

## **EXHIBIT A**

### **FINDINGS**

#### **Respondents F. James and Rosann Inguito:**

1. Are the record owners of the real property commonly known as 480 Mesa Grande Drive, Shandon, California 93461 and Assessor's Parcel Number 017-301-051 (Property);
2. Per Board Order and Resolution NO. 2013-184, dated July 23, 2013 after Nuisance Abatement Hearing, Respondents were required to have all determined violations resolved by no later than 5:00 PM August 23, 2013.
3. Staff has re-inspected this property and determined that the Respondents have failed to comply with said Board Order. Staff has identified contractor(s) and costs associated with the property clean-up, securing the unpermitted structure and fencing required to avoid unauthorized entry to this property for a period of up to 12 months from the date of abatement completion.
4. Once the expenditure is reviewed and approved by this Board, staff will by way of the San Luis Obispo Superior Courts, obtain all warrants necessary for lawful entry to this property for the purposes of completing the Board abatement order. It is understood that some costs could be incurred on a monthly "maintenance" basis for up to 12 months.
5. If it is determined that additional time is required to "County" maintain this property, staff will ask the Board for additional time to meet and discuss further options on funding or maintenance.

Respondents, all parties with a recorded or other interest in the Property or the recreational vehicle were legally notified of these violations through a Notice of Nuisance and Notice of Nuisance Abatement and were given adequate time to abate said violations.