

Address: 1804 COLLINS AVE  
 COMP/DENISE WINEMILLER - 384-8094

CITZ  
 498151

Garage converted w/out permit

**Parcel(s)**

|                |              |                          |
|----------------|--------------|--------------------------|
| <b>Parcel:</b> | <b>Size:</b> | <b>Subdivision Name:</b> |
| 13933111002    | 0.15 ACRE    | RANCHO MANOR UNIT #2     |

**Owner Information:**

|           |           |                                                                                 |
|-----------|-----------|---------------------------------------------------------------------------------|
| 06-Aug-09 | 01-Oct-09 | FINANCIAL FREEDOM S F C<br>7700 W PALMER LN #D; AUSTIN, TX 78729-8103           |
| 17-Mar-04 | 07-Jul-04 | LOEROP BETSY AMBROSE KENNETH R JR<br>1804 COLLINS AVE; LAS VEGAS, NV 89106-3949 |
| 07-Jul-04 | 18-Dec-08 | LOEROP BETSY J<br>1804 COLLINS AVE; LAS VEGAS, NV 89106-3949                    |
| 18-Dec-08 | 25-Dec-08 | FINANCIAL FREEDOM S F C<br>7700 W PALMER LN #D; AUSTIN, TX 78729                |
| 25-Dec-08 | 06-Aug-09 | FINANCIAL FREEDOM S F C<br>7700 W PALMER LN #D; AUSTIN, TX 78729-8084           |
| 01-Oct-09 |           | FINANCIAL FREEDOM S F C<br>7700 W PALMER LN #D; AUSTIN, TX 78729-8101           |
| 25-Feb-04 | 17-Mar-04 | LOEROP BETSY<br>1804 COLLINS AVE; LAS VEGAS, NV 89106-3949                      |
| 10-Aug-02 | 25-Feb-04 | VASSIA M J<br>P O BOX 745; HAWTHORNE, NV 89415-0745                             |

**Inspection Summary**

| <b>Inspector:</b>       | <b>Status:</b> | <b>Scheduled DT:</b> | <b>Start Dt:</b> | <b>Comp DT:</b>  | <b>Min:</b> |
|-------------------------|----------------|----------------------|------------------|------------------|-------------|
| 960392                  | Failed         | 6/12/2008            | 06/12/2008 12:50 | 06/12/2008 13:00 | 10          |
| 960392                  | Failed         | 7/15/2008            | 07/15/2008 14:45 | 07/15/2008 14:55 | 10          |
| 960392                  | Failed         | 7/30/2008            | 07/30/2008 13:00 | 07/30/2008 13:05 | 5           |
| 960392                  | Failed         | 8/12/2008            | 08/13/2008 9:50  | 08/13/2008 9:55  | 5           |
| 960392                  | Failed         | 2/24/2009            | 03/04/2009 15:50 | 03/04/2009 16:05 | 15          |
| 960392                  | Failed         | 3/31/2009            | 04/24/2009 15:00 | 04/24/2009 15:10 | 10          |
| 960392                  | Failed         | 5/11/2009            | 05/13/2009 11:30 | 05/13/2009 11:40 | 10          |
| 960392                  | Failed         | 6/3/2009             | 06/04/2009 14:19 | 06/04/2009 14:25 | 7           |
| 960392                  | Failed         | 6/17/2009            | 06/18/2009 9:37  | 06/18/2009 9:40  | 4           |
| 960066                  | Passed         | 6/25/2009            | 07/20/2009 11:30 | 07/20/2009 11:30 | 0           |
| <b>Time in Minutes:</b> |                |                      |                  |                  | <b>75</b>   |

**Violation Details**

| <b>Violation</b>              | <b>Violation DT:</b> | <b>Resolve DT:</b> | <b>Location:</b>                                           |
|-------------------------------|----------------------|--------------------|------------------------------------------------------------|
| A-PERMIT REQ<br>OBTAIN PERMIT | 6/12/2008            |                    | GARAGE CONVERTED WITH ELEC AND ADDED FULL BATH             |
| A-REFUSE/WST<br>REMOVE        | 5/13/2009            |                    | ALL YARDS AND WITHIN POOL: LOOSE TRASH, CARTONS, DISCARDED |

A-REFUSE/WST 5/23/2009

ALL YARDS AND WITHIN DRAINED POOL - LOOSE TRASH, CARTONS, DIS

REMOVE

A-WEEDS 5/23/2009

ALL YARDS AND SIDEWALK BORDERING PROPERTY

CUT/REMOVE

**Log**

| <b>Type:</b>                                                                                                                                                                                                   | <b>Date:</b>          | <b>Employee:</b>   | <b>Min:</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------|-------------|
| MEET                                                                                                                                                                                                           | 10/2/2009 11:51:00 AM | JESSICA LARRAMENDY | 0           |
| JL) Scheduled to go before Council on October 21, 2009.                                                                                                                                                        |                       |                    |             |
| LETTER                                                                                                                                                                                                         | 10/2/2009 11:50:00 AM | JESSICA LARRAMENDY | 0           |
| JL) Report of Expense Letter and Memo mailed to property owner both certified and regular mail.                                                                                                                |                       |                    |             |
| MISC                                                                                                                                                                                                           | 7/20/2009 1:27:00 PM  | LIDIA MCKENZIE     | 0           |
| LM) VIDEO COMPLETED PER #21, PAID \$640 TO GRAEAGLE CONSTRUCTION LLC                                                                                                                                           |                       |                    |             |
| VIDPST                                                                                                                                                                                                         | 7/20/2009 11:27:00 AM | ANTHONY GUARINO    | 0           |
| 21)post video and photos done in cc items file/close case                                                                                                                                                      |                       |                    |             |
| VIDREQ                                                                                                                                                                                                         | 7/16/2009 2:47:00 PM  | LIDIA MCKENZIE     | 0           |
| LM) RECEIVED INVOICE AND DECLARATION OF COMPLIANCE DISPOSAL FM CONTRACTOR; SENT REQ FOR AFTER ABATEMENT VIDEO TO #19                                                                                           |                       |                    |             |
| VIDPRE                                                                                                                                                                                                         | 7/7/2009 8:45:00 AM   | ANTHONY GUARINO    | 0           |
| 21)pre video and photos done, moved to CC items file                                                                                                                                                           |                       |                    |             |
| VIDREQ                                                                                                                                                                                                         | 6/30/2009 2:53:00 PM  | LIDIA MCKENZIE     | 0           |
| LM) RECEIVED START DATE FM CONTRACTOR - GRAEAGLE CONST. FOR 7/9/09 TO BE COMPLETED BY 7/15/09. SENT REQUEST FOR PRE-ABATEMENT VIDEO TO #19.                                                                    |                       |                    |             |
| BIDA                                                                                                                                                                                                           | 6/30/2009 2:52:00 PM  | LIDIA MCKENZIE     | 0           |
| LM) RECEIVED PO #271869 - SENT AWAR LTR TO GRAEAGLE CONST. (\$640)                                                                                                                                             |                       |                    |             |
| MEET                                                                                                                                                                                                           | 6/24/2009 2:54:00 PM  | ANTHONY GUARINO    | 0           |
| 21)LM approved abatement                                                                                                                                                                                       |                       |                    |             |
| MISC                                                                                                                                                                                                           | 6/8/2009 10:13:00 AM  | LIDIA MCKENZIE     | 0           |
| CERT CARD ADDRESSED TO FINANCIAL FREEDOM S F C IN AUSTIN, TX, RECEIVED SIGNED BY DEANNA REGALADO                                                                                                               |                       |                    |             |
| NOPOST                                                                                                                                                                                                         | 6/5/2009 11:42:00 AM  | STEPHANIE DEMOLEAS | 0           |
| 17) Pix, assess fee \$180 plus \$500 civil penalty. 10-day posted.                                                                                                                                             |                       |                    |             |
| MISC                                                                                                                                                                                                           | 6/1/2009 1:17:00 PM   | LIDIA MCKENZIE     | 0           |
| LM) 10 DAY BEFORE ABATEMENT SENT TO: FINANCIAL FREEDOM S F C IN AUSTIN, TX. C/B 6-11-09. TO #19 FOR OFFICER POSTING.                                                                                           |                       |                    |             |
| BIDR                                                                                                                                                                                                           | 5/21/2009 3:49:00 PM  | LIDIA MCKENZIE     | 0           |
| LM) RECEIVED BIDS: GRAEAGLE CONSTRUCTION= \$640; WEAVER CONSTRUCTION= \$980                                                                                                                                    |                       |                    |             |
| BIDS                                                                                                                                                                                                           | 5/18/2009 4:36:00 PM  | LIDIA MCKENZIE     | 0           |
| LM) SENT BIDS TO ALL CONTRACTORS; SENT TO LEVELEX VIA EMAIL=MINDI@ASSETMGMT.US, BECAUSE OF FAX FAILURE. QUOTES DUE 5/21/09                                                                                     |                       |                    |             |
| NOREQ                                                                                                                                                                                                          | 5/14/2009 7:08:00 AM  | STEPHANIE DEMOLEAS | 0           |
| 17) requesting REVISED 10-DAY N&O TO INCLUDE REFUSE AND HIGH WEEDS                                                                                                                                             |                       |                    |             |
| FAX                                                                                                                                                                                                            | 5/14/2009 7:07:00 AM  | STEPHANIE DEMOLEAS | 0           |
| 17) FAXED NOTICE OF FAILED INSPECTION TO: REALTOR - SUE NELSON AT REMAX AND MAILED TO BANK FINANCIAL FREEDOM                                                                                                   |                       |                    |             |
| INSP                                                                                                                                                                                                           | 5/13/2009 11:30:00 AM | STEPHANIE DEMOLEAS | 10          |
| 17) PIX, ASSESS FEE \$180 plus \$500 CIV PEN. POOL HAS BEEN DRAINED BY RRT BUT NO CLEANUP, SUBMITTING TO CONTINUE ABATEMENT FOR REFUSE, HIGH WEEDS ONLY. NON-PERMITTED CONVERSION TO BE REMEDIED BY NEW OWNER. |                       |                    |             |
| RRT WK                                                                                                                                                                                                         | 5/12/2009             | TASHA DOWNTON      | 0           |
| PER RRT: MAINT3; POOL PUMPED ON 5-12-09; SEE CSR 498151                                                                                                                                                        |                       |                    |             |

|                                                                                                                                                                                                                                   |                        |                    |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------|----|
| INSP                                                                                                                                                                                                                              | 4/24/2009 3:00:00 PM   | STEPHANIE DEMOLEAS | 10 |
| 17) pix, assess fee \$180 PLUS \$500 civ PENALTY. NO CHANGE. REFERRED POOL TO RRT, SEE #498151, CB 5/1 TO 26                                                                                                                      |                        |                    |    |
| INSP                                                                                                                                                                                                                              | 4/10/2009 11:30:00 AM  | STEPHANIE DEMOLEAS | 10 |
| 17) posted ADENDUM TO N&O: REFUSE AND HIGH WEEDS ALL YARDS, STAGNANT POOL. POSTED ON SITE AND FAXED TO REALTY-: ERA SUNBELT 324-5440 (SUE NELSON) FAX: 866-521-6417. ALSO MAILED TO FINANCIAL FREEDOM-                            |                        |                    |    |
| PHONE                                                                                                                                                                                                                             | 3/19/2009 2:40:00 PM   | ELIZABETH DOUGLAS  | 0  |
| CALLER DENISE WINEMILLER (384-8094) IS CONCERNED ABOUT POOL IN BACK YARD--BREEDING MOSQUITOS                                                                                                                                      |                        |                    |    |
| PHONE                                                                                                                                                                                                                             | 3/19/2009 2:40:00 PM   | ELIZABETH DOUGLAS  | 0  |
| CALLER DENISE WINEMILLER (384-8094) IS CONCERNED ABOUT POOL IN BACK YARD. BREEDING MOSQUITOS                                                                                                                                      |                        |                    |    |
| INSP                                                                                                                                                                                                                              | 3/4/2009 3:50:00 PM    | STEPHANIE DEMOLEAS | 15 |
| 17) pix, assess fee \$180 plus \$500 CIV PEN. RESIDENCE IS VACANT BUT NO PERMITS PULLED OR WORK BEING DONE TO REVERT RESIDENCE DESPITE 90-DAY EXT. MAILED CN AND ALSO EMAIL TO FINANCIAL FREEDOM, CB 3/31                         |                        |                    |    |
| EMAIL                                                                                                                                                                                                                             | 2/1/2009 4:57:00 PM    | STEPHANIE DEMOLEAS | 0  |
| 17) EMAILED DAN (BELOW) FOR STATUS                                                                                                                                                                                                |                        |                    |    |
| EXTEND                                                                                                                                                                                                                            | 12/12/2008 4:56:00 PM  | STEPHANIE DEMOLEAS | 0  |
| 17) SPOKE W/DAN AT FINANCIAL FREEDOM, EMAIL: DANIEL.STACK.IMB.COM, HE STATED OWNERSHIP JUST FLIPPED TO FANNIE MAE AND HE HAS REQUESTED TO GO OUT TO BID TO DO CONVERSION. GAVE EXT TO 1/30/09                                     |                        |                    |    |
| FORCLO                                                                                                                                                                                                                            | 10/21/2008 7:10:00 AM  | STEPHANIE DEMOLEAS | 0  |
| 17) in default with FIDELITY AS OF 10/14/08, EXTENDED ANOTHER 2 WKS                                                                                                                                                               |                        |                    |    |
| PHONE                                                                                                                                                                                                                             | 10/14/2008 10:42:00 AM | STEPHANIE DEMOLEAS | 0  |
| 17) LEFT MSG FOR UPDATE TO DAN.                                                                                                                                                                                                   |                        |                    |    |
| PHONE                                                                                                                                                                                                                             | 9/3/2008 7:55:00 AM    | STEPHANIE DEMOLEAS | 0  |
| 17) CALLED FIN FREEDOM REP, DAN STACK AT 512-506-6887, LEFT MSG, he called BACK, SAYS WILL TAKE POSS OF PROP APPROX 10/14                                                                                                         |                        |                    |    |
| PHONE                                                                                                                                                                                                                             | 8/20/2008 1:49:00 PM   | STEPHANIE DEMOLEAS | 0  |
| 17) RCVD MSG FROM DIANA AT FINANCIAL FREEDOM. SHE GAVE FILE TO AMY RIVERA 800-441-4428 TO FORECLOSE IMMEDIATELY. THEY WILL PROCEED WITH EVICTION ONCE THEY OWN PROP. SHE UNDERSTANDS OUR FEES WILL CONTINUE. BUT REQ EXT TO SEPT. |                        |                    |    |
| PHONE                                                                                                                                                                                                                             | 8/19/2008 11:07:00 AM  | STEPHANIE DEMOLEAS | 0  |
| 17) s/w DIANA, ADVISED IF PROP WAS GOING INTO FORECLOSURE AND THEY WERE COMPLYING W/N&O TO REVERT TO ORIG CONDITION THAT SHE SHOULD FAX ME TIMELINE SO I COULD GIVE EXTENSION                                                     |                        |                    |    |
| INSP                                                                                                                                                                                                                              | 8/13/2008 9:50:00 AM   | STEPHANIE DEMOLEAS | 5  |
| 17) pix, ASSESS FEE \$180 PLUS \$300 CIV PEN. NO CHANGE. SPOKE W/GARY AT FIN FREEDOM 800-441-4428, HE CONNECTED ME TO ACCT MGR: 512-506-8886 DIANA WOOLRICK ADVISED OF FAIL AND NEXT INSPECT OF 8/26                              |                        |                    |    |
| PHONE                                                                                                                                                                                                                             | 8/12/2008 9:33:00 AM   | STEPHANIE DEMOLEAS | 0  |
| 17) NO PERMIT OBTAINED. CALLED FREEDOM FUNDING 800-500-5150                                                                                                                                                                       |                        |                    |    |
| RECORD                                                                                                                                                                                                                            | 8/7/2008 3:43:00 PM    | JESSICA LARRAMENDY | 0  |
| JL) Recorded Nuisance N&O at Clark County. Recorded in Book: 20080707 Inst: 004160.                                                                                                                                               |                        |                    |    |
| MISC                                                                                                                                                                                                                              | 8/6/2008 1:05:00 PM    | LIDIA MCKENZIE     | 0  |
| LM) GRN CARD RET/RECEIPT REQ. RECEIVED FROM: FINANCIAL FREEDOM SR FUNDING CORP. (GUSTAVO CARRILLO - 8-1-08)                                                                                                                       |                        |                    |    |
| NOPOST                                                                                                                                                                                                                            | 7/30/2008 1:24:00 PM   | STEPHANIE DEMOLEAS | 0  |
| 17) n&o posted on SITE. NO VEHS IN DWY.                                                                                                                                                                                           |                        |                    |    |
| INSP                                                                                                                                                                                                                              | 7/30/2008 1:00:00 PM   | STEPHANIE DEMOLEAS | 0  |
| 17) ASSESS FEE \$180 PLUS \$150 CIV PEN, NO CHANGE IN CONDITION, NO PERMIT OBTAINED. CB 8/12                                                                                                                                      |                        |                    |    |
| NOTICE                                                                                                                                                                                                                            | 7/30/2008 8:57:00 AM   | LIDIA MCKENZIE     | 0  |
| LM) finalized and mailed N&O to owner of record and Financial Freedom Sr. Funding Corp.                                                                                                                                           |                        |                    |    |
| RESEAR                                                                                                                                                                                                                            | 7/30/2008 7:00:00 AM   | STEPHANIE DEMOLEAS | 5  |
| 17) NO PERMIT OBTAINED                                                                                                                                                                                                            |                        |                    |    |
| MISC                                                                                                                                                                                                                              | 7/24/2008 3:30:00 PM   | LIDIA MCKENZIE     | 0  |
| DRAFTED N/O - FORWARDED TO #19 FOR REVIEW                                                                                                                                                                                         |                        |                    |    |
| REVIEW                                                                                                                                                                                                                            | 7/23/2008 3:00:00 PM   | VICKI OZUNA        | 15 |
| 19) Reviewed notice and order, made change to verbiage submitted. Case forwarded on to 24                                                                                                                                         |                        |                    |    |

|                                                                                                                                                                                                                                                 |                       |                    |     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------|-----|
| NOREQ                                                                                                                                                                                                                                           | 7/17/2008 8:07:00 AM  | STEPHANIE DEMOLEAS | 0   |
| 17) to 19 FOR APPROVAL                                                                                                                                                                                                                          |                       |                    |     |
| RESEAR                                                                                                                                                                                                                                          | 7/17/2008 7:40:00 AM  | STEPHANIE DEMOLEAS | 5   |
| 17) co-owner IS: FINANCIAL FREEDOM SR FUNDING CORP, 1 Banting<br>Irvine, CA 92618<br>Phone: 1.949.923.3800<br>Toll Free: 1.800.500.5150<br>Fax: 1.949.923.3801                                                                                  |                       |                    |     |
| INSP                                                                                                                                                                                                                                            | 7/15/2008 2:30:00 PM  | STEPHANIE DEMOLEAS | 15  |
| 17) PIX, ASSESS FEE \$120. GARAGE CONVERTED TO STUDIO WITH SEPARATE ENTRANCE. MET ON SITE W/ DECEASED<br>OWNER'S HUSBAND: ambrose. HE STATED HE DID CONVERSION WITHOUT PERMIT. HE DOESNT WANT TO PAY FOR<br>LEGAL PERMIT SO WILL FORECLOSE. N&O |                       |                    |     |
| EXTEND                                                                                                                                                                                                                                          | 7/2/2008 7:16:00 AM   | STEPHANIE DEMOLEAS | 0   |
| 17) EXT GRANTED TO 7/15                                                                                                                                                                                                                         |                       |                    |     |
| PHONE                                                                                                                                                                                                                                           | 6/16/2008 4:39:00 PM  | LIDIA MCKENZIE     | 0   |
| OWNER'S HUSBAND CALLED - OWNER DECEASED, HUSBAND REQUESTING EXTENSION - KENNETH AMBROSE 215-778-<br>2093 LIVES BACK EAST IN PENNSYLVANIA - WILL BE BACK NEXT WEEK OR SO; NEEDS 2 WKS EXT. E-MAIL TO<br>STEPHANIE.                               |                       |                    |     |
| INSP                                                                                                                                                                                                                                            | 6/12/2008 12:50:00 PM | STEPHANIE DEMOLEAS | 10  |
| 17) pix, CN ISSUED TO HOUSE SITTER TO OBTAIN PERMIT FOR CONVERTED GARAGE CB 7/1                                                                                                                                                                 |                       |                    |     |
| <i>Time in minutes:</i>                                                                                                                                                                                                                         |                       |                    | 100 |