns, an easement for road purposes, pipe and electric lines, over a 10 foot strip along the entire Northwesterly line of the parcel herewith conveyed.

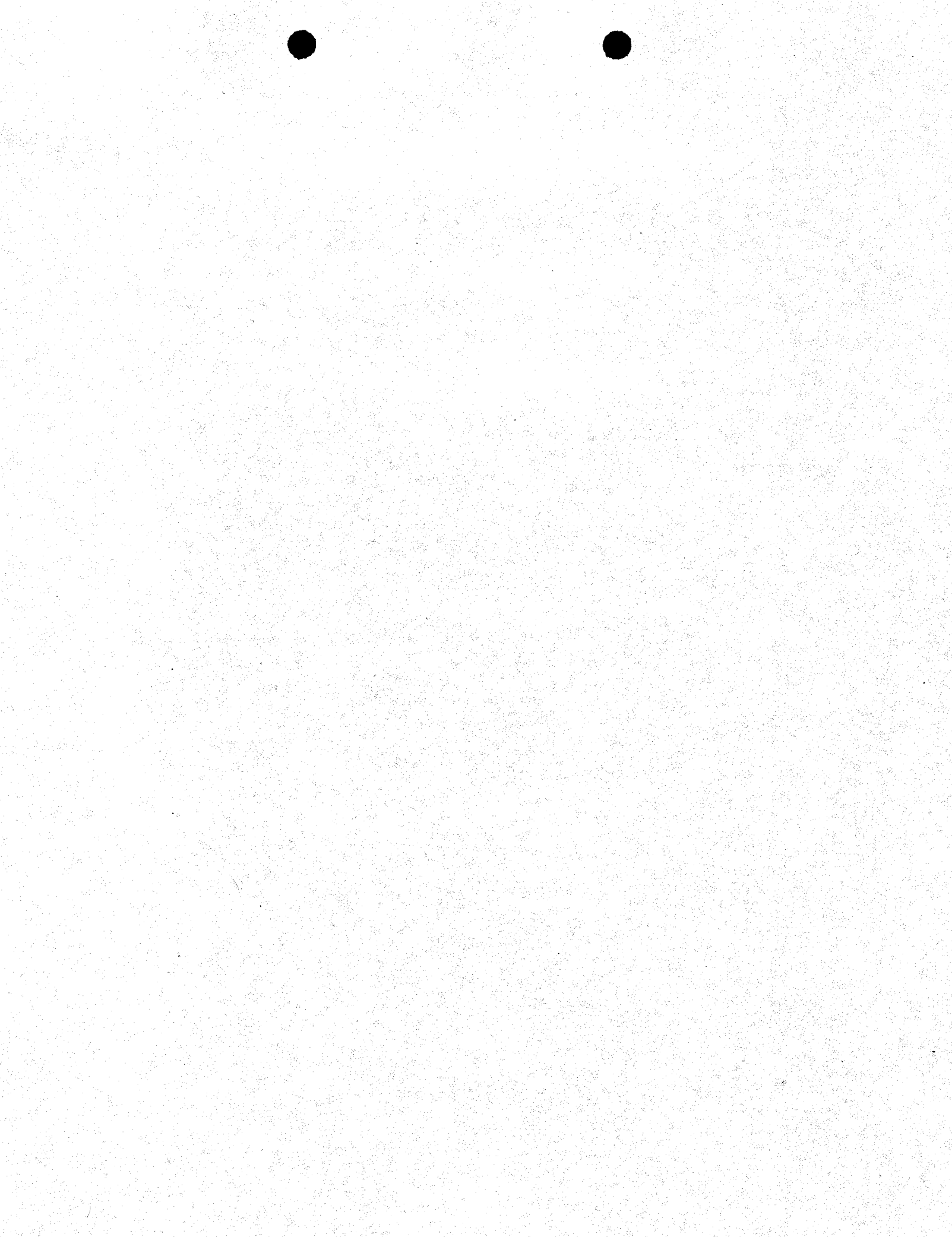
ALSO GRANTING to the Grantees, their successors, heirs and assign, an easement for road purposes, pipe and electric lines, over a portion of said Lot 28 Block "D", said easement being described as follows: Beginning at a point on the Northeastery line of said Lot, 80 feet from the most Northerly corner thereof; thence Southwesterly, parallel with the Northwesterly line of said Lot, 150 feet; thence Southeastery, parallel with the Northeastery line of said Lot, 10 feet; thence Northeastery parallel with the Northwesterly line of said Lot, 150 feet; thence Northwesterly, on the Northeastery line of said Lot, 10 feet to the point of beginning.

RESERVING to Grantors, an Estate for each of their lives.

DATED: March 28th 1969.

Christ A. Chulufas
Christ A. Chulufas, Grantor.

Lily M. Chulufas
Lily M. Chulufas, Grantor.



33800

STATE OF CALIFORNIA (
) SS.
 County of Riverside)

On March ~~27th~~ 1969, before me the undersigned, a Notary Public in and for said County and State, personally appeared CHRIST A. CHULUFAS and LILY M. CHULUFAS, known to me to be the persons whose names are subscribed to the within Instrument and acknowledged to me that they executed the same.

WITNESS MY HAND and official seal.

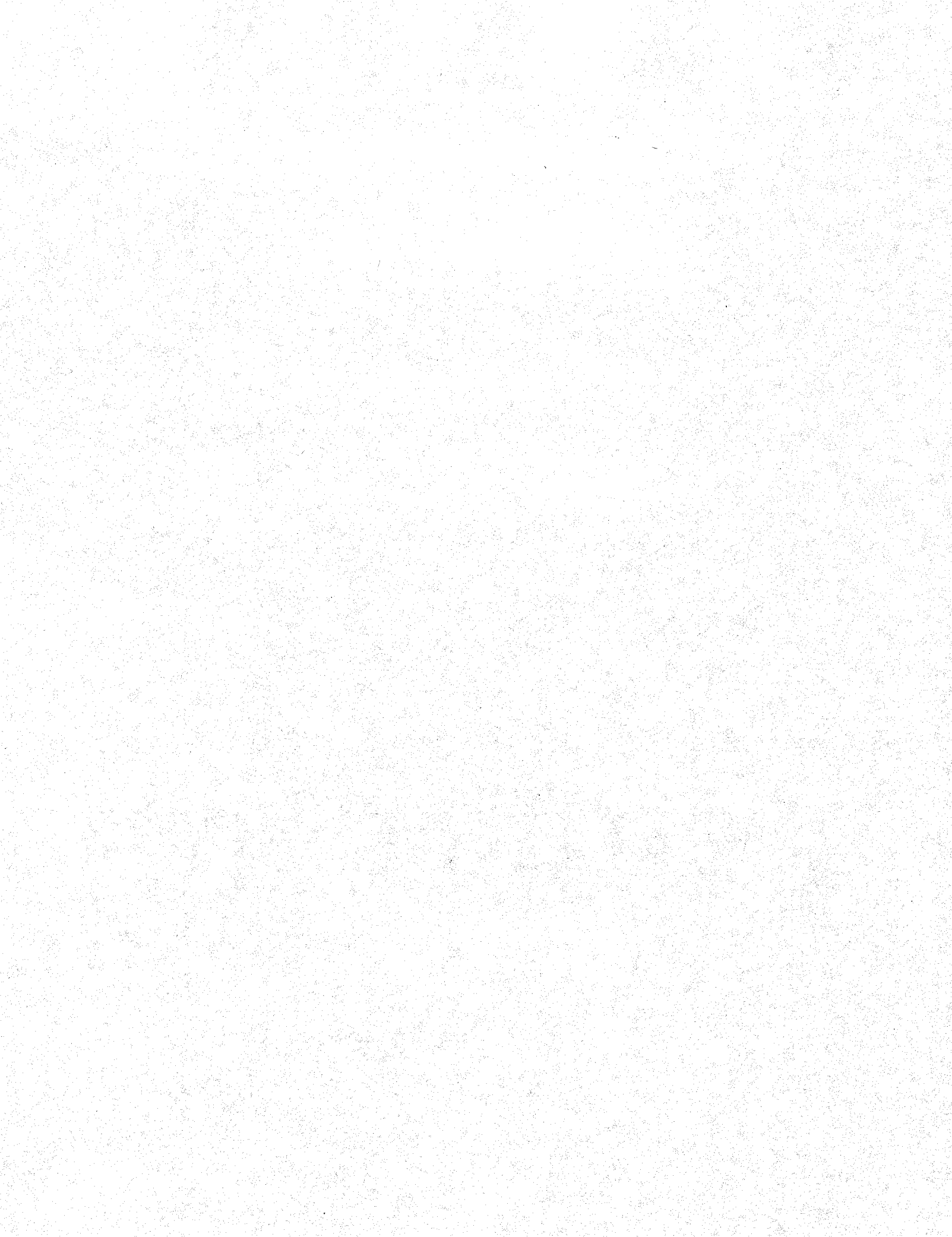
E. Gilbert P. Hoffman
Notary Public in and for the said
County and State.
My Commission Expires Jan. 28, 1972



END RECORDED [REDACTED]



EXHIBIT “D”

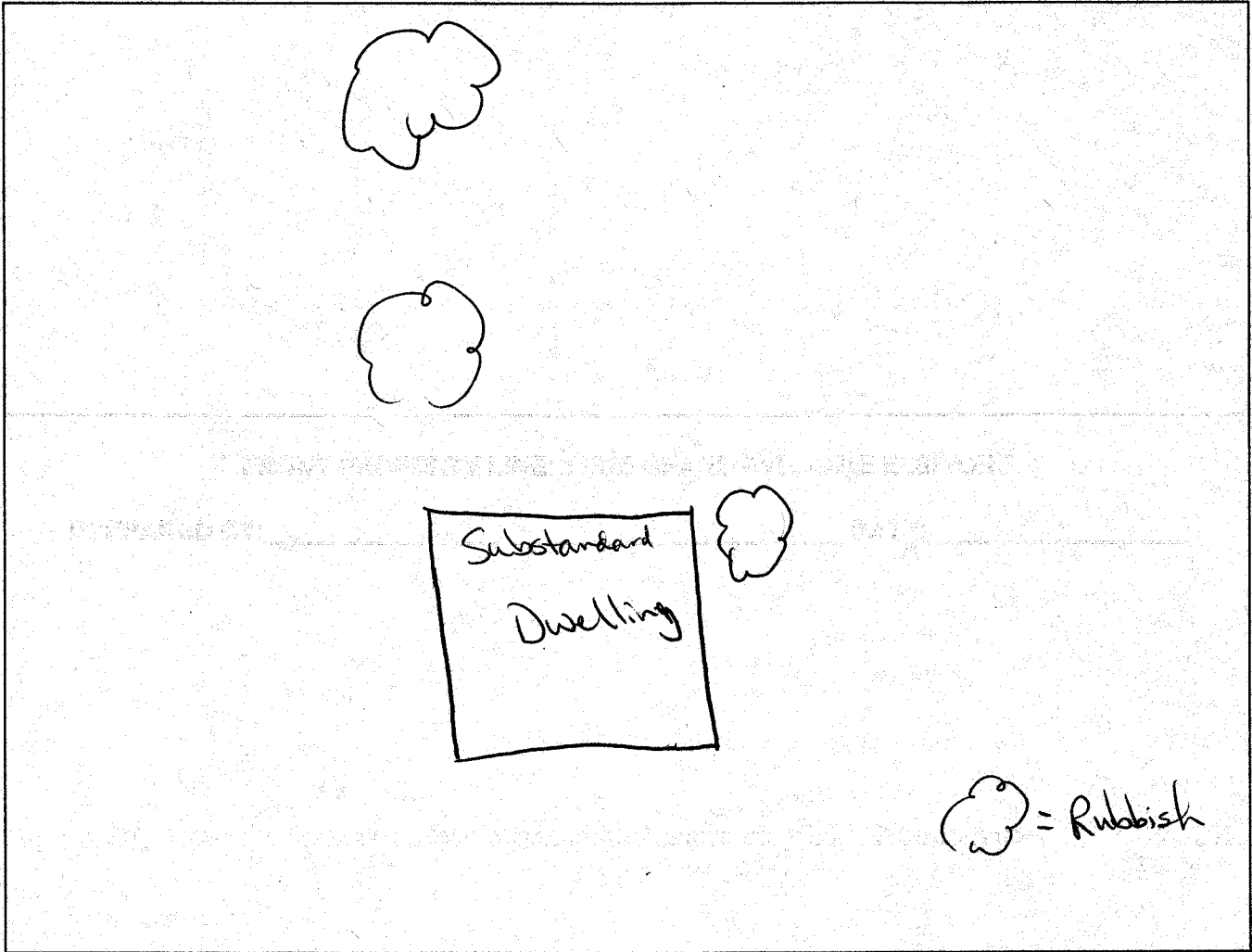


SITE PLAN: Case # CV-1302910

OWNER(S): RETA CONAWAY
SITE ADDRESS: 18625 GRAND AVE, LAKE ELSINORE
ASSESSOR'S PARCEL: 371-210-002
ACREAGE: 0.22

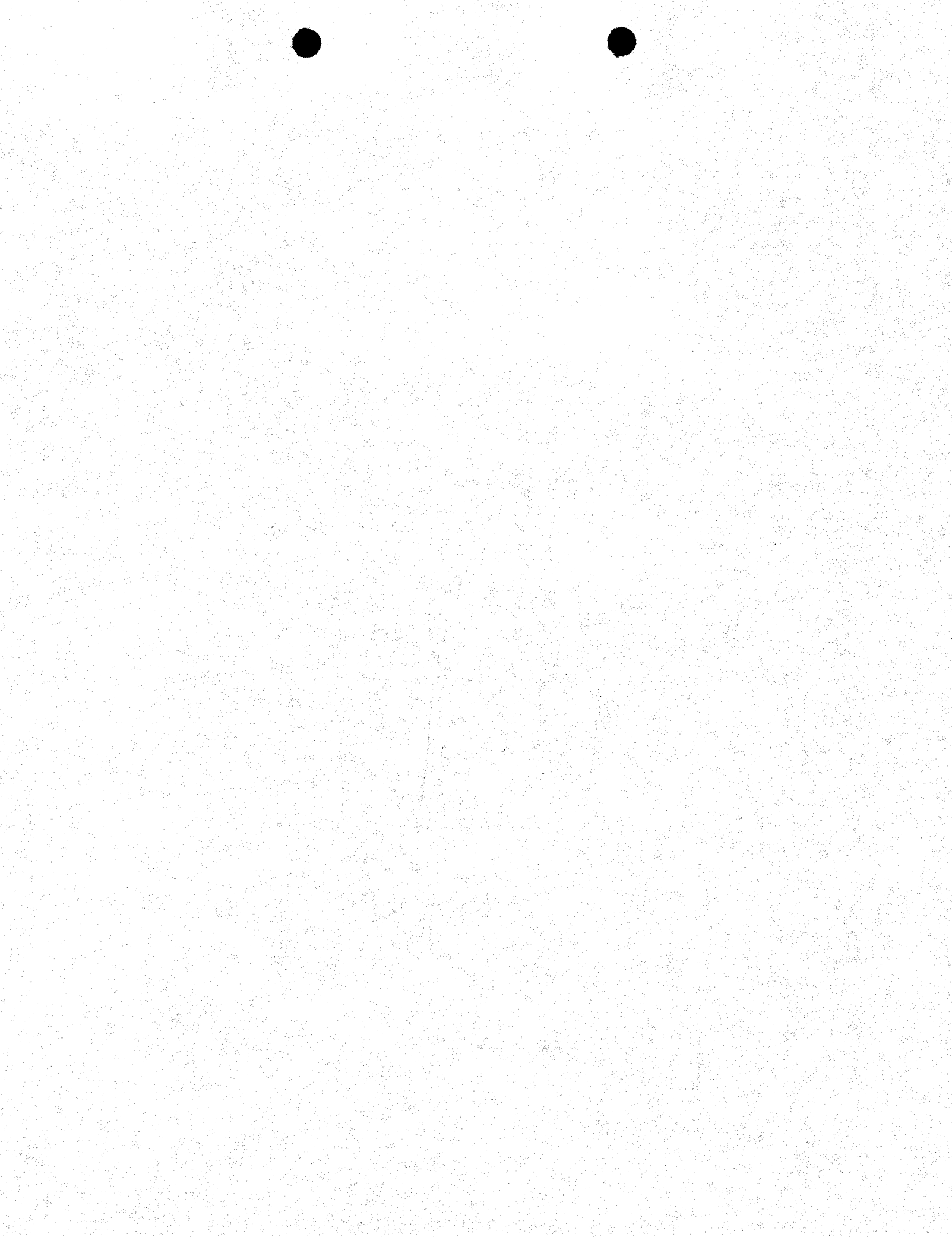
NORTH ARROW: _____

REAR PROPERTY LINE



FRONT PROPERTY LINE: 18625 GRAND AVE, LAKE ELSINORE

PREPARED BY: CR Black DATE: 12/9/13





02/04/2014

02/04/2014



02/04/2014



Code Enforcement Case: CV1302910

Printed on: 12/09/2013

Photographs



Photo #1 posting of Notices - 07/08/2013



Photo #2 - defect #14 - 07/08/2013



Photo #3 - defects 11,13 and 14 - 07/08/2013



Photo #1 Substandard structure - 12/02/2013



Photo #2 accumulated rubbish - 12/02/2013

EXHIBIT “E”

**COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT**

NOTICE OF VIOLATION

CASE NO. **100-000000**

THE PROPERTY AT **18625 GUARD AVE, LAKE ELSWORTH** AREA **37-710-023**

WAS INSPECTED BY OFFICER **C. BLANK** ON **7/11/12** AT **11:00 AM**

AND FOUND TO BE IN VIOLATION OF RIVERSIDE COUNTY CODES AS FOLLOWS:

<input type="checkbox"/> 120010 (RCD 51)	Excessive Yard Sale - Exceeds max. limit of 1000 sq. ft. of items for sale on any one day.	<input type="checkbox"/>	
<input type="checkbox"/> 120020 (RCD 51)	Illegible Mail - Mail or parcels not properly labeled to secure the mail.	<input type="checkbox"/>	
<input type="checkbox"/> 120030 (RCD 51)	Accumulated Debris - Excess of rubbish or debris in a residential yard.	<input type="checkbox"/>	
<input type="checkbox"/> 120040 (RCD 51)	Unsanitary Conditions - Lack of cleanliness, trash, or refuse in residential yard.	<input type="checkbox"/>	
<input type="checkbox"/> 120050 (RCD 51)	Unsanitary Conditions - Lack of cleanliness, trash, or refuse in residential yard.	<input type="checkbox"/>	
<input type="checkbox"/> 120060 (RCD 51)	Unsanitary Conditions - Lack of cleanliness, trash, or refuse in residential yard.	<input type="checkbox"/>	
<input type="checkbox"/> 120070 (RCD 51)	Unsanitary Conditions - Lack of cleanliness, trash, or refuse in residential yard.	<input type="checkbox"/>	
<input type="checkbox"/> 120080 (RCD 51)	Unsanitary Conditions - Lack of cleanliness, trash, or refuse in residential yard.	<input type="checkbox"/>	
<input type="checkbox"/> 120090 (RCD 51)	Unsanitary Conditions - Lack of cleanliness, trash, or refuse in residential yard.	<input type="checkbox"/>	
<input type="checkbox"/> 120100 (RCD 51)	Unsanitary Conditions - Lack of cleanliness, trash, or refuse in residential yard.	<input type="checkbox"/>	

COMMENTS:

IMPORTANT! CORRECTIONS MUST BE COMPLETED BY 7/13/12. FAILURE TO COMPLY WITH THIS MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES AND PENALTIES FOR THIS VIOLATION. YOU WILL BE RESPONSIBLE FOR PAYING THE VIOLATION. IN ADDITION, OTHER ENFORCEMENT ACTIONS, FEES AND PENALTIES MAY BE IMPOSED. COMPLIANCE, ADJUSTMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT MET.

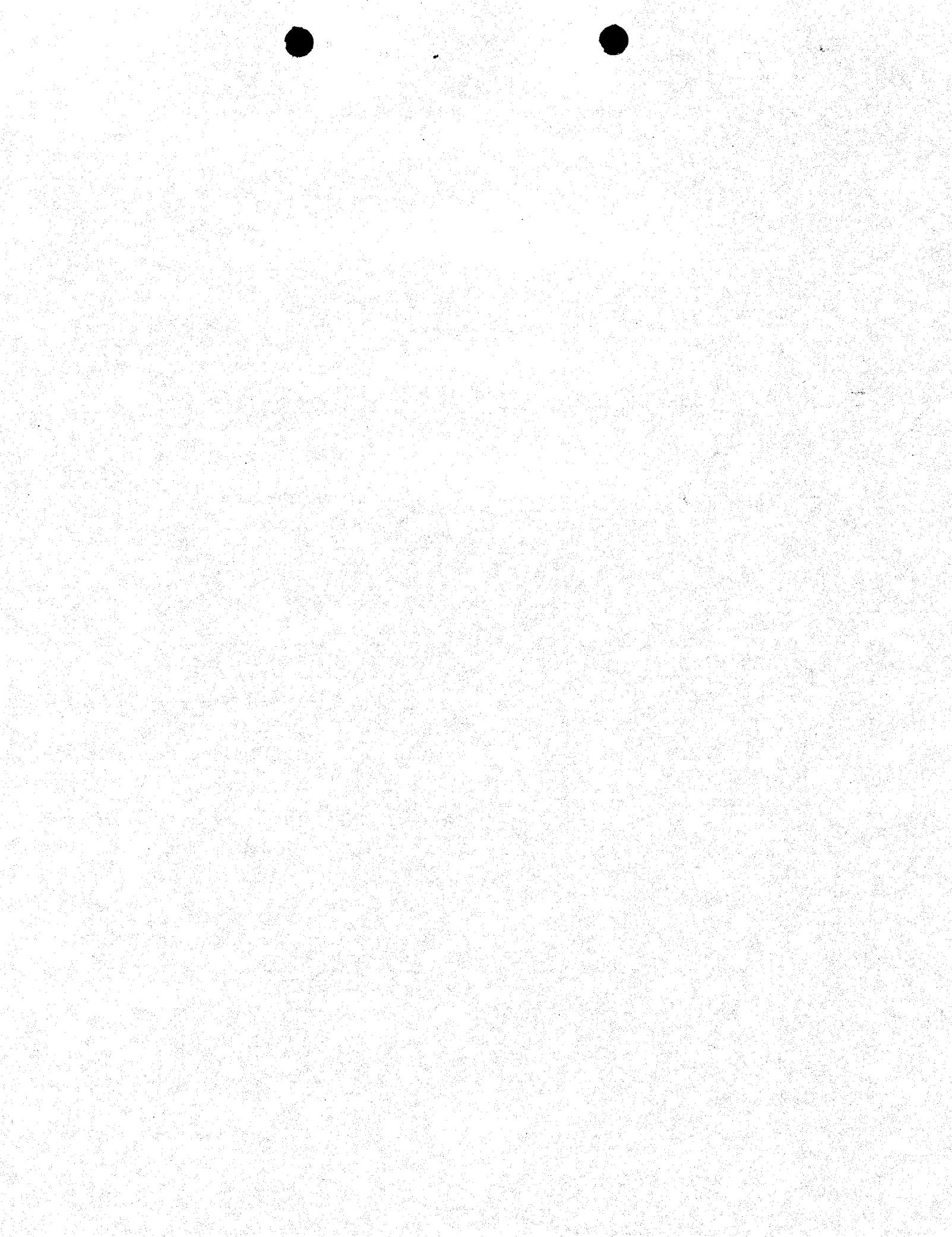
NOTICE: HEREBY GIVEN THAT AT THE COMPLETION OF THIS CASE, YOU WILL BE REQUIRED TO APPEAR AT THE BOARD OF SUPERVISORS MEETING WITH THE AGGREGATED LIST OF VIOLATIONS AND THE AGGREGATED LIST OF CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN 10 DAYS OF SERVICE OF THE SUMMARY OF CHARGES PURSUANT TO RIVERSIDE COUNTY CODES AND RIVERSIDE COUNTY CODES, ETC.

SIGNATURE _____ PRINT NAME _____ DATE _____

EDUCED _____ DOB _____ TEL NO _____

PROPERTY OWNER TENANT

WHITE VIOLATOR GREEN CASE FEE YELLOW POSTING



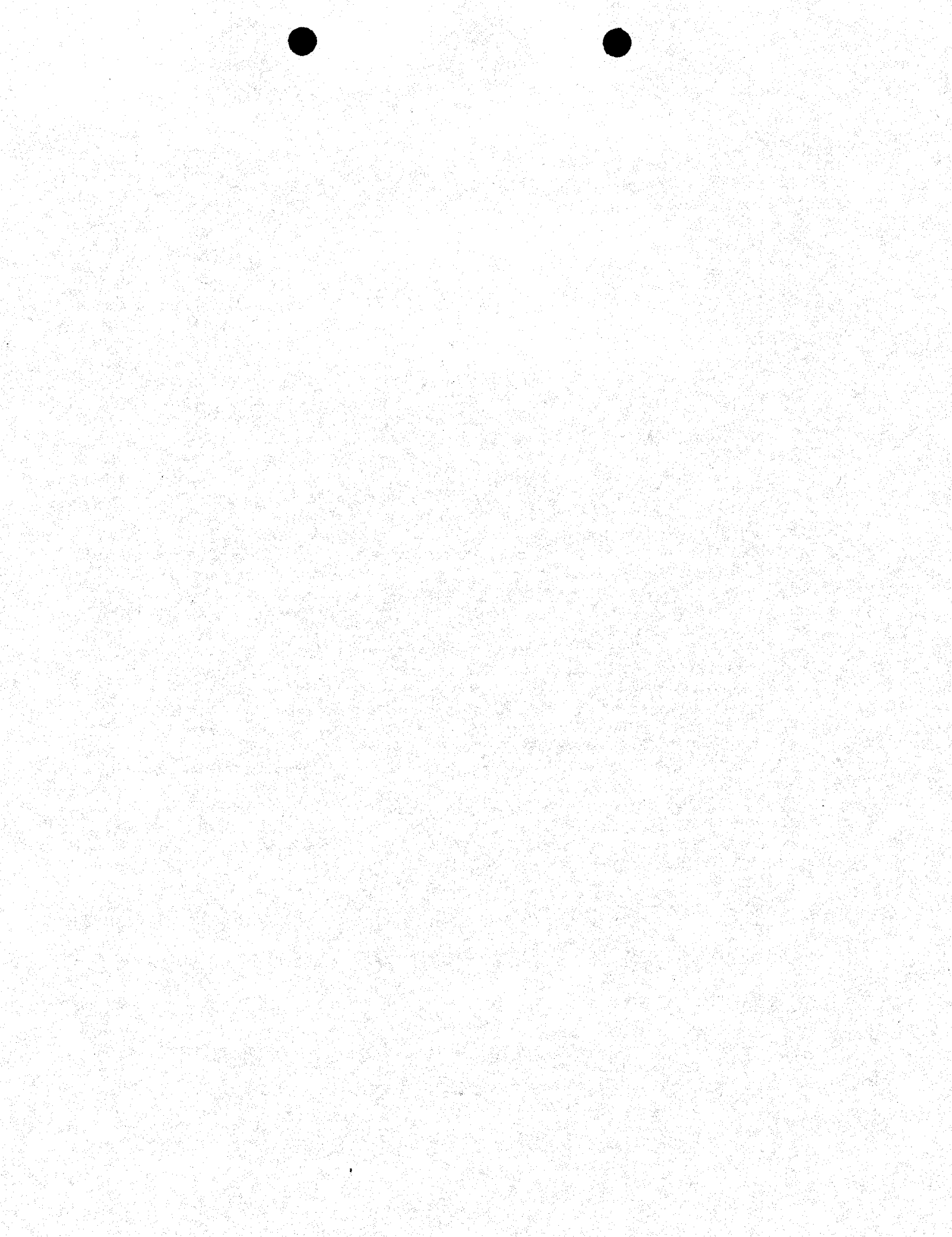
RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. C.V.13-02910 Address 18625 GRAND AVE, LAKE ELSINORE
 Date 7/9/13 Officer E. BLACIC



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

July 8, 2013

RE CASE NO: CV1302910

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 07/08/2013 at 11:45 am, I securely and conspicuously posted a Notice of Violation and Notice of Defects at the property described as:

Property Address: 18625 GRAND AVE, LAKE ELSINORE

Assessor's Parcel Number: 371-210-002

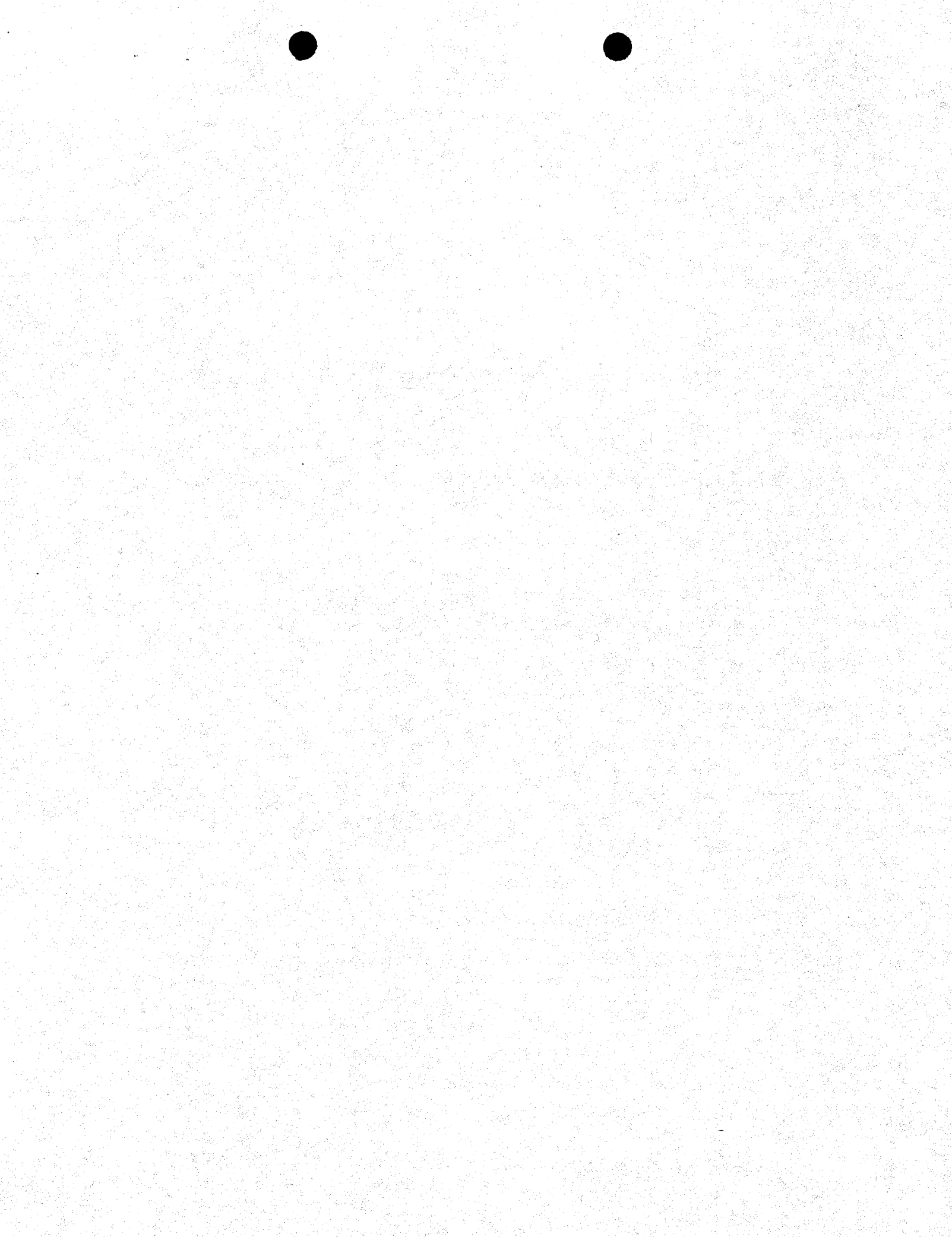
I declare under the penalty of perjury that the foregoing is true and correct.

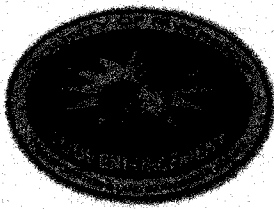
Executed on July 8, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Cynthia Black, Sr. Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

August 14, 2013

RE CASE NO: CV1302910

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 08/14/2013 at 12:22 pm, I securely and conspicuously posted Copy of mailed Notice of Violation and Notice of Defects at the property described as:

Property Address: 18625 GRAND AVE, LAKE ELSINORE

Assessor's Parcel Number: 371-210-002

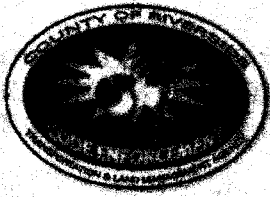
I declare under the penalty of perjury that the foregoing is true and correct.

Executed on August 14, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

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





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

November 12, 2013

RETA CONAWAY
25 SADDLE RIDGE DR
FORT MORGAN, CO 80701

RE CASE NO: CV1302910 at 18625 GRAND AVE, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 371-210-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 18625 GRAND AVE, in the community of LAKE ELSINORE California, Assessor's Parcel Number 371-210-002, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

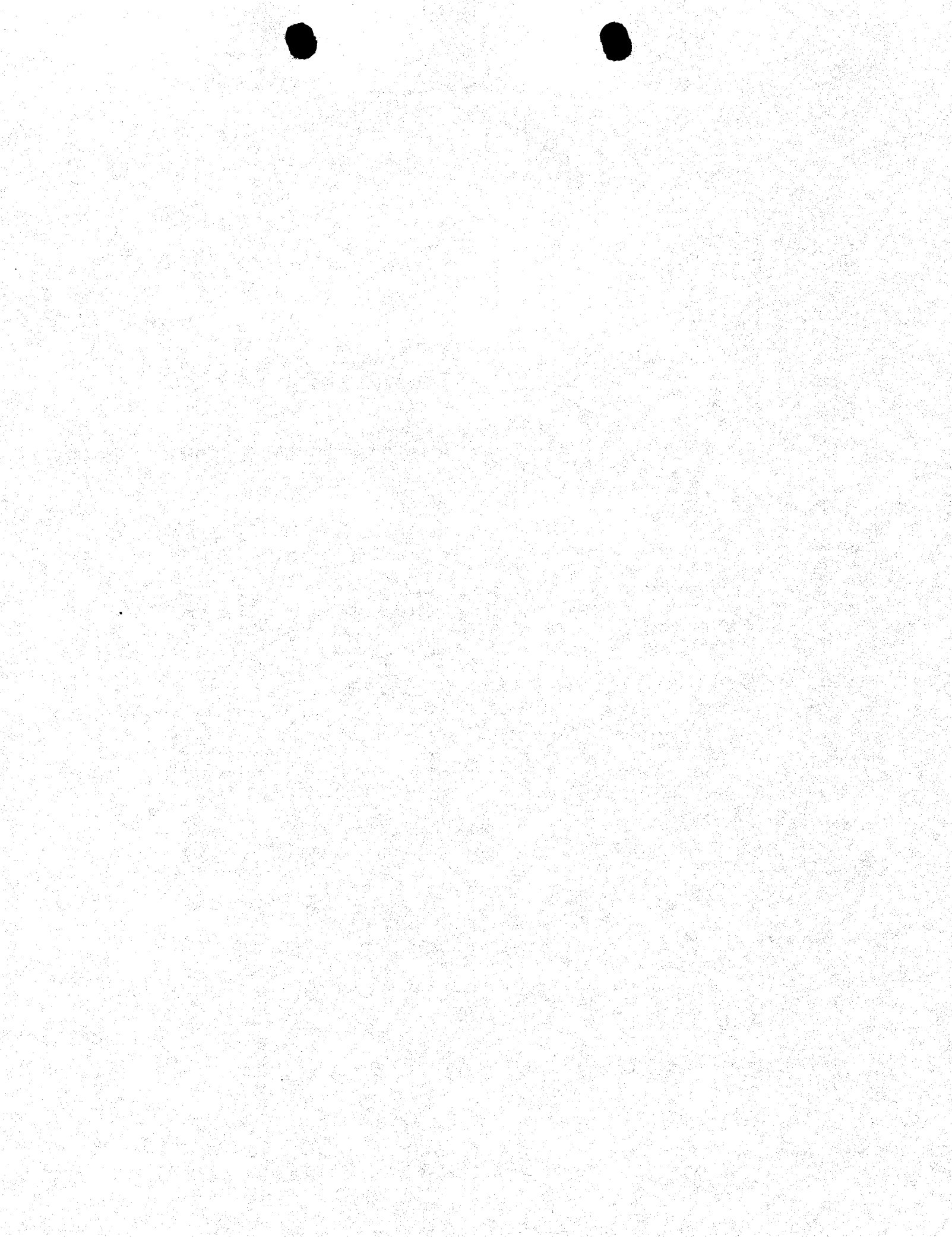
NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's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

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

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

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


COMPLIANCE MUST BE COMPLETED BY November 27, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.



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

YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO SECTION 1.16.000 OF RIVERSIDE COUNTY CODE.

CODE ENFORCEMENT DEPARTMENT


By: Cynthia Black, Sr. Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

November 12, 2013

Timothy Jones
Dianna Jones
25 Saddle Ridge Dr
Fort Morgan, CO 80701

RE CASE NO: CV1302910 at 18625 GRAND AVE, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 371-210-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 18625 GRAND AVE, in the community of LAKE ELSINORE California, Assessor's Parcel Number 371-210-002, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

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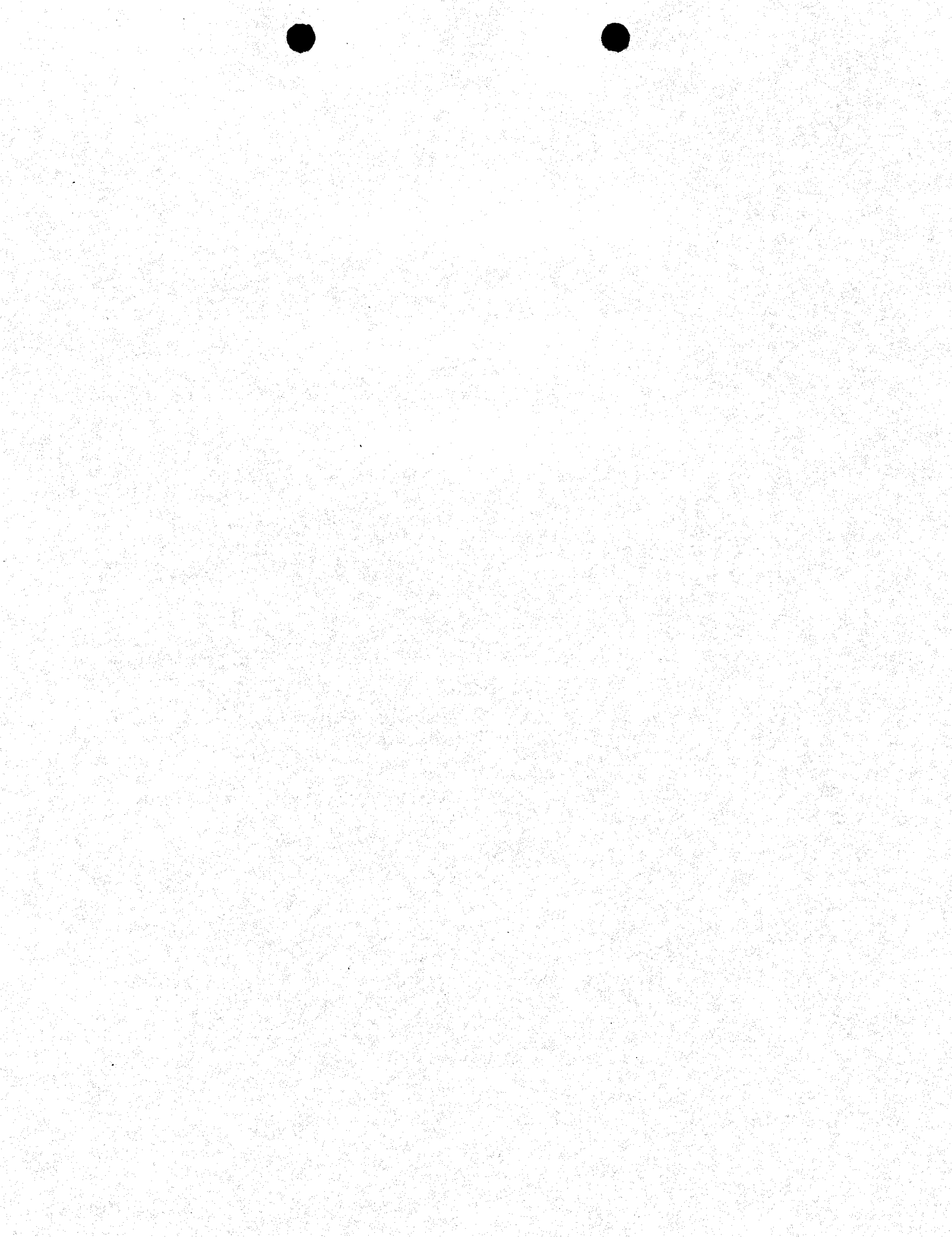
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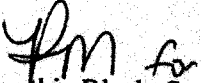
227 NORTH D STREET, SUITE D, PERRIS, CALIFORNIA 92570
(951) 490-4000; FAX (951) 940-5213



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CODE ENFORCEMENT DEPARTMENT

 for
By: Cynthia Black, Sr. Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

November 12, 2013

Andrea Aston, Attorney at Law
Dianna Gibson
5256 S. Mission Rd, Suite 1010
Bonsall, CA 92003

RE CASE NO: CV1302910 at 18625 GRAND AVE, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 371-210-002

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227 NORTH D STREET, SUITE D, PERRIS, CALIFORNIA 92570
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CODE ENFORCEMENT DEPARTMENT

YB for
By: Cynthia Black, Sr. Code Enforcement Officer



RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:

UNIFORM HOUSING CODE SECTIONS HEALTH & SAFETY CODE SECTIONS

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

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

Case No. C.V.13-02910 Address 18625 GRAND AVE, LONG BEACH
Date 7/10/13 Officer E. BLAKE



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1302910

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 November 12, 2013, I served the following documents(s):

NOTICE RE: Notice of Violation and Notice of Defects

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

RETA CONAWAY 25 SADDLE RIDGE DR, FORT MORGAN, CO 80701
TIMOTHY JONES and DIANNA JONES, 25 SADDLE RIDGE DR, FORT MORGAN, CO 80701
ANDREA ASTON, ATTORNEY AT LAW, DIANNA GIBSON, 5256 S. MISSION RD, SUITE 1010, BONSALE, CA 92003

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

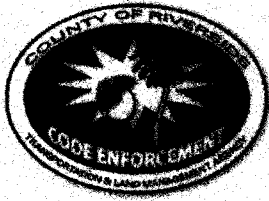
XX STATE. I declare under the penalty of perjury under the laws of the State of California that the above is true and correct.

EXECUTED ON November 12, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rosalva Morales, Code Enforcement Aide





CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

August 13, 2013

RETA CONAWAY
25 SADDLE RIDGE DR
FORT MORGAN, CO 80701

RE CASE NO: CV1302910 at 18625 GRAND AVE, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 371-210-002

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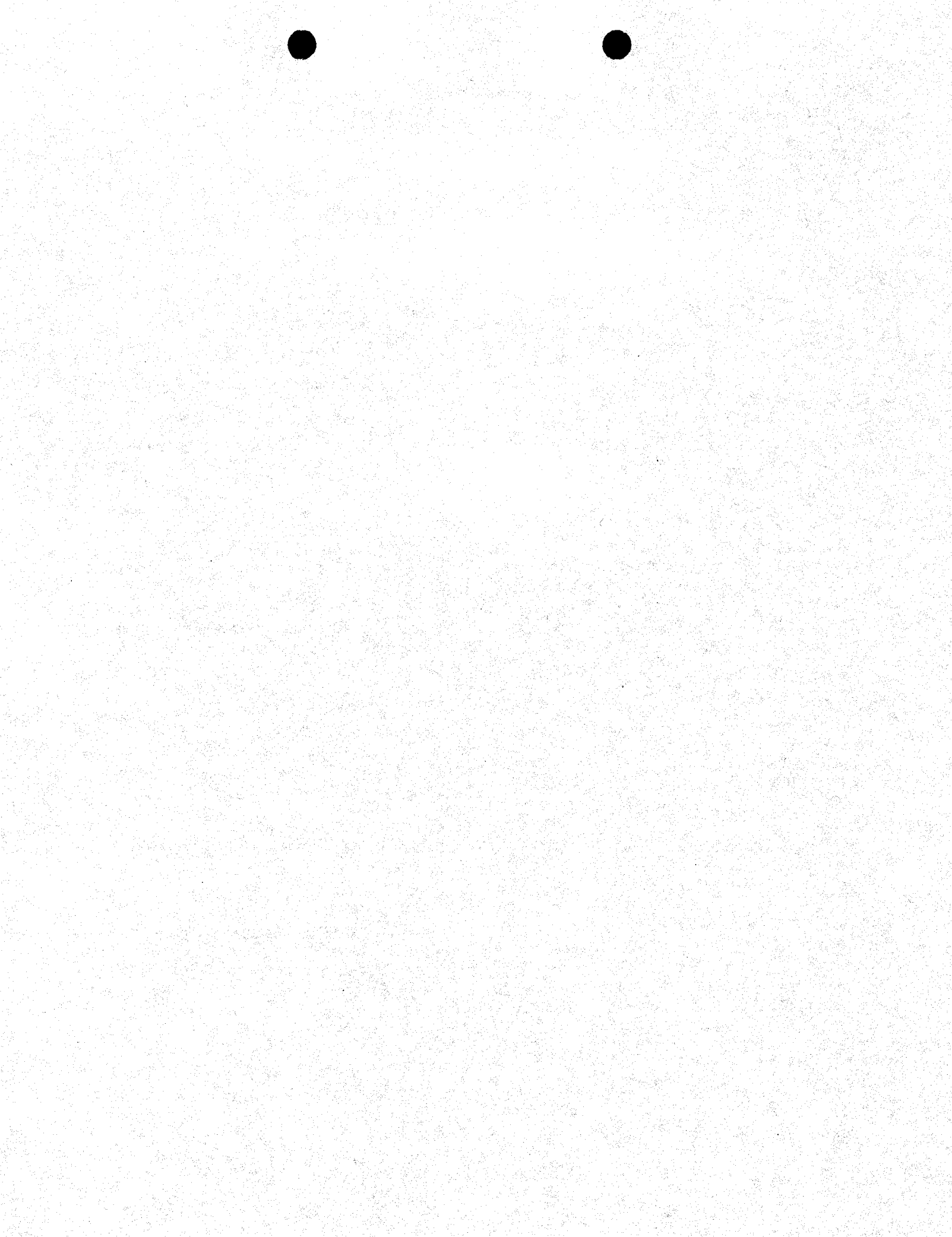
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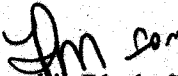
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CODE ENFORCEMENT DEPARTMENT


By: Cynthia Black, Sr. Code Enforcement Officer





CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

August 13, 2013

Bobby Gene Kisner
18625 GRAND AVE
Lake Elsinore, CA 92530

RE CASE NO: CV1302910 at 18625 GRAND AVE, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 371-210-002

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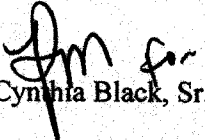
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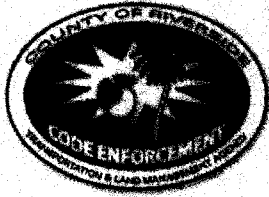
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CODE ENFORCEMENT DEPARTMENT


By: Cynthia Black, Sr. Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

August 13, 2013

Little Fawn Adams Fortune
2285 E. Carver Ave
Kingman, AZ 86409-1242

RE CASE NO: CV1302910 at 18625 GRAND AVE, in the community of LAKE ELSINORE, California, Assessor's Parcel Number 371-210-002

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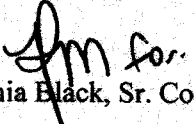
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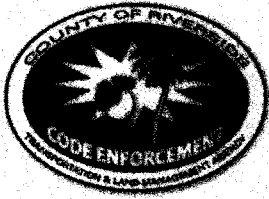
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CODE ENFORCEMENT DEPARTMENT



By: Cynthia Black, Sr. Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

August 13, 2013

ARTHUR M. GEDIMAN
ATTORNEY AT LAW
P.O. BOX 58
ELSINORE, CA 92530

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

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

COMPLIANCE MUST BE COMPLETED BY September 9, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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



NOTICE IS HEREBY GIVEN 1 AT THE CONCLUSION OF THE CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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

CODE ENFORCEMENT DEPARTMENT


By: Cynthia Black, Sr. Code Enforcement Officer



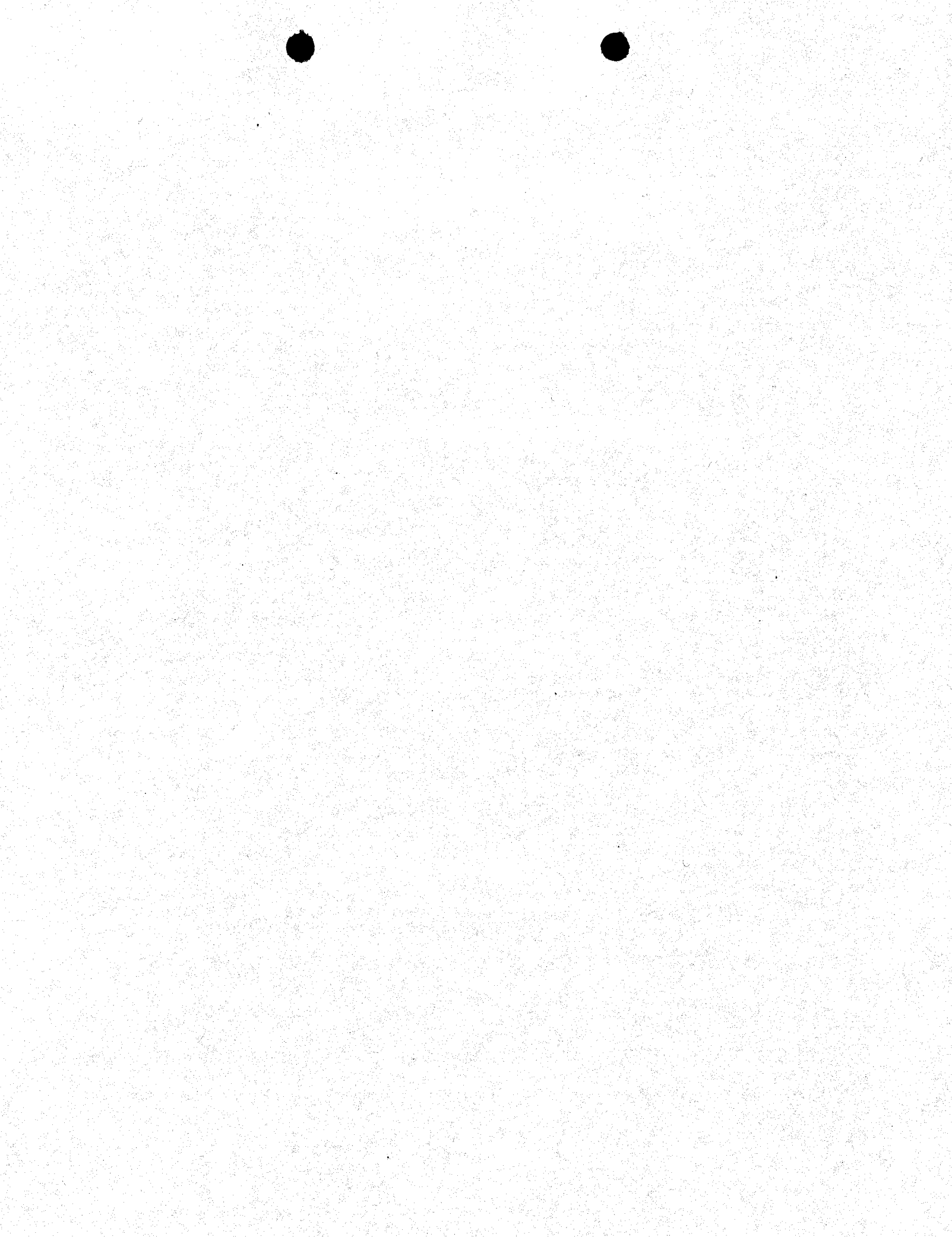
RIVERSIDE COUNTY CODE ENFORCEMENT DEPARTMENT CODE ENFORCEMENT NOTICE OF DEFECTS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. C.V.13-02910 Address 18625 GRAND AVE, LAKE ELSINORE
 Date 7/10/13 Officer E. BLACIC



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1302910

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on August 13, 2013, I served the following documents(s):

NOTICE RE: Notice of Violation and Notice of Defects

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

RETA CONAWAY 25 SADDLE RIDGE DR, FORT MORGAN, CO 80701
BOBBY GENE KISNER, 18625 GRAND AVE, LAKE ELSINORE CA 92530
LITTLE FAWN ADAMS FORTUNE, 2285 E. CARVER AVE, KINGMAN, AZ 86409-1242
ARTHUR M. GEDIMAN, ATTORNEY AT LAW, P.O. BOX 58, ELSINORE CA 92530

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 August 13, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Rosalva Morales, Code Enforcement Aide

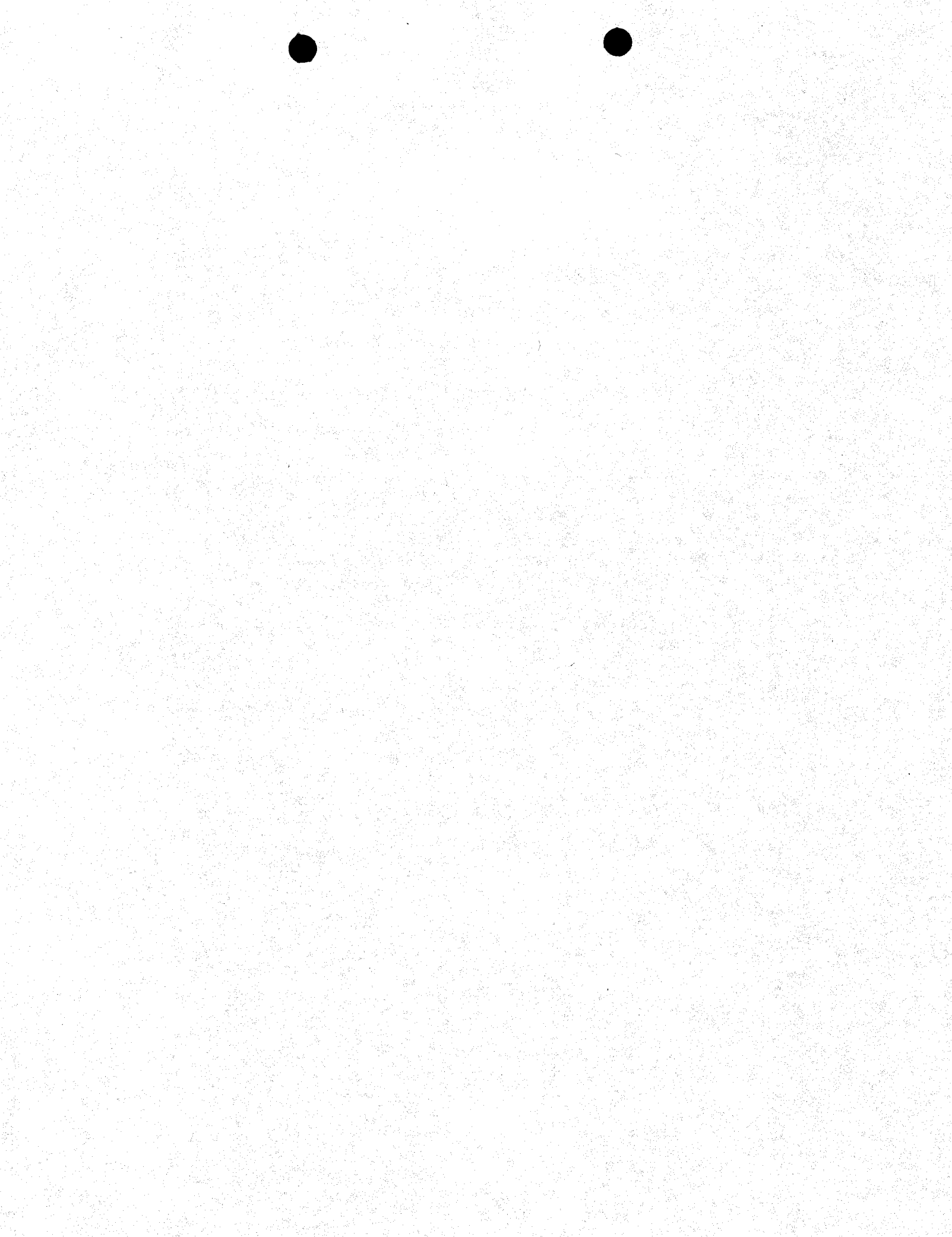
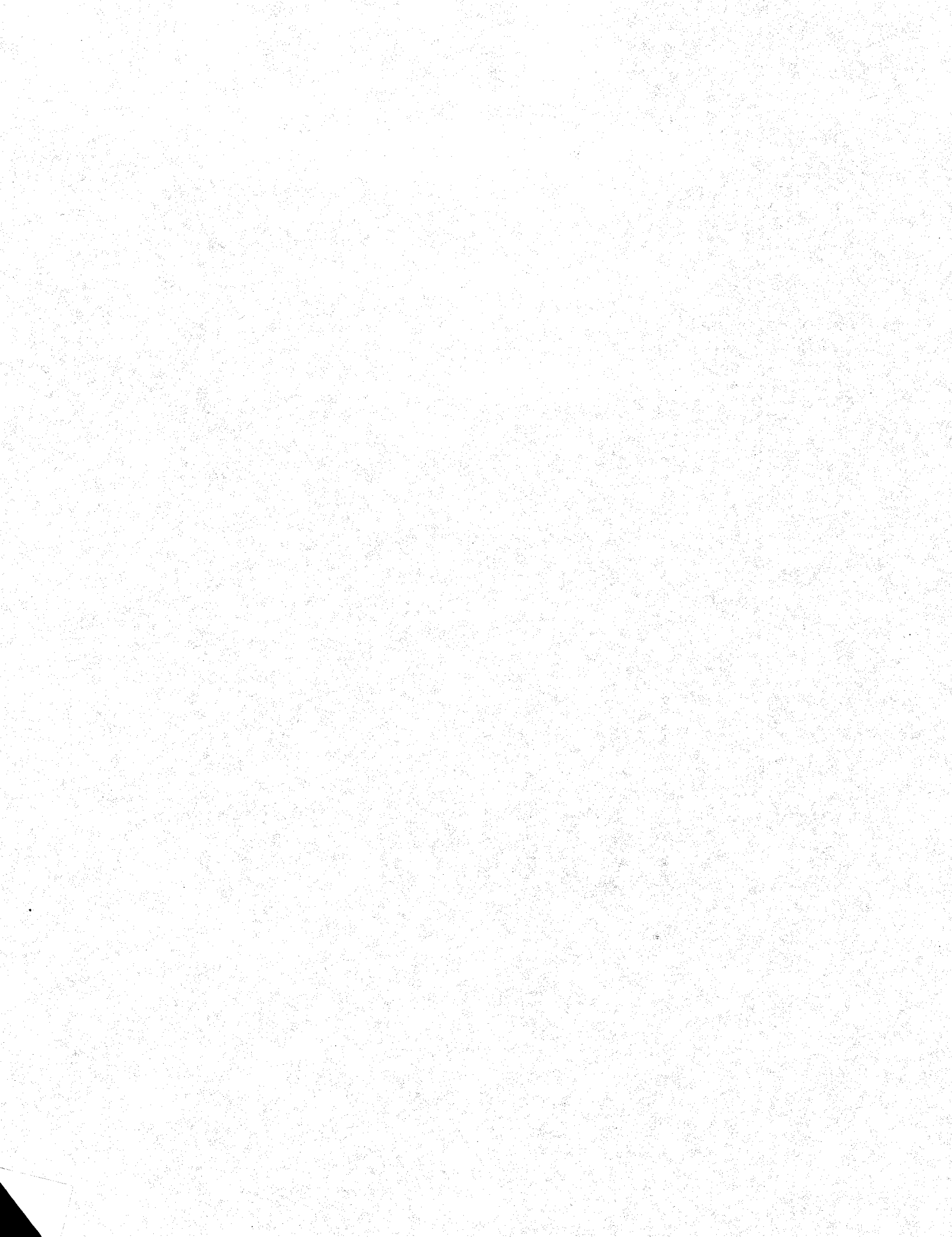


EXHIBIT “F”



DOC # 2013-0402653

08/16/2013 02:57P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
227 North D Street Suite B
Perris, California 92570
Mail Stop#5004



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(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other other code violation(s) on the property of:

Case #: CV-1302910

RETA CONAWAY)
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: 18625 GRAND AVE, LAKE ELSINORE CA, 92530

PARCEL #: 371-210-002

LEGAL DESCRIPTION: 0.22 acres in LOT 28 of RESUB OF BLK D OF ELSINORE, recorded in MB 6 page 296

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541), 15.16.020 (Ord. 457) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; 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 Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Marr Christian
Marr Christian, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS

On 8-15-13 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/his/their authorized capacity(ies), and that by his/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #: 1902709 Expires: Sep 3, 2014

Signature: Rosalva H. Morales (Seal)

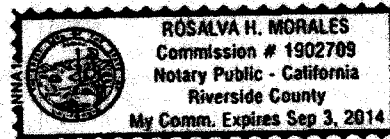
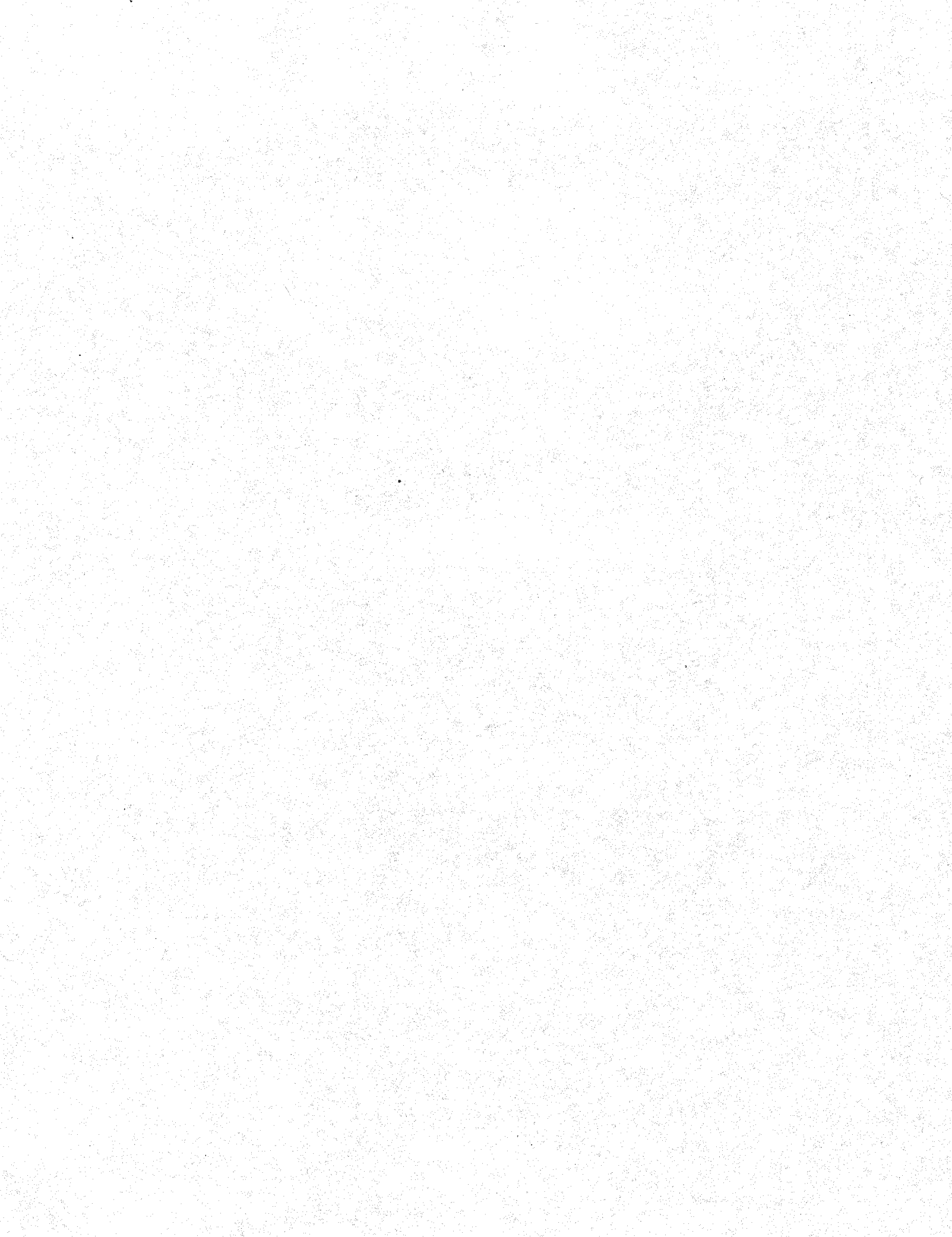
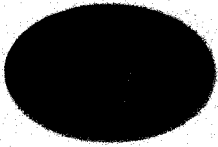


EXHIBIT “G”





**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.: CV13-02910
APN: 371-210-002
Property: 18625 Grand Ave., Lake Elsinore

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457, 541 and 725 to consider the substandard structure and accumulation of rubbish located on the SUBJECT PROPERTY described as 18625 Grand Ave., Lake Elsinore, Riverside County, California, and more particularly described as Assessor's Parcel Numbers 371-210-002.

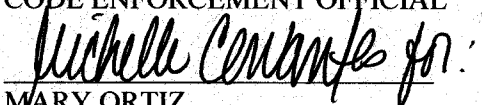
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTIES should not be condemned as a public nuisance and be abated by removing the violations from the real properties.

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

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

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

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL


MARY ORTIZ
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 18625 Grand Ave., Lake Elsinore;

Case No.: CV13-02910- CONAWAY

APN: 371-210-002; District 1/1

**THE ESTATE OF RETA CONAWAY
25 SADDLE RIDGE DR.
FORT MORGAN, CO 80701**

**BOBBY GENE KISNER
18625 GRAND AVE.
LAKE ELSINORE, CA 92530**

**LITTLE FAWN ADAMS FORTUNE
2285 E. CARVER AVE.
KINGMAN, AZ 86409-1242**

**TIMOTHY AND DIANNA JONES
25 SADDLE RIDGE DR.
FORT MORGAN, CA 80701**

PROOF OF SERVICE

Case No. CV13-02910- CONAWAY

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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Stacy Baumgartner, the undersigned, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501.

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

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

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

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

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

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

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

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

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


STACY BAUMGARTNER

**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

April 14, 2014

RE CASE NO: CV1302910

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 04/14/2014 at 2:35 pm, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 18625 GRAND AVE, LAKE ELSINORE

Assessor's Parcel Number: 371-210-002

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

Executed on April 14, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Cynthia Black, Sr. Code Enforcement Officer