

FORM APPROVED COUNTY COUNSEL  
 BY: *[Signature]*  
 GREGORY P. PRIAMOS  
 DATE: 5/28/15  
 Departmental Concurrence

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

305 B



**FROM:** TLMA – Code Enforcement Department

**SUBMITTAL DATE:**  
 June 17, 2015

**SUBJECT:** Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]  
 Case No: CV12-00102 [VALOV]  
 Subject Property: 1 Parcel West of 23121 Lopez Street, Perris;  
 APN: 326-150-003  
 District: 1 [\$0]

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

1. The excess outside storage of materials and accumulation of rubbish on the real property described as 1 Parcel West of 23121 Lopez Street, Perris, Riverside County, California, APN: 326-150-003 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. William F. Valov, the owner of the subject real property, be directed to abate the excess outside storage and accumulated rubbish on the property by removing the same from real property within ninety (90) days.

(Continued)

\_\_\_\_\_  
 GREG FLANNERY  
 Code Enforcement Official

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

**SOURCE OF FUNDS** Budget Adjustment: \_\_\_\_\_  
For Fiscal Year: \_\_\_\_\_

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

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.: \_\_\_\_\_ District: 1 Agenda Number: \_\_\_\_\_

9-3

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

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]  
Case No: CV12-00102 [VALOV]  
Subject Property: 1 Parcel West of 23121 Lopez Street, Perris;  
APN: 326-150-003  
District: 1**

**DATE:** June 17, 2015  
**PAGE:** 2 of 3

**RECOMMENDED MOTION (continued):**

3. If the owner or whoever has possession of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, may abate the excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**BACKGROUND:**

1. An inspection was made on the subject property by Code Enforcement Officer Jennifer Morris on January 9, 2013. The Inspection revealed excess outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinances Nos. 348 and 541. The items included, but were not limited to: damaged household items and scrap metal, in excess of 900 square feet.
2. There have been approximately eleven (11) subsequent follow up inspections, with the last inspection occurring on April 8, 2015. The property continues to be in violation of Riverside County Ordinance Nos. 348 and 541.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of the excess outside storage 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:**

N/A

**Additional Fiscal Information**

N/A

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

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]  
Case No: CV12-00102 [VALOV]  
Subject Property: 1 Parcel West of 23121 Lopez Street, Perris;  
APN: 326-150-003  
District: 1**

**DATE:** June 17, 2015

**PAGE:** 3 of 3

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

Declaration  
Exhibits A-G

1 **BOARD OF SUPERVISORS**  
2 **COUNTY OF RIVERSIDE**

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 12-00102  
4 [EXCESSIVE OUTSIDE STORAGE AND )  
5 ACCUMULATED RUBBISH]; APN:326-150-003, ) DECLARATION OF CODE  
6 1 PARCEL WEST OF 23121 LOPEZ STREET, ) ENFORCEMENT OFFICER  
7 PERRIS, COUNTY OF RIVERSIDE, STATE OF ) JENNIFER MORRIS  
8 CALIFORNIA; WILLIAM F. VALOV, OWNER. )  
9 )  
10 ) [RCO Nos. 348, 541 & 725]

11 I, Jennifer Morris, declare that the facts set forth below are personally known to me except to  
12 the extent that certain information is based on information and belief which I believe to be true, and if  
13 called as a witness, I could and would competently testify thereof under oath:

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

17 2. On January 9, 2013, I conducted an inspection of the real property described as 1 Parcel  
18 West of 23121 Lopez Street, Perris, Riverside County, California and further described as Assessor's  
19 Parcel Number 326-150-003 (hereinafter described as "THE PROPERTY"). A true and correct copy of a  
20 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and  
21 incorporated herein by reference as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY is owned by  
23 William F. Valov (hereinafter referred to as "OWNER"). A certified copy of the County Equalized  
24 Assessment Roll for 2014-2015 tax year and a copy of the report generated from the County Geographic  
25 Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B." The  
26 property is an unimproved parcel approximately 2.50 acres in size and is located within the R-R (Rural  
27 Residential zone classification. Since this is an unimproved parcel, no amount of outside storage is  
28 allowed on THE PROPERTY. Accumulated rubbish is not permitted on any property within the County of  
Riverside.

///

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FORM APPROVED COUNTY COUNSEL  
BY: *Sophiah Choi* DATE: *May 28, 2015*

6/30/15  
9-3

1           4.       Based on the Lot Book Report from RZ Title Service dated March 6, 2015, there appears  
2 to be no interested parties. A true and correct copy of the Lot Book Report is attached hereto and  
3 incorporated herein by reference as Exhibit "C."

4           5.       On January 9, 2013, I arrived at THE PROPERTY to conduct an inspection. From the  
5 road right of way, I observed excess outside storage and accumulated rubbish on THE PROPERTY. The  
6 outside storage of materials and accumulated rubbish consisted of, but was not limited to: damaged  
7 household items and scrap metal, in excess of 900 square feet. This condition causes THE PROPERTY  
8 to constitute a public nuisance in violation of the provisions set forth in Riverside County Ordinance  
9 ("RCO") Nos. 348 and 541.

10          6.       On January 9, 2013, a Notice of Violation was posted on THE PROPERTY.

11          7.       On January 11, 2013, a Notice of Violation was mailed to OWNER by first class mail.

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

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

16          10.       There have been approximately eleven (11) subsequent follow up inspections, with the  
17 last inspection being April 8, 2015. During the inspection on April 8, 2015, I observed additional rubbish  
18 had been scattered on THE PROPERTY. This additional rubbish and outside storage included, but is not  
19 limited to: damaged household items, furniture, carpet scraps, approximately 100 tires and wood, in  
20 excess of 2,000 square feet. Each inspection revealed the accumulated rubbish and excess outside  
21 storage of materials remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

22          11.       Based upon my experience, knowledge and visual observations, it is my determination  
23 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the  
24 general public.

25          12.       Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO  
26 Nos. 348 and 541.

27 ///

28 ///

1           13.     A Notice of Pendency of Administrative Proceedings was recorded in the Office of the  
2 County Recorder, County of Riverside, State of California, on August 6, 2013, as Instrument Number  
3 2013-0381490. A true and correct copy of which is attached hereto and incorporated herein by reference  
4 as Exhibit "F."

5           14.     A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing  
6 notification of the Board of Supervisors' hearing as required by RCO No. 725 was mailed to OWNER, by  
7 first class mail and was posted on THE PROPERTY. True and correct copies of the Notices, together  
8 with the Proofs of Service, and the Affidavit of Posting of Notices are attached hereto and incorporated  
9 herein by reference as Exhibit "G."

10          15.     The removal of all accumulated rubbish and excess outside storage of materials currently  
11 on THE PROPERTY is required to bring THE PROPERTY into compliance with RCO Nos. 348 and 541,  
12 and the Health and Safety Code.

13          16.     Accordingly, the following findings and conclusions are recommended:

14                 (a)     the excess outside storage of materials and accumulated rubbish on THE  
15 PROPERTY to be deemed and declared a public nuisance; and

16                 (b)     the OWNER, or whoever has possession or control of THE PROPERTY, be  
17 required to remove all outside storage of materials and accumulated rubbish on THE PROPERTY in  
18 strict accordance with the provisions of RCO Nos. 348 and 541.

19                 (c)     that if the materials and rubbish are not removed and disposed of in strict  
20 accordance with all Riverside County Ordinances, including but not limited to RCO Nos. 348 and 541,  
21 within ninety (90) days of the date of the posting and mailing of the Board's Order to Abate Nuisance, the  
22 outside storage of materials and accumulated rubbish may be abated and disposed of by representatives  
23 of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon  
24 receipt of owner's consent or a Court Order when necessary under applicable law.

25 ///

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1 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall  
2 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE  
3 PROPERTY pursuant to Government Code Section 25845 and RCO No. 725.

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

6 Executed this 13<sup>th</sup> day of May, 2015, at Perris, California.

7  
8   
9 JENNIFER MORRIS  
10 Code Enforcement Officer  
11 Code Enforcement Department  
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# **EXHIBIT “A”**



# CV12-00102

1 Parcel West of 23121 Lopez Street, Perris APN: 326-150-003



- Legend**
- RCLIS Parcels
  - TBM Page
  - TBM Grid

**\*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.



REPORT PRINTED ON: 6/16/2015 8:14:49 AM

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**Notes**  
Thomas Bros Page 807  
Grid D3

# **EXHIBIT “B”**

Assessment Roll For the 2014-2015 Tax Year as of January 1,2014

**Assessment #326150003-8**

**Parcel # 326150003-8**

<b>Assessee:</b>	VALOV WILLIAM F	<b>Land</b>	24,126
<b>Mail Address:</b>	2339 MONTERA	<b>Full Value</b>	24,126
<b>City, State Zip:</b>	HACIENDA HEIGHTS CA 91745	<b>Total Net</b>	24,126
<b>Real Property Use Code:</b>	YY		
<b>Base Year</b>	2002		
<b>Conveyance Number:</b>	0285516		
<b>Conveyance (mm/yy):</b>	6/2001		
<b>PUI:</b>	Y040000		
<b>TRA:</b>	87-008		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 125 RS 026/001		

[View Parcel Map](#)

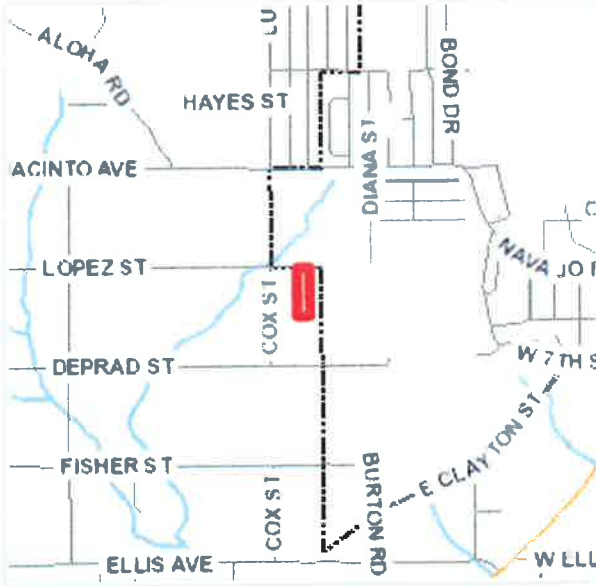




**Riverside County Parcel Report**  
**APN 326-150-003**  
[Disclaimer](#)

Report Date: Friday, April 17, 2015

**MAPS/IMAGES**



**PARCEL**

<b>APN</b>	<a href="#">326-150-003-8</a>	<b>Supervisory District 2011</b>	KEVIN JEFFRIES, DISTRICT 1
		<b>Supervisory District 2001</b>	MARION ASHLEY, DISTRICT 5
<b>Previous APN</b>	000000000	<b>Township/Range</b>	T4SR4W SEC 36
<b>Owner Name</b>	WILLIAM F VALOV	<b>Elevation Range</b>	1,624 - 1,632
<b>Address</b>	No address available	<b>Thomas Bros. Map Page/Grid</b>	PAGE: 807 GRID: C3 PAGE: 807 GRID: D3
<b>Mailing Address</b>	2339 MONTERA HACIENDA HEIGHTS CA, CA 91745	<b>Indian Tribal Land</b>	Not in Tribal Land
<b>Legal Description</b>	Recorded Book/Page: <a href="#">RS 26/1</a> Subdivision Name: Lot/Parcel: 125 Block: Not Available Tract Number: Not Available	<b>City Boundary/Sphere</b>	Not within a City Boundary City Sphere: PERRIS Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
<b>Lot Size</b>	Recorded lot size is 2.50 acres	<b>March Joint Powers Authority</b>	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**County Service Area**

**PARCEL**

**Property Characteristics**

No Property Description Available

In or partially within PERRIS/WAGON WHEEL #70 - Road Maintenance Street Lighting

**PLANNING**

**Specific Plans**

Not within a Specific Plan

**Historic Preservation Districts**

Not in an Historic Preservation District

**Land Use Designations**

RC-VLDR

**Agricultural Preserve**

Not in an agricultural preserve

**General Plan Policy Overlays**

Not in a General Plan Policy Overlay Area

**Redevelopment Areas**

PROJECT AREA NAME: I-215 Corridor  
SUBAREA NAME: Wagon Wheel  
AMENDMENT NUMBER: 0  
ADOPTION DATE: 2009-02-06  
ACREAGE: 778 ACRES

**Area Plan (RCIP)**

Mead Valley

**Airport Influence Areas**

MARCH AIR RESERVE BASE

**General Plan Policy Areas**

None

**Airport Compatibility Zones**

MARCH AIR RESERVE BASE, zone Zone E

**Zoning Classifications (ORD. 348)**

Zoning: R-R  
CZNumber: 0

**Zoning Districts and Zoning Areas**

GOOD HOPE, AREA

**Zoning Overlays**

Not in a Zoning Overlay

**Community Advisory Councils**

PERRIS VALLEY(MAC)

**ENVIRONMENTAL**

**CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area

**WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group**

Not in a Cell Group

**CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area**

Not in a Conservation Area

**WRMSHCP Cell Number**

None

**CVMSHCP Fluvial Sand Transport Special Provision Areas**

Not in a Fluvial Sand Transport Special Provision Area

**HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)**

None

**WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area**

None

**Vegetation (2005)**

Agricultural Land Developed or Disturbed Land Grassland

**ENVIRONMENTAL**

**FIRE**

<b>High Fire Area (<u>Ord. 787</u>)</b>	Not in a High Fire Area	<b>Fire Responsibility Area</b>	STATE RESPONSIBILITY AREA
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**DEVELOPMENT FEES**

<b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord. 875)</u></b>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	<b>RBBD (Road &amp; Bridge Benefit District)</b>	Not in a District
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<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</b>	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	<b>DIF (<u>Development Impact Fee Area Ord. 659</u>)</b>	MEAD VALLEY
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<b>Western TUMF (<u>Transportation Uniform Mitigation Fee Ord. 824</u>)</b>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. CENTRAL	<b>SKR Fee Area (<u>Stephen's Kagaroo Rat Ord. 663.10</u>)</b>	In or partially within an SKR Fee Area
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<b>Eastern TUMF (<u>Transportation Uniform Mitigation Fee Ord. 673</u>)</b>	NOT WITHIN THE EASTERN TUMF FEE AREA	<b>DA (Development Agreements)</b>	Not in a Development Agreement Area
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**TRANSPORTATION**

<b>Circulation Element Ultimate Right-of-Way</b>	Not in a Circulation Element Right-of-Way	<b>Road Book Page</b>	61
		<b>Transportation Agreements</b>	Not in a Transportation Agreement
		<b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b>	Not in a CETAP Corridor

**HYDROLOGY**

<b>Flood Plan Review</b>	RCFC	<b>Watershed</b>	SAN JACINTO VALLEY
<b>Water District</b>	EMWD	<b>California Water Board</b>	None
<b>Flood Control District</b>	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		

**GEOLOGIC**

<b>Fault Zone</b>	Not in a Fault Zone	<b>Paleontological Sensitivity</b>	Low Potential: FOLLOWING A
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**GEOLOGIC**

**Faults** Not within a 1/2 mile of a Fault

**Liquefaction Potential** No potential for Liquefaction exists

**Subsidence** Not in Subsidence Area

LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS. 087008  
 1-215 CORRIDOR PROJ AMD#2 AB1290  
 COUNTY FREE LIBRARY COUNTY SERVICE AREA 70 \*  
 COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152  
 EASTERN MUN WATER IMP DIST 8  
 EASTERN MUNICIPAL WATER FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 4  
 GENERAL GENERAL PURPOSE METRO WATER EAST 1301999  
 MT SAN JACINTO JUNIOR COLLEGE PERRIS AREA ELEM SCHOOL FUND PERRIS JR HIGH AREA FUND PERRIS SCHOOL PERRIS UNION HIGH SCHOOL PERRIS VALLEY CEMETERY RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION SAN JACINTO BASIN RESOURCE CONS

**MISCELLANEOUS**

**School District** PERRIS & PERRIS UNION HIGH

**Tax Rate Areas**

**Communities** Good Hope

**Lighting (Ord. 655)** Zone B, 37.09 Miles From Mt. Palomar Observatory

**2010 Census Tract** 042901

**Farmland** OTHER LANDS

**Special Notes** No Special Notes

**PERMITS/CASES/ADDITIONAL**

**Building Permits**

Case #	Description	Status
No Building Permits	Not Applicable	Not Applicable

**Environmental Health Permits**

Case #	Description	Status

**PERMITS/CASES/ADDITIONAL**

No Environmental Health Permits	Not Applicable	Not Applicable
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**Planning Cases**

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

**Code Cases**

Case #	Description	Status
CV1200102	ABATEMENT	OPEN



# **EXHIBIT “C”**



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

## Lot Book Report

Order Number: **33080**

**Customer:**

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

Order Date: 3/13/2015  
 Dated as of: 3/6/2015  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV12-00102 / Rosa Morales  
 IN RE: VALOV, WILLIAM F.

FEE(s):  
 Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 326-150-003-8

**Assessments:**

Land Value:	\$24,126.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$24,126.00

## Tax Information

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$159.06
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2015)
Second Installment	\$159.06
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2015)

*Jmo*



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

Order Number: 33080

Reference: CV12-00102 / Ros

## Property Vesting

The last recorded document transferring title of said property

Dated	05/08/2001
Recorded	06/22/2001
Document No.	2001-285516
D.T.T.	\$14.30
Grantor	Tax Collector of Riverside County
Grantee	William F. Valov, single man

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

A Notice of Administrative Proceedings by the

City of	Perris
County of	Riverside
Recorded	07/15/2013
Document No.	2013-0340229

A Notice of Administrative Proceedings by the

City of	Perris
County of	Riverside
Recorded	07/31/2013
Document No.	2013-0372294

A Notice of Administrative Proceedings by the

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

Order Number: 33080

Reference: CV12-00102 / Ros

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County of	Riverside
Recorded	08/06/2013
Document No.	2013-0381490

A Notice of Administrative Proceedings by the

City of	Perris
County of	Riverside
Recorded	06/04/2014
Document No.	2014-0205278

### Legal Description

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

THE WEST HALF OF PARCEL 125 OF WAGON WHEEL FARMS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 1 OF RECORDS OF SURVEY, RECORDS FROM THE COUNTY RECORDER OF SAID COUNTY.

326-15

T.R. 616, 8708

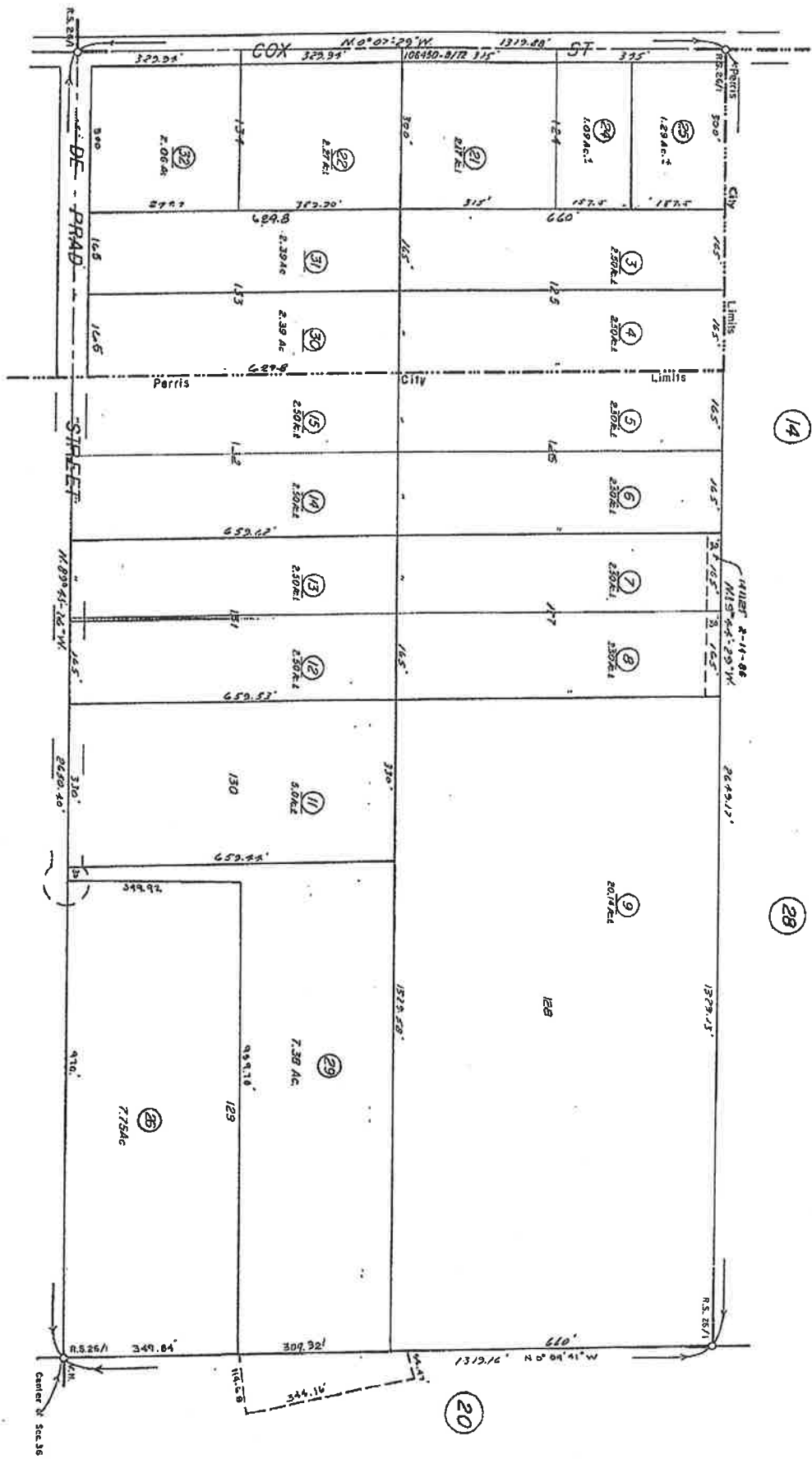
S. 1/2 NW 1/4 Sec. 36, T.4S, R.4W

THIS MAP IS FOR  
ASSESSMENT PURPOSES ONLY



325  
22

DATE	PLANNED	REVISIONS
5/73	2.0/12	120.00 AC
5/74	3.0	147.21
5/78	10	165.87
5/89	18	150.88
5/99	16	170.57
	17	181.87
	28	122.87



August 1971

R.S. 26/1  
Date: M.R. 7/35  
Wrentham Heights

JUL 09 1999

ASSESSOR'S MAP BK. 326 PG. 15  
RIVERSIDE COUNTY, CALIF.

26

20



WILLIAM F. VALOV  
2339 MONTERA  
HACIENDA HEIGHTS, CA 91745

DOC # 2001-285516  
05/22/2001 05:08A Fee: \$ 64  
Page 1 of 1 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMP	MISC.	
									DL	
A	R	L				COPY	LONG	REFUND	NRNG	EXAS

TRA 087-008  
Doc. Trans. Tax - computed on full value of property conveyed \$ 14.30

Paul McDonnell, Tax Collector  
*Paul McDonnell*  
Signature of Declarant

6

M  
DL

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for Fiscal Year 1991-1992  
and for nonpayment were duly declared to be in default 1992-328150003-0000  
Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and  
WILLIAM F. VALOV, SINGLE MAN

("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing  
before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real  
property described herein which the SELLER sold to the PURCHASER at a public auction held on MAY 8, 2001  
pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6,  
Chapter 7, Revenue and Taxation Code, for the sum of \$13,000.00

NO TAXING AGENCY objected to the sale.  
In accordance with law, the SELLER, hereby grants to the PURCHASER that real  
property situated in said county, State of California, last assessed to  
AMERICAN GENERAL FINANCE, described as follows:

326150003-8  
Assessor's Parcel Number

THE WEST HALF OF PARCEL 125 OF WAGON WHEEL FARMS, AS SHOWN BY MAP ON FILE IN BOOK 28, PAGE 1 OF  
RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

UNINCORPORATED

State of California Executed on  
RIVERSIDE County MAY 8, 2001

By Paul McDonnell  
Tax Collector



On MAY 8, 2001, before me, GARY L. ORSO, personally appeared PAUL MCDONNELL, personally  
known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their  
authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.  
GARY L. ORSO  
Assessor/County Clerk-Recorder

Jandra Lloyd  
Deputy

§§3702 & 3804 R&T Code

TDL 8-10 (8-97)

Public Record

RECORDING REQUESTED BY:  
County of Riverside  
Code Enforcement Department

DOC # 2013-0340229

07/15/2013 02:42P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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



(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-1300090

**WILLIAM F VALOV** )  
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: 1 PAR W/O (23121 LOPEZ), PERRIS CA, 92570  
PARCEL #: 326-150-003  
LEGAL DESCRIPTION: 2.5 acres in LOT 125 of , recorded in RS 26 page 1

**VIOLATION(S):** Riverside County Code (Ordinance) 15.48.010 (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: [Signature]  
Marr Christian, Code Enforcement Department

**ACKNOWLEDGEMENT**

State of California )  
County of Riverside )SS

On 7.5.13 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/hisr/their authorized capacity(ies), and that by his/hisr/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: [Signature] (Seal)



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

DOC # 2013-0372294

07/31/2013 04:26P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry H. Ward

Assessor, County Clerk & Recorder



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039  
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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:  
**WILLIAM F VALOV** )  
and DOES I through X, Owners)

Case #: CV-1200103

**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:** 1 Parl W/O (23121 Lopez Street), Perris CA, 92570

**PARCEL #:** 326-150-003

**LEGAL DESCRIPTION:** 2.5 acres in LOT 125 of, recorded in RS 26 page 1

**VIOLATION(S):** Riverside County Code (Ordinance) 10.04.140 (Ord. 520) 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

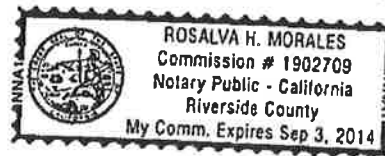
On 7-24-13 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #: 1902709 Expires: Sep 3, 2014

Signature: Rosalva H. Morales (Seal)





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

DOC # 2013-0381490

08/06/2013 12:56P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder



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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:

Case #: CV-1200102

**WILLIAM F VALOV** )  
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:** 1 PAR W/O (23121 LOPEZ ST.), PERRIS CA, 92570  
**PARCEL #:** 326-150-003  
**LEGAL DESCRIPTION:** 2.5 acres in LOT 125 of, recorded in RS 26 page 1



**VIOLATION(S):** Riverside County Code (Ordinance) 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348) 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

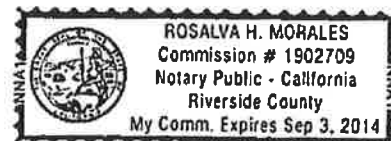
On 7-26-13 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/his/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #: 1902709 Expires: Sep 3, 2014

Signature: Rosalva H. Morales (Seal)



DOC # 2014-0205278

06/04/2014 01:59P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. 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 code violation(s) on the property of:

Case #: CV-1300090

**WILLIAM F VALOV** )  
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:** 1 PAR W/O (23121 LOPEZ), PERRIS CA, 92570

**PARCEL #:** 326-150-003

**LEGAL DESCRIPTION:** 2.5 acres in LOT 125 of , recorded in RS 26 page 1

**VIOLATION(S):** Riverside County Code (Ordinance) 15.48.010 (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: M. A. Christian  
Marr Christian, Code Enforcement Department

### ACKNOWLEDGEMENT

State of California )  
County of Riverside )SS

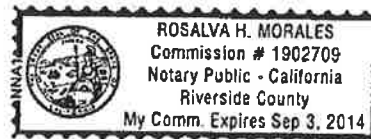
On 5.27.14 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s); or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #: 1902709 Expires: Sep 3, 2014

Signature: Rosalva H. Morales (Seal)



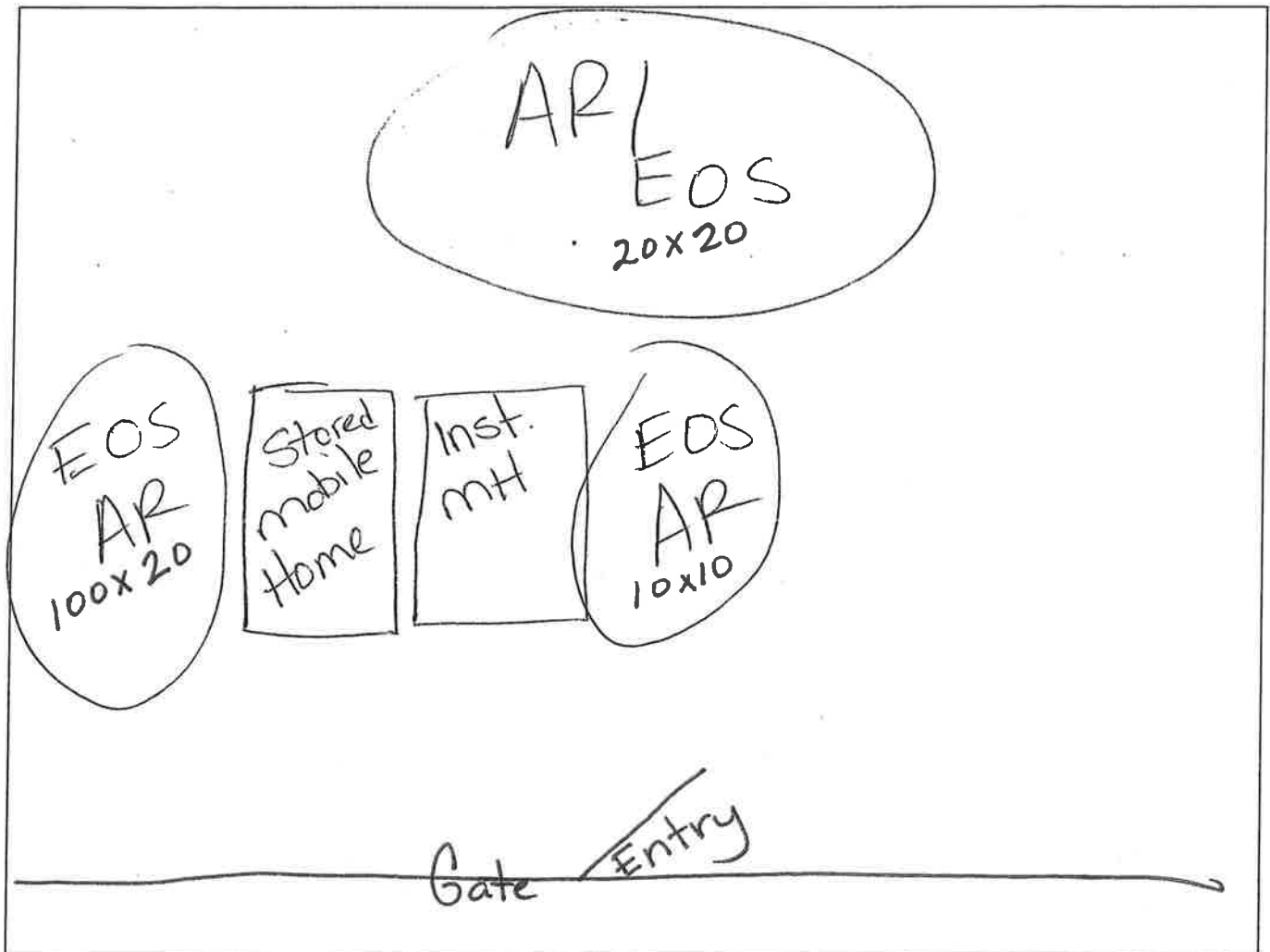
# **EXHIBIT “D”**

### SITE PLAN: Case # CV-1200102

OWNER(S): WILLIAM F VALOV  
SITE ADDRESS: 1 PAR W/O (23121 LOPEZ ST.), PERRIS  
ASSESSOR'S PARCEL: 326-150-003  
ACREAGE: 2.50

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 1 PAR W/O (23121 LOPEZ ST.), PERRIS

PREPARED BY: W Morris DATE: \_\_\_\_\_



*Photographs*



Accumulated rubbish and excessive outside storage-  
JMorris 1/9/13



Storage of unpermitted mobile home-JMorris 1/9



AR and EOS remaining on the property-JMorris  
2/13/13



AR and EOS remaining on the property-JMorr  
2/13/13



AR and EOS remaining on the property-JMorris



AR and EOS remaining on the property-JMorr

---

2/13/13

2/13/13





AR and EOS remaining on the property-JMorris 2/13/13



AR and EOS remaining on the property-JMorris 2/13/13



AR and EOS to be removed-JMorris 2/13/13



Rubbish and excessive outside storage remains JMorris 6/18/13



Rubbish and excessive outside storage remains- JMorris 6/18/13



Rubbish and excessive outside storage remains JMorris 6/18/13





Rubbish and excessive outside storage reduced- JMorris 11/14/13



Rubbish and excessive outside storage-JMorri 6/24/14



Rubbish and excessive outside storage-JMorris 6/24/14



Rubbish and excessive outside storage remains JMorris 8/5/14



Accumulated rubbish-JMorris 9/5/14



Excessive outside storage-JMorris 9/5/14





Excessive outside storage-JMorris 9/5/14



Excessive outside storage-JMorris 10/9/14



Excessive outside storage-JMorris 10/9/14



Accumulated rubbish mixed with outside storage  
JMorriss 2/26/15



Accumulated rubbish mixed with outside storage-  
JMorriss 2/26/15



Accumulated rubbish mixed with outside storage  
occupied camper-JMorris 2/26/15





Accumulated rubbish mixed with outside storage-  
JMorris 2/26/15



Accumulated rubbish mixed with outside storage  
JMorris 2/26/15



Rubbish mixed with excessive outside storage-  
JMorris 4/8/15



Rubbish mixed with excessive outside storage  
JMorris 4/8/15



Rubbish mixed with excessive outside storage-  
JMorris 4/8/15



Rubbish mixed with excessive outside storage  
JMorris 4/8/15



# **EXHIBIT “E”**



# COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

## NOTICE OF VIOLATION

CASE No.: CV 17 - 201152

THE PROPERTY AT: 1 pac w/o (2312) / (2322) Pacific APN#: 326-150-000

WAS INSPECTED BY OFFICER: J. Morris ID#: 129 ON 11/9/13 AT 10:30 am/pm

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

<input type="radio"/>	5.28.040 (RCO 593)	<b>Excessive Yard Sales</b> - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="radio"/>	17.252.030 (RCO 348)	<b>Unpermitted Outdoor Advertising Display</b> - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/>	8.28.030 (RCO 821)	<b>Unfenced Pool</b> - Install or provide adequate fencing to secure the pool.	<input type="radio"/>	17.172.205 (RCO 348)	<b>Prohibited Fencing</b> - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input checked="" type="radio"/>	8.120.010 (RCO 541)	<b>Accumulated Rubbish</b> - Remove all rubbish & dispose of in an approved legal landfill.	<input checked="" type="radio"/>	17. <u>16.010</u> (RCO 348)	<b>Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed</b> - Remove unpermitted mobile home(s) from the property.
<input type="radio"/>	15.08.010 (RCO 457)	<b>Unpermitted Construction</b> - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="radio"/>	17. _____ (RCO 348)	<b>Occupied RV/Trailer</b> - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/>	15.12.020(J)(2) (RCO 457)	<b>Unapproved Grading/Clearing</b> - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="radio"/>	17. _____ (RCO 348)	<b>Excessive Animals</b> - Remove or reduce the number of _____ to less than _____.
<input type="radio"/>	15.16.020 (RCO 457)	<b>Substandard Structure</b> - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="radio"/>	17. _____ (RCO 348)	<b>Unpermitted Land Use:</b> _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/>	15.48.010 (RCO 457)	<b>Unpermitted Mobile Home</b> —Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input checked="" type="radio"/>	17. <u>16.010</u> (RCO 348)	<b>Excessive Outside Storage</b> - Remove or reduce all outside storage to less than <u>8</u> square feet at the rear of the property. <u>none allowed</u>
<input type="radio"/>	15.48.040 (RCO 457)	<b>Substandard Mobile Home/Trailer/RV</b> - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="radio"/>		

COMMENTS: \_\_\_\_\_

**IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY:** 11/24/13. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

**NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 100.00 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.**

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
DATE

PROPERTY OWNER  TENANT

\_\_\_\_\_  
CDL/CID#

\_\_\_\_\_  
D.O.B.

\_\_\_\_\_  
TEL. NO.

POSTED



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

January 10, 2013

RE CASE NO: CV1200102

I, J. (Jennifer) Morris, 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 .

That on 1/9/13 at 10:45 hrs, I securely and conspicuously posted Notice of Violation for RCC 8.120.010 (Accumulated Rubbish), RCC 17.16.010 (Excessive Outside Storage and Excessive Outside Storage of Unpermitted Mobile Home at the property described as:

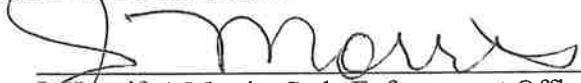
**Property Address:** 1 PAR W/O (23121 LOPEZ ST.), PERRIS

**Assessor's Parcel Number:** 326-150-003

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

Executed on January 10, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: J. (Jennifer) Morris, Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

January 11, 2013

WILLIAM F VALOV  
2339 MONTERA  
HACIENDA HEIGHTS, CA 91745

RE CASE NO: CV1200102 at 1 PAR W/O (23121 LOPEZ ST.), in the community of PERRIS, California, Assessor's Parcel Number 326-150-003

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 1 PAR W/O (23121 LOPEZ ST.), in the community of PERRIS California, Assessor's Parcel Number 326-150-003, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348) , 17.12.040 (Ord. 348), 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) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 3) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Illegal Storage of Mobile Home(s).

**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) Remove or reduce all outside storage to zero (none allowed on unimproved lot).
- 3) Remove unpermitted mobile home(s) from the property.

COMPLIANCE MUST BE COMPLETED BY January 25, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: J. (Jennifer) Morris, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1200102

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 January 11, 2013, I served the following documents(s):

**NOTICE RE: Notice of Violation**

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


WILLIAM F VALOV 2339 MONTERA, HACIENDA HEIGHTS, CA 91745

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 January 11, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Rosalva Morales, Code Enforcement Aide



# **EXHIBIT “F”**

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

DOC # 113-0381490

08/06/2013 12:56P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	OB

### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other other code violation(s) on the property of:  
**WILLIAM F VALOV** )  
and DOES I through X, Owners)

Case #: CV-1200102

**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:** 1 PAR W/O (23121 LOPEZ ST.), PERRIS CA, 92570  
**PARCEL #:** 326-150-003  
**LEGAL DESCRIPTION:** 2.5 acres in LOT 125 of , recorded in RS 26 page 1



**VIOLATION(S):** Riverside County Code (Ordinance) 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348) 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

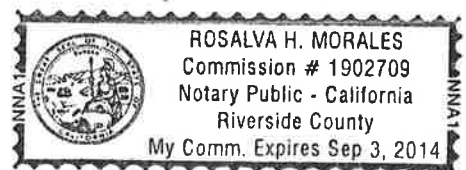
State of California )  
County of Riverside )SS

On 7-26-13 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/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Commission #:1902709 Expires: Sep 3, 2014

Signature: Rosalva H. Morales (Seal)



# **EXHIBIT “G”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Code Enforcement Official

May, 15 2015

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

TO: Owner  
(See Attached Proof of Service  
and Responsible Parties List)

Case No.: CV12-00102  
APN: 326-150-003  
Property: 1 Parcel West of 23121 Lopez Street, Perris

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 348, 541 and 725 to consider the abatement of the excess outside storage of materials and accumulated rubbish located on the SUBJECT PROPERTY described as 1 Parcel West of 23121 Lopez Street, Perris, Riverside County, California, and more particularly described as Assessor's Parcel Number 326-150-003.

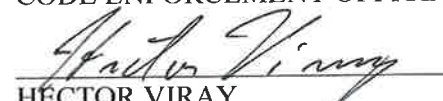
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared as a public nuisance and be abated by removing the violations from the real property.

SAID HEARING will be held on **Tuesday, June 30, 2015, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

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

  
HECTOR VIRAY  
Supervising Code Enforcement Officer

1 **PROOF OF SERVICE**

2 Case No. CV12-00102

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

4 I, Sue Jimenez, the undersigned, declare that I am a citizen of the United States and am employed in  
5 the County of Riverside, over the age of 18 years and not a party to the within action or proceeding;  
6 that my business address is 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

7 That on May 15, 2015, I served the following document(s):

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

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

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

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

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

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

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

24 EXECUTED ON May 15, 2015, at Riverside, California.

25   
26 SUE JIMENEZ

# **NOTICE LIST**

Subject Property: 1 Parcel West of 23121 Lopez Street, Perris

Case No.: CV12-00102

APN: 326-150-003; District 1

WILLIAM F. VALOV  
2339 MONTERA  
HACIENDA HEIGHTS, CA 91745



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

May 26, 2015

RE CASE NO: CV1200102

I, J. (Jennifer) Morris, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:  
17650 Cajalco Road  
Perris, California 92570  
Mail Stop #5165.

That on 5/26/15 at 10:30 am, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

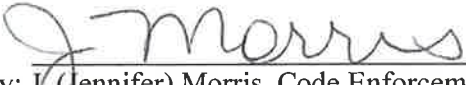
**Property Address:** 1 PAR W/O (23121 LOPEZ ST.), PERRIS

**Assessor's Parcel Number:** 326-150-003

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

Executed on May 26, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: J. (Jennifer) Morris, Code Enforcement Officer