

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

403B



FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
April 5, 2012

SUBJECT: Statement of Abatement Costs [Case No. CV08-10468]
Subject Property: 81600 Fred Waring Drive, Indio
APN: 610-280-008; ARABIAN GARDENS MOBILE HOME PARK PARTNERSHIP LLP
District Four / District Four

Departmental Concurrence

RECOMMENDED MOTION: Move that the Board of Supervisors:

- (1) assess the reasonable costs of abatement of a public nuisance (excess outside storage of materials and accumulated rubbish) in the above-referenced matter to be five hundred fifty-two dollars and ten cents (US \$552.10);
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

PATRICIA MUNROE, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

(Continued)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:

Positions To Be Deleted Per A-30	<input type="checkbox"/>
Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

- Policy
- Policy
- Consent
- Consent

Dept's Recomm.:
Per Exec. Ofc.:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended with a revised amount of costs to \$250.00.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: April 17, 2012
xc: Co. Co.

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.:

District: 4 / 4

Agenda Number:

9.3

Statement of Abatement Costs [Case No. CV08-10468]

Subject Property: 81600 Fred Waring Drive, Indio

APN: 610-280-008; ARABIAN GARDENS MOBILE HOME PARK PARTNERSHIP LLP

District Four / District Four

Page 2

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 348 , 541 and 725 authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

Notices of Violation were issued. Subsequently, the property was brought into compliance.

The Notice of Hearing re Statement of Abatement Costs has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV08-10468]
Subject Property: 81600 Fred Waring Drive, Indio
APN: 610-280-008; ARABIAN GARDENS MOBILE HOME PARK
PARTNERSHIP LP ETC.
District Four / District Four

**TABLE OF SUPPLEMENTAL DOCUMENTS
FILED WITH THE CLERK OF THE BOARD**

Hearing Date: APRIL 17, 2012

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents	Exhibit B
Assessment-Roll For The Year 10/11 And Geographic Information System, Jan. 9, 2012	Exhibit C
Lot Book and/or Data Quick Report	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment	Exhibit E
Notice of Hearing Re: Demand for Payment Statement Of Abatement Costs Notice of Special Tax Assessment	Exhibit F
Request for Hearing	Exhibit G

APR 17 2012 a.3



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

March 13, 2012

**NOTICE OF HEARING RE:
STATEMENT OF ABATEMENT COSTS**

To: Owner(s) or Interested Parties
(See Attached Proof of Service
and Notice List)

Subject Property: 81600 Fred Waring Drive, Indio
Case No.: CV08-10468
APN: 610-280-008; ARABIAN GARDENS MOBILE HOME PARK
PARTNERSHIP LP

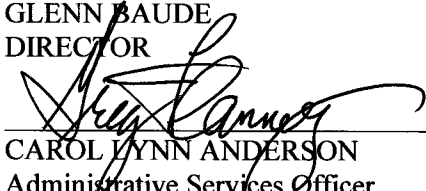
NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, April 17, 2012, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case. Said abatement case involved accumulated rubbish and excess outside storage of materials located on your real property commonly described as 81600 Fred Waring Drive, Indio, Riverside County, California and more particularly described as Assessor's Parcel Number 610-280-008.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **five hundred fifty-two dollars and ten cents (US \$552.10)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Carol Lynn Anderson at (951) 955-2004. In the event the total amount due is not paid to the DEPARTMENT prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

You are encouraged to contact Code Enforcement Officer, Stacy Baumgartner (951) 955-2004 prior to the hearing. Please meet with Stacy Baumgartner at 8:30 a.m. on the day of the hearing in Conference Room 2A located on the 1st floor in front of the Human Resources Office to discuss the case.

GLENN BAUDE
DIRECTOR


CAROL LYNN ANDERSON
Administrative Services Officer

Enclosure: Statement of Abatement Costs

4080 LEMON STREET, 12TH FLOOR, RIVERSIDE, CALIFORNIA 92501
(951) 955-2004 • FAX (951) 955-8680

EXHIBIT NO. _____

A

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

610280008
ARABIAN GARDENS MOBILE HOME PARK PARTNRS
C/O PARK MGMNT INC
2151 E BROADWAY RD., SUITE 213
TEMPE, AZ 85282

Date	Invoice #
1/9/2012	103038

Property Address
610280008 ARABIAN GARDENS MOBILE HOME PARK PARTNRS 81600 FRED WARING DR INDIO, CA 92201

Case Number	District	Class
CV0810468	4	SOAC

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
12/11/2008	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
12/19/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/26/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/28/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
10/13/2009	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
1/30/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/9/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			337.50
1/9/2012	Prepare Case for SOE He...			125.55	125.55
	Attend SOE Hearing			69.75	69.75
		Subtotal County Counsel Costs			195.30
1/9/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			19.30
				Subtotal	\$552.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$552.10

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.



Code Enforcement Department

EXHIBIT NO. A³

NOTICE LIST

Subject Property: 81600 Fred Waring Dr., Indio; Case No.: CV07-10468
APN: 610-280-008; District 4/ District 4

ARABIAN GARDENS MOBILE HOME PARK
PARTNERS LP
ARABIAN GARDENS MOBILE ESTATES
C/O PARK MGMNT INC
CLAY HAGE
81600 FRED WARING DRIVE
INDIO CA 92201

ARABIAN GARDENS MOBILE HOME PARK
PARTNERS LP
ARABIAN GARDENS MOBILE ESTATES
C/O PARK MGMNT INC
CLAY HAGE
2151 E BROADWAY ROAD NO 203
TEMPE AZ 85282

TENANT/OCCUPANT
MICHAEL BAKER
81-600 FRED WARING DRIVE #31
INDIO CA 92201

JOHN & DONNA HUFF
82-152 SIERRA AVE
INDIO CA 92201

C-III COMMERCIAL MORTGAGE LLC
5221 NORTH O'CONNOR BLVD STE 600
IRVING TX 75039

EXHIBIT NO. A⁴

1 **PROOF OF SERVICE**

2 Case No. CV08-10468

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Brenda G. Peeler, declare that I am a citizen of the United States and am employed in the County
5 of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my
6 business address is 3960 Orange Street, Suite 500, Riverside, California 92501.

7 That on March 13, 2012, I served the following document(s):

- 8 - **NOTICE OF HEARING RE: STATEMENT OF ABATEMENT**
9 **COSTS**
- 10 - **SUMMARY STATEMENT OF ABATEMENT COSTS**
- 11 - **STATEMENT OF ABATEMENT COSTS**
- 12 - **NOTICE LIST**

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

14 **OWNERS OR INTERESTED PARTIES**
15 **(SEE NOTICE LIST ATTACHED TO NOTICE OF HEARING)**

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

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

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

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

26 EXECUTED ON March 13, 2012, at Riverside, California.

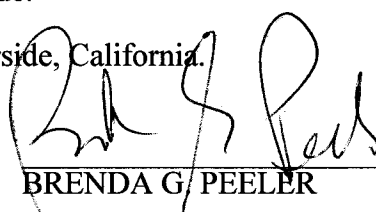
27 
28 _____
BRENDA G. PEELER

EXHIBIT NO. A5

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

610280008
ARABIAN GARDENS MOBILE HOME PARK PARTNRS
C/O PARK MGMNT INC
2151 E BROADWAY RD., SUITE 213
TEMPE, AZ 85282

Date	Invoice #
1/9/2012	103038

Property Address
610280008 ARABIAN GARDENS MOBILE HOME PARK PARTNRS 81600 FRED WARING DR INDIO, CA 92201

Case Number	District	Class
CV0810468	4	SOAC

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
12/11/2008	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
12/19/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/26/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/28/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
10/13/2009	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
1/30/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/9/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			337.50
1/9/2012	Prepare Case for SOE He... Attend SOE Hearing			125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
1/9/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			19.30

Subtotal \$552.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits \$0.00

Total Now Due \$552.10

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.



Code Enforcement Department

EXHIBIT NO. B2

Assessment Roll For the 2011-2012 Tax Year as of January 1,2011

Assessment #610280008-3		Parcel # 610280008-3	
Assessee:	ARABIAN GARDENS MOBILE HOME PARK PARTNRS LP	Land	2,077,869
DBA:	ARABIAN GARDENS MOBILE ESTATES	Structure	3,196,315
Mail Name:	C/O PARK MANAGEMENT INC	Full Value	5,274,184
Mail Address:	2151 E BROADWAY NO 203	Total Net	5,274,184
City, State Zip:	TEMPE AZ 85282	View Parcel Map	
Real Property Use Code:	C1		
Base Year	1993		
Conveyance Number:	0172716		
Conveyance (mm/yy):	1/2001		
PUI:	C131822		
TRA:	75-165		
Taxability Code:	0-00		
BUS:	FDG		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	81600 FRED WARING DR INDIO CA 92201		

EXHIBIT NO. C

LEGAL DESCRIPTION

LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 16.72 ACRES

PROPERTY CHARACTERISTICS

NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 5410 GRID: D6

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
CITY SPHERE: INDIO
ANNEXATION DATE: NOT APPLICABLE
LAFCO CASE #: NOT APPLICABLE
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)

JOHN BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

ROY WILSON, DISTRICT 4

TOWNSHIP/RANGE

T5SR7E SEC 15

ELEVATION RANGE

12/16 FEET

PREVIOUS APN

610-040-017

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

WESTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-T

ZONING DISTRICTS AND ZONING AREAS

BERMUDA DUNES DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS
BERMUDA DUNES

AIRPORT COMPATIBILITY ZONES
BERMUDA DUNES ZONE C
BERMUDA DUNES ZONE E

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)
NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)
NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA
NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.
In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
WESTERN COACHELLA VALLEY

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 MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

208A

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

CVWD

FLOOD CONTROL DISTRICT

COACHELLA VALLEY WATER DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

HIGH

SUBSIDENCE

ACTIVE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

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

MISCELLANEOUS

SCHOOL DISTRICT

DESERT SANDS UNIFIED

COMMUNITIES

INDIO

COUNTY SERVICE AREA

NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

ZONE B, 44.17 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

045208

045209

FARMLAND

URBAN-BUILT UP LAND

TAX RATE AREAS

075165

- CITRUS PEST CONTROL 2
- COACH VAL CO WTR STORM WTR UNIT
- COACHELLA VAL JT BLO HIGH
- COACHELLA VALLEY COUNTY WATER
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER

- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVC WTR IMP DST 1 DEBT SV
- DESERT COMMUNITY COLLEGE
- DESERT SANDS UNIFIED SCHOOL
- ERAF RDV
- GENERAL
- GENERAL PURPOSE
- INDIO MERGER RDV PROJ RDV AB1290
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4
- VALLEY SANITARY

SPECIAL NOTES

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

CODE COMPLAINTS

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

REPORT PRINTED ON...Mon Jan 09 09:36:01 2012
Version 111212

Owner
ARABIAN GARDENS MOBILE HOME PARK PARTNRS DBA ARABI

Address
81600 FRED WARING DR INDIO , CA 92201

Parcel/Tax ID
610-280-008

Property Profile

Ownership Information

Primary Owner	ARABIAN GARDENS MOBILE HOME PARK PARTNRS DBA ARABI	Site Address	81600 FRED WARING DR
Secondary Owner		Site City, St Zip	INDIO, CA 92201
Ownership Description	Owner Has D B A Data	Mail Address	2151 E BROADWAY RD #203
Telephone Number		Mail City, St Zip	TEMPE, AZ 85282
Lot		Census Tract	0452.08
Housing Tract / Subdivision Name			
Legal Description	16.72 ACRES M/L IN POR SE 1/4 OF SEC 15 T5S R7E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS		

Property Details

Use Code	Commercial miscellaneous	County/Municipality	RIVERSIDE
State	CA	Total Rooms	
RTSQ	07E-05S-15-SE	Bedrooms	
Zoning		Bathrooms	
Number Of Units		Basement Square Feet	
Year Built		Parking	
# Of Stories		Parking Square Feet	
Lot Size	728,323	View	
Usable Lot Size		Pool	
Lot Depth		Fireplace	
Lot Width		HT/AC	
Square Feet		Cooling Detail	
Square Ft 1st Flr		Heating Detail	
Square Ft 2nd Flr		Roof Type	
Square Ft 3rd Flr		Construction Quality	
Additions - Square Feet		Construction Type	
Building Shape		Exterior	
New Page Grid	5410D6	Foundation	
Old Page Grid			

Tax Information

Assessor's Parcel Number/Tax ID	610-280-008	Assessor's Market Value	
Assessed Total		Tax Amount	\$117,519
Land Total	\$2,077,869	Status/Yr Delinquent	Current
Improvement	\$3,196,315	Tax Rate Area	75165
Percent Improvement	60.60%	HomeOwners Exemption	N

Sale Information

Last Sale Date		1st Loan Amount / Type	
Document Number		2nd Loan Amount	
Sale Value		Last Transaction W/O \$	
Cost / Square feet		Last Transaction W/O \$ Doc	
Title Company			
Lender			

EXHIBIT NO. D

Owner

Address

Parcel/Tax ID

Transaction History

Transaction 4 - Assignment

Transaction Information

Buyer / Borrower	ARABIAN GARDENS MOBILE HOME PA
Recorded Date	Nov 07, 2011
Document Number	496542
Assigned Lender	DEUTSCHE BANK 2011-C3 (TE)

Original Loan Information

Loan Amount	\$8,175,000	Loan Type	Conventional
Document #	210173	Interest Rate	Fixed
Recorded Date	May 12, 2011		
Lender Name	COML MTG C-III		

Transaction 3 - Assignment

Transaction Information

Buyer / Borrower	ARABIAN GARDENS MOBILE HOME PA
Recorded Date	Nov 07, 2011
Document Number	496541
Assigned Lender	C-III COMMERCIAL MTG LLC

Original Loan Information

Loan Amount	\$8,175,000	Loan Type	Conventional
Document #	210173	Interest Rate	Fixed
Recorded Date	May 12, 2011		
Lender Name	MTG FNDG C-III		

Transaction 2 - Assignment

Transaction Information

Buyer / Borrower	ARABIAN GARDENS MOBILE HOME PA
Recorded Date	Nov 07, 2011
Document Number	496540
Assigned Lender	C-III MORTGAGE FUNDING LLC

Original Loan Information

Loan Amount	\$8,175,000	Loan Type	Conventional
Document #	210173	Interest Rate	Fixed
Recorded Date	May 12, 2011		
Lender Name	COML MTG C-III		

Transaction 1 - Finance

Transaction Information

Buyer / Borrower	ARABIAN GARDENS MOBILE HOME PA		
Recorded Date	May 12, 2011	Signature Date	Apr 29, 2011
Title Company	CHICAGO TITLE	Multiple/Portion	Y

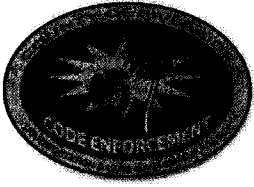
Loan Information

Loan Amount	\$8,175,000	Loan Type	Conventional
Document #	210173	Interest Rate Type	Fixed
Lender Name	C-III COMMERCIAL MTG LLC	Seller Carry Back	N

Legend

\$ Unusually large change in price

31 Multiple sales within a 30 day period



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680

DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

February 2, 2012

Arabian Gardens Mobile Home Park Partners
C/O PARK MGMT INC
2151 E Broadway Rd, Suite 213
Tempe, AZ 85282

Subject Property: 81600 FRED WARING DR, INDIO
Case No(s): CV08-10468
APN No(s): 610-280-008

Dear Arabian Gardens Mobile Home Park Partners:

NOTICE IS HEREBY GIVEN that the County of Riverside Code Enforcement Department ("DEPARTMENT") incurred expenses during our efforts to abate the code violation(s) on the Subject Property. Said abatement case involved Accumulated Rubbish (AR), Substandard Mobile Home or RV located on your real property commonly described as 81600 FRED WARING DR, INDIO, and more particularly described as Assessor's Parcel Number 610-280-008.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **Five Hundred Fifty-Two Dollars and Ten Cents (\$552.10)**.

You have thirty (30) days from the date of this letter to pay the DEPARTMENT at the above address the total amount due on the enclosed "Summary Statement of Abatement Costs" or a special tax assessment and abatement lien will be recorded upon the subject property. Payment must be made in the form of cashier's check or money order, made payable to the County of Riverside. Please note the property APN on the memo line of the check.

YOU HAVE A RIGHT TO A HEARING ON THIS MATTER BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OR AN ADMINISTRATIVE HEARING OFFICER. You have the right to contest the abatement costs and special assessment against the subject property. If you choose to exercise your right to a public hearing before the Board of Supervisors, please complete the enclosed "Board of Supervisors Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this letter.

In the event you do not request a public hearing before the Board of Supervisors, a public hearing before an Administrative Hearing Officer shall be scheduled and held for a final determination of this matter and authority to place a lien against the Subject Property and adding the amount due as a special tax assessment on the County tax rolls.

If you have any questions regarding this notice, please contact us at (951) 955-2004.

Code Enforcement Department

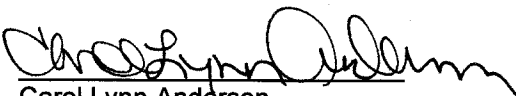
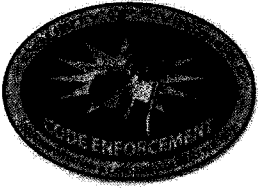

Carol Lynn Anderson
Administrative Services Officer

EXHIBIT NO. E



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

BOARD OF SUPERVISORS REQUEST FOR PUBLIC HEARING ON STATEMENT OF ABATEMENT COSTS AND SPECIAL TAX ASSESSMENT

Arabian Gardens Mobile Home Park Partners
C/O PARK MGMT INC
2151 E Broadway Rd, Suite 213
Tempe, AZ 85282

Subject Property: 81600 FRED WARING DR, INDIO
Case No(s): CV08-10468
APN No(s): 610-280-008

I, _____, hereby request a public hearing before the Board of
Supervisors (Please PRINT your name here)
regarding case number(s) _____.

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: _____

Signed: _____ Date: _____
(Please SIGN your name here)

Print: _____
(Please PRINT your name here)

You may contact me at the following daytime phone number: _____

IMPORTANT
Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1469

EXHIBIT NO. E²



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
610280008 ARABIAN GARDENS MOBILE HOME PARK PARTNRS C/O PARK MGMNT INC 2151 E BROADWAY RD., SUITE 213 TEMPE, AZ 85282

Date: 1/9/2012

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
01/09/2012	CV0810468- INV #103038.	552.10	552.10
		Total Now Due	\$552.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department

EXHIBIT NO. E³

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

610280008
ARABIAN GARDENS MOBILE HOME PARK PARTNRS
C/O PARK MGMNT INC
2151 E BROADWAY RD., SUITE 213
TEMPE, AZ 85282

Date	Invoice #
1/9/2012	103038

Property Address
610280008 ARABIAN GARDENS MOBILE HOME PARK PARTNRS 81600 FRED WARING DR INDIO, CA 92201

Case Number	District	Class
CV0810468	4	SOAC

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
12/11/2008	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
12/19/2008	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/26/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/28/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
10/13/2009	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
1/30/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
1/9/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			337.50
1/9/2012	Prepare Case for SOE He... Attend SOE Hearing			125.55 69.75	125.55 69.75
		Subtotal County Counsel Costs			195.30
1/9/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			19.30
			Subtotal		\$552.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$552.10

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

[Signature]

Code Enforcement Department

EXHIBIT NO. EA



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

RESPONSIBLE PARTIES

February 2, 2012

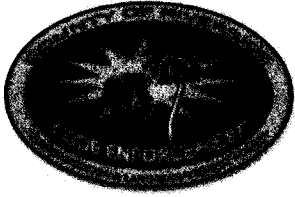
OWNER
ARABIAN GARDENS MOBILE HOME PARK PARTNRS LP
C/O PARK MANAGEMENT INC
2151 E BROADWAY NO 203
TEMPE, AZ 85282

ARABIAN GARDENS MOBILE HOME PARK PARTNRS LP
MICHAEL BAKER
81600 FRED WARING DR
INDIO, CA. 92201

JOHN & DONNA HUFF
82-152 SIERRA AVE.
INDIO, CA. 92201

TENANT/ OCCUPANT
81-600 FRED WARING DR. # 31
INDIO, CA. 92201

C-III COMMERCIAL MORTGAGE LLC
5221 N O'CONNOR BLVD STE 600
IRVING, TX 75039



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Glenn Baude
Director

February 23, 2012

**NOTICE OF HEARING
RE: DEMAND FOR PAYMENT
STATEMENT OF ABATEMENT COSTS
NOTICE OF SPECIAL TAX ASSESSMENT**

To: Owner(s) or Interested Parties
(See Attached Proof of Service
and Notice List)

Subject Property: 81600 Fred Waring Dr., Indio
Case No.: CV08-10468; ARABIAN GARDENS MOBILE HOME
PARK PARTNERS LP
APN: 610-280-008

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Administrative Hearing Officer on **Tuesday, March 13, 2012, at 1:00 P.M.** at 4080 Lemon Street, 12th Floor, Riverside, California. At such time and place, pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("DEPARTMENT") for the above-referenced abatement case.

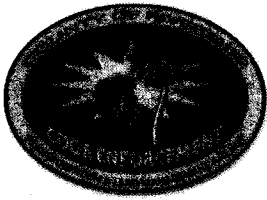
If you have any objections to the Demand for Payment previously sent to you, you must address your objections to the Administrative Hearing Officer at the hearing. If you have any questions about the Demand for Payment, please contact Administrative Services at (951) 955-2004. In the event the total amount due is not paid to the DEPARTMENT prior to the Hearing, the DEPARTMENT shall seek an order from the Administrative Hearing Officer to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the DEPARTMENT will be presented to the Administrative Hearing Officer for their final consideration and deliberation of this matter.


CAROL LYNN ANDERSON
Administrative Services Officer

4080 LEMON STREET, 12TH FLOOR, RIVERSIDE, CALIFORNIA 92501
(951) 955-2004 • FAX (951) 955-8680

EXHIBIT NO. F



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

RESPONSIBLE PARTIES

February 23, 2012

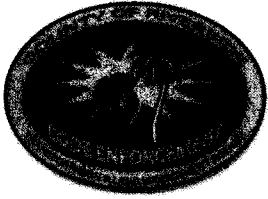
OWNER
ARABIAN GARDENS MOBILE HOME PARK PARTNRS LP
C/O PARK MANAGEMENT INC
2151 E BROADWAY NO 203
TEMPE, AZ 85282

ARABIAN GARDENS MOBILE HOME PARK PARTNRS LP
MICHAEL BAKER
81600 FRED WARING DR
INDIO, CA. 92201

JOHN & DONNA HUFF
82-152 SIERRA AVE.
INDIO, CA. 92201

TENANT/ OCCUPANT
81-600 FRED WARING DR. # 31
INDIO, CA. 92201

C-III COMMERCIAL MORTGAGE LLC
5221 N O'CONNOR BLVD STE 600
IRVING, TX 75039



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

PROOF OF SERVICE

Case No. CV08-10468

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Ericka Edwards, 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 February 23, 2012, I served the following documents(s):

**NOTICE OF HEARING RE: DEMAND FOR PAYMENT STATEMENT OF
ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT**

NOTICE LIST

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

ARABIAN GARDENS MOBILE HOME PARK PARTNRS LP C/O PARK MANAGEMENT INC, 2151 E
BROADWAY NO 203, TEMPE, AZ 85282

ARABIAN GARDENS MOBILE HOME PARK PARTNRS LP MICHAEL BAKER 81600 FRED WARING DR,
INDIO, Ca. 92201

JOHN & DONNA HUFF 82-152 SIERRA AVE., INDIO, CA. 92201

TENANT/ OCCUPANT 81-600 FRED WARING DR. # 31, INDIO, CA. 92201

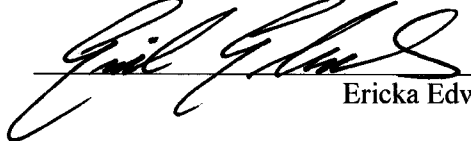
C-III COMMERCIAL MORTGAGE LLC 5221 N O'CONNOR BLVD STE 600, IRVING, TX 75039

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.

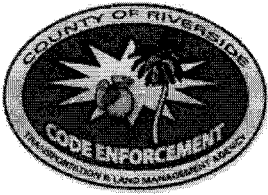
EXECUTED ON February 23, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



Ericka Edwards, OAIH

F3



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

GLENN BAUDE
Director

AFFIDAVIT OF POSTING OF NOTICES

March 6, 2012

RE CASE NO: CV0810468

I, Lucero Iniguez, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 38686 El Cerrito Road, Suite 200, Palm Desert, California 92211 .

That on 03/06/2012 at 1:05 PM, I securely and conspicuously posted Notice of Hearing Re: Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment at the property described as:

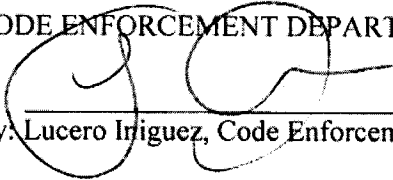
Property Address: 81600 FRED WARING DR # 31, INDIO

Assessor's Parcel Number: 610-280-008

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

Executed on March 6, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Lucero Iniguez, Code Enforcement Officer

38686 EL CERRITO ROAD, SUITE 200, PALM DESERT, CA 92211
(760) 393-3344 • FAX (760) 393-3477

EXHIBIT NO. F⁴



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

**BOARD OF SUPERVISORS
REQUEST FOR PUBLIC HEARING
ON STATEMENT OF ABATEMENT COSTS
AND SPECIAL TAX ASSESSMENT**

Arabian Gardens Mobile Home Park Partners
C/O PARK MGMT INC
2151 E Broadway Rd, Suite 213
Tempe, AZ 85282

Subject Property: 81600 FRED WARING DR, INDIO
Case No(s): CV08-10468
APN No(s): ~~610-250-000~~

I, CLAY HAGE for Arabian Gardens MHP, hereby request a public hearing before the Board of
Supervisors (Please PRINT your name here)

regarding case number(s) CV0810468

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: 81-600 Fred Waring Drive - Office
Indio CA 92201

Signed: Clay Hage Date: 2/16/12
(Please SIGN your name here)

Print: CLAY HAGE for Arabian Gardens MHP Partners LP
(Please PRINT your name here)

You may contact me at the following daytime phone number: 760-668-1760

IMPORTANT
Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1469

EXHIBIT NO. 6

RECEIVED FEB 21 2012
Scanned

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: CLAY HAGE

Address: 14591 Willowleaf Rd MV 92555
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 760 668 1760

Date: 4/17/12 **Agenda #** 9.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____