

Departmental Concurrence

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

921B



**FROM:** TLMA – Code Enforcement Department

**SUBMITTAL DATE:**  
 August 19, 2015

**SUBJECT:** Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]  
 Case No: CV13-04141 [HANELINE]  
 Subject Property: Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village;  
 APN: 381-245-004  
 District: 1 [\$0]

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

1. The excessive outside storage of materials and accumulation of rubbish on the real property described as Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village, Riverside County, California, APN: 381-245-004 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Jeff Haneline and Heidi Haneline, the owners of the subject real property, be directed to abate the excessive outside storage and accumulated rubbish on the property by removing the same from real property within ninety (90) days.

(Continued)

*[Signature]*  
 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: *[Signature]*  
 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: **9-2**

**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: CV13-04141 [HANELINE]  
Subject Property: Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village;  
APN: 381-245-004  
District: 1**

**DATE:** August 19, 2015

**PAGE:** 2 of 3

**RECOMMENDED MOTION (continued):**

3. If the owners or whoever has possession of the real property do 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 John Game on October 23, 2013. The Inspection revealed accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The items included but were not limited to: household trash, broken furniture, discarded wood, discarded cardboard boxes and other miscellaneous items.

2. A subsequent inspection was conducted by Officer Game on March 27, 2014. The inspection revealed excessive outside storage of materials on the subject property in violation of Riverside County Ordinance No. 348. The items included but were not limited to: motorcycle parts, building materials, wood, metal, tools, personal items and other miscellaneous items.

2. There have been approximately eleven (11) subsequent follow up inspections, with the last inspection being July 27, 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

**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: CV13-04141 [HANELINE]**  
**Subject Property: Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village;**  
**APN: 381-245-004**  
**District: 1**

**DATE:** August 19, 2015

**PAGE:** 3 of 3

**Additional Fiscal Information**

N/A

**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 13-04141  
4 [EXCESSIVE OUTSIDE STORAGE AND )  
5 ACCUMULATED RUBBISH]; APN:381-245-004, ) DECLARATION OF CODE  
6 VACANT PARCEL ON RALEY AVENUE AND ) ENFORCEMENT OFFICER  
7 BLACKWELL, LAKELAND VILLAGE, COUNTY OF ) BRIAN BEALER  
8 RIVERSIDE, STATE OF CALIFORNIA; JEFF )  
9 HANELINE AND HEIDI HANELINE, OWNERS. )  
10 \_\_\_\_\_ ) [RCO Nos. 348 & 541]

11 I, Brian Bealer, 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 Senior Code Enforcement Officer. My current official duties as a Senior Code Enforcement Officer  
16 include inspecting property for violations and enforcement of the provisions of Riverside County  
17 Ordinances.

18 2. I am informed and believe and thereon allege that on October 23, 2013, Officer John  
19 Game conducted an inspection of the real property described as Vacant Parcel on Raley Avenue and  
20 Blackwell, Lakeland Village, Riverside County, California and further described as Assessor's Parcel  
21 Number 381-245-004 (hereinafter described as "THE PROPERTY"). A true and correct copy of a  
22 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and  
23 incorporated herein by reference as Exhibit "A."

24 3. A review of County records and documents disclosed that THE PROPERTY is owned by  
25 Jeff Haneline and Heidi Haneline (hereinafter referred to as "OWNERS"). A certified copy of the County  
26 Equalized Assessment Roll for 2015-2016 tax year and a copy of the report generated from the County  
27 Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as  
28 Exhibit "B." The property is located within the C-1/C-P (General Commerical) zone classification. Since  
this is an unimproved parcel, no amount of outside storage is allowed on THE PROPERTY. Accumulated  
rubbish is not permitted to be located on any property within the County of Riverside.

///

FORM APPROVED COUNTY COUNSEL  
BY: *Sophia H. Choi* 8/18/15  
DATE  
SOPHIA H. CHOI

1           4.       Based on the Lot Book Report from RZ Title Service dated July 14, 2015, it is determined  
2 that other parties may potentially hold an interest in THE PROPERTY, to wit: Internal Revenue Service  
3 (hereinafter referred to as "INTERESTED PARTY"). A true and correct copy of the Lot Book Report is  
4 attached hereto and incorporated herein by reference as Exhibit "C."

5           5.       I am informed and believe and thereon allege that on October 23, 2013, Officer John  
6 Game drove to THE PROPERTY to conduct an inspection. Officer Game observed accumulated rubbish  
7 on THE PROPERTY. The accumulated rubbish consisted of, but was not limited to: household trash,  
8 broken furniture, discarded wood, discarded cardboard boxes and miscellaneous items. A subsequent  
9 inspection was conducted by Officer Game on March 27, 2014. Officer Game observed excess outside  
10 storage of materials on THE PROPERTY. The excess outside storage of materials consisted of but was  
11 not limited to: motorcycle parts, building material, wood, metal, tools, personal items and other  
12 miscellaneous items. This condition causes THE PROPERTY to constitute a public nuisance in violation  
13 of the provisions set forth in Riverside County Ordinance ("RCO") Nos. 348 and 541.

14           6.       On October 29, 2013, a Notice of Violation was mailed to OWNER, Jeff Haneline, by first  
15 class mail.

16           7.       On July 15, 2015, a Notice of Violation was mailed to OWNERS by first class mail.

17           8.       On July 22, 2015, a Notice of Violation was mailed to INTERESTED PARTY by first class  
18 mail and was posted on THE PROPERTY on July 27, 2015.

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

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

23           11.      There have been approximately eleven (11) subsequent follow up inspections, with the  
24 last inspection being July 27, 2015. Each inspection revealed the accumulated rubbish and excess  
25 outside storage of materials remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

26 ///

27 ///

28 ///

1           12.       Based upon my experience, knowledge and visual observations, it is my determination  
2 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the  
3 general public.

4           13.       Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO  
5 Nos. 348 and 541.

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

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

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

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

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

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

26 ///

27 ///

28 ///

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 12<sup>th</sup> day of August, 2015, at Riverside, California.

7  
8 

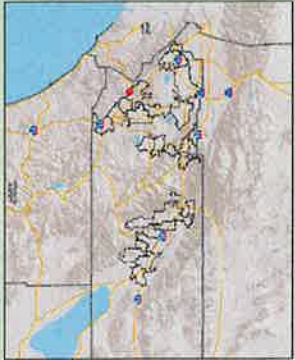
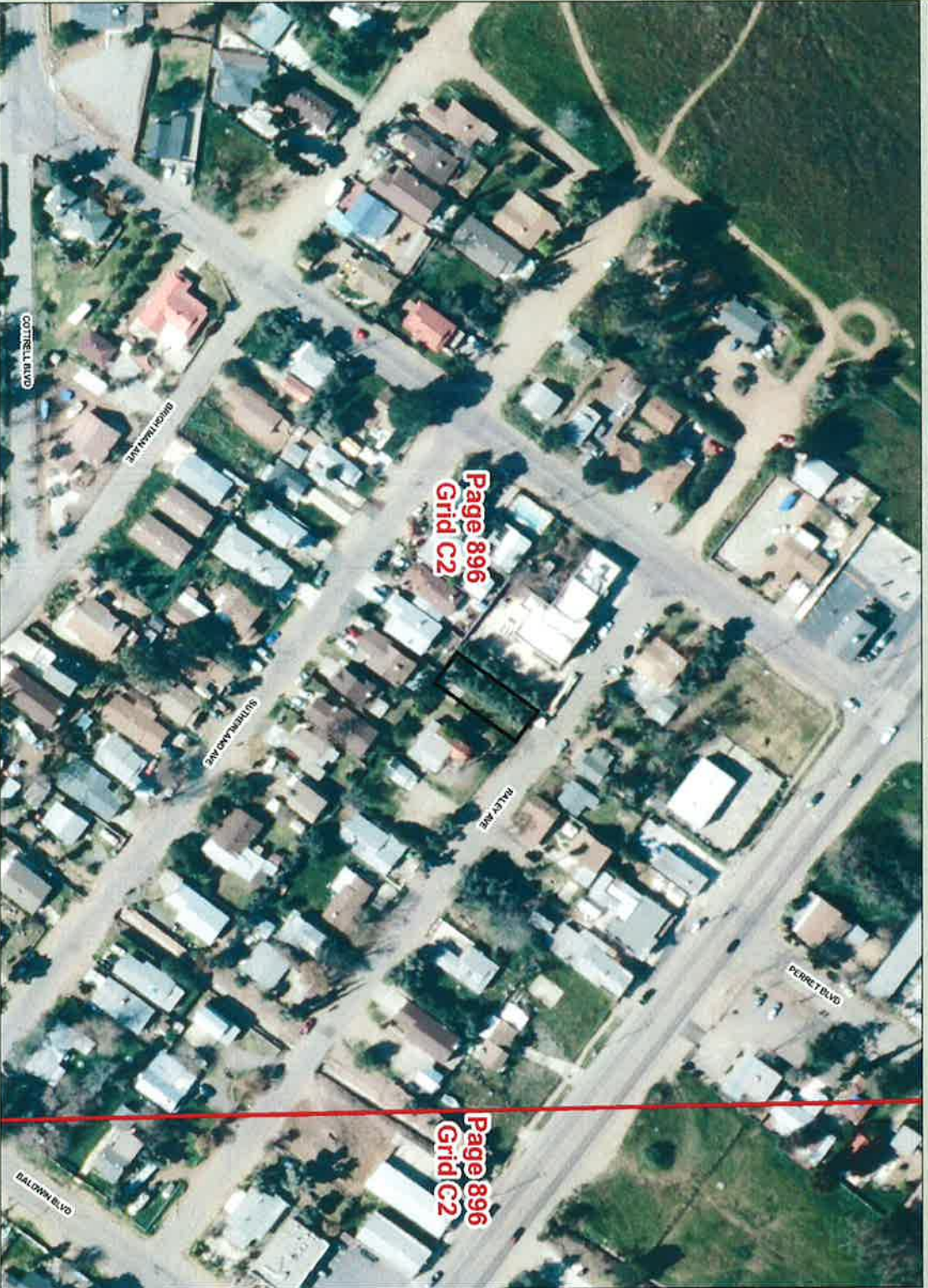
9 BRIAN BEALER  
10 Senior Code Enforcement Officer  
11 Code Enforcement Department  
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**EXHIBIT "A"**



CV13-04141

Lot on Raley Ave. and Blackwell, Lake Elsinore APN: 381-245-004



- Legend**
- TBM Grid
  - Townships
  - City Boundaries
  - Cities
  - roadsanno
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

**\*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... 7/23/2015 3:34:22 PM

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**Notes**  
 Thomas Bros. Page 896  
 Grid C2

# **EXHIBIT “B”**

**Assessment Roll For the 2015-2016 Tax Year as of January 1,2015**

<b>Assessment #381245004-5</b>		<b>Parcel # 381245004-5</b>	
<b>Assessee:</b>	HANELINE JEFF	<b>Land</b>	9,179
<b>Assessee:</b>	HANELINE HEIDI	<b>Full Value</b>	9,179
<b>Mail Address:</b>	14492 RALEY AVE	<b>Total Net</b>	9,179
<b>City, State Zip:</b>	LAKE ELSINORE CA 92530		
<b>Real Property Use Code:</b>	YR		
<b>Base Year</b>	2014		
<b>Conveyance Number:</b>	0496039		
<b>Conveyance (mm/yy):</b>	10/2013		
<b>PUI:</b>	R070002		
<b>TRA:</b>	65-139		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot 95 MB 017/052 COUNTRY CLUB HEIGHTS LAKELAND UNIT 1		

**View Parcel Map**

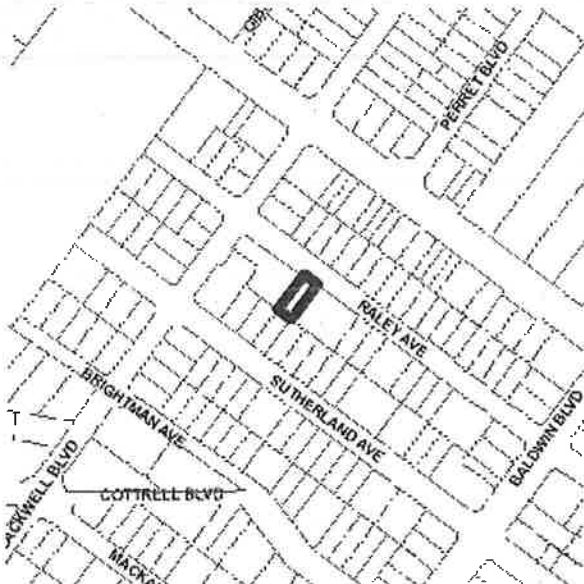




**Riverside County Parcel Report**  
**APN 381-245-004**  
**CV1304141**  
Disclaimer

Report Date: Wednesday, July 15, 2015

**MAPS/IMAGES**



**PARCEL**

<b>APN</b>	<u>381-245-004-5</u>	<b>Supervisory District 2011</b>	KEVIN JEFFRIES, DISTRICT 1
		<b>Supervisory District 2001</b>	BOB BUSTER, DISTRICT 1
<b>Previous APN</b>	184400237	<b>Township/Range</b>	T6SR5W SEC 24
<b>Owner Name</b>	JEFF HANELINE HEIDI HANELINE	<b>Elevation Range</b>	1,300 - 1,300
<b>Address</b>	No address available	<b>Thomas Bros. Map Page/Grid</b>	PAGE: 896 GRID: C2
<b>Mailing Address</b>	14492 RALEY AVE LAKE ELSINORE CA, CA 92530	<b>Indian Tribal Land</b>	Not in Tribal Land
<b>Legal Description</b>	Recorded Book/Page: <u>MB 17/52</u> Subdivision Name: COUNTRY CLUB HEIGHTS LAKELAND UNIT 1 Lot/Parcel: 95 Block: Not Available Tract Number: Not Available	<b>City Boundary/Sphere</b>	Not within a City Boundary City Sphere: LAKE ELSINORE Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
<b>Lot Size</b>	Recorded lot size is 0.00 acres	<b>March Joint Powers Authority</b>	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**PARCEL**

<b>Property Characteristics</b>	No Property Description Available	<b>County Service Area</b>	Not in a County Service Area
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**PLANNING**

<b>Specific Plans</b>	Not within a Specific Plan	<b>Historic Preservation Districts</b>	Not in an Historic Preservation District
<b>Land Use Designations</b>	CR	<b>Agricultural Preserve</b>	Not in an agricultural preserve
<b>General Plan Policy Overlays</b>	Not in a General Plan Policy Overlay Area	<b>Redevelopment Areas</b>	PROJECT AREA NAME: 1-1986 SUBAREA NAME: Lakeland Village/Wildomar AMENDMENT NUMBER: 1 ADOPTION DATE: 1999-07-20 ACREAGE: 2888.39 ACRES

<b>Area Plan (RCIP)</b>	Elsinore	<b>Airport Influence Areas</b>	Not in an Airport Influence Area
<b>General Plan Policy Areas</b>	None	<b>Airport Compatibility Zones</b>	Not in an Airport Compatibility Zone
<b>Zoning Classifications (ORD. 348)</b>	Zoning: C-1/C-P CZNumber: 0	<b>Zoning Districts and Zoning Areas</b>	LAKELAND VILLAGE, DIST
<b>Zoning Overlays</b>	Not in a Zoning Overlay	<b>Community Advisory Councils</b>	Not in a Community Advisory Council Area

**ENVIRONMENTAL**

<b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u></b>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b>	Not in a Cell Group
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b>	Not in a Conservation Area	<b>WRMSHCP Cell Number</b>	None
<b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>	Not in a Fluvial Sand Transport Special Provision Area	<b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>	None
<b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u></b>	None	<b>Vegetation (2005)</b>	Developed or Disturbed Land

**FIRE**

<b>High Fire Area (<u>Ord. 787</u>)</b>	Not in a High Fire Area	<b>Fire Responsibility Area</b>	Not in a Fire 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 (<u>Ord. 810</u>)</b>	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	<b>DIF (Development Impact Fee Area <u>Ord. 659</u>)</b>	ELSINORE
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<b>Western TUMF (Transportation Uniform Mitigation Fee <u>Ord. 824</u>)</b>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SOUTHWEST	<b>SKR Fee Area (<u>Stephen's Kagaroo Rat Ord. 663.10</u>)</b>	Not within a SKR Fee Area
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<b>Eastern TUMF (Transportation Uniform Mitigation Fee <u>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>	42A
		<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>	WMWD	<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>	Undetermined Potential
<b>Faults</b>	WITHIN A 1/2 MILE OF Willard Fault		AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND

**GEOLOGIC**

**Liquefaction Potential** Moderate  
**Subsidence** Susceptible

UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED

**MISCELLANEOUS**

**School District** LAKE ELSINORE UNIFIED

**Tax Rate Areas**

VERTEBRATE PALEONTOLOGIST. COUNTY FREE LIBRARY COUNTY ORTEGA TRAIL REC & PK COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 ELS MURRIETA ANZA RESOURCE CONS ELSINORE AREA ELEM SCHOOL FUND ELSINORE VALLEY CEMETERY ELSINORE VALLEY MUNICIPAL WATER ELSINORE WATER ERAF RDV FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 3

**Communities** Lakeland Village

**Lighting (Ord. 655)** Zone B, 33.93 Miles From Mt. Palomar Observatory

**2010 Census Tract** 046402

GENERAL GENERAL PURPOSE LAKE ELSINORE UNIF IMP NO 96-1 LAKE ELSINORE UNIFIED METRO WATER WEST MT SAN JACINTO JUNIOR COLLEGE PROJECT1- LAKELANDRDV AB1290 RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION WESTERN MUNICIPAL WATER

**Farmland** URBAN-BUILT UP LAND

**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
	Not Applicable	Not Applicable

# **EXHIBIT “C”**





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

## Lot Book Report

Order Number: **33444**

**Customer:**

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

Order Date: 7/15/2015  
 Dated as of: 7/14/2015  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV14-01664 / Rosa Morales  
 IN RE: HANELINE, JEFF

FEE(s):  
 Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 381-245-004-5

**Assessments:**

Land Value:	\$9,000.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$9,000.00

### Tax Information

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$69.76
Penalty	\$6.97
Status	NOT PAID-DELINQUENT
Second Installment	\$69.76
Penalty	\$45.60
Status	NOT PAID-DELINQUENT



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

Order Number: 33444  
Reference: CV14-01664 / Ros

## Property Vesting

The last recorded document transferring title of said property

Dated	09/11/2013
Recorded	10/17/2013
Document No.	2013-0496039
D.T.T.	\$9.90
Grantor	Bettie Lee Kirk, Trustee of the Kirk Family Trust dated March, 29 1989 Trust "A"
Grantee	Jeff Haneline and Heidi Haneline, husband and wife as joint tenants

## 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	01/21/2014
Document No.	2014-0023579

A Notice of Administrative Proceedings by the

City of	Perris
County of	Riverside
Recorded	01/21/2014
Document No.	2014-0023582

A Federal Tax Lien Recorded 05/07/2010



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

Order Number: 33444

Reference: CV14-01664 / Ros

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Document No	2010-0213177
Amount	\$44,994.51
Debtor	Jeffrey W. & Heidi L. Haneline
ID No.	xxx-xx-0079
Creditor	Internal Revenue Service
Abstract of Judgment Filed in the	Superior Court of California, County of Riverside, Temecula
Case No.	TES1102316
Recorded	09/18/2012
Document No.	2012-0443905
Amount	\$2,492.50
Debtor	Jeffery W. Haneline and Heidi L. Haneline
Creditor	La Cresta POA

### Legal Description

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

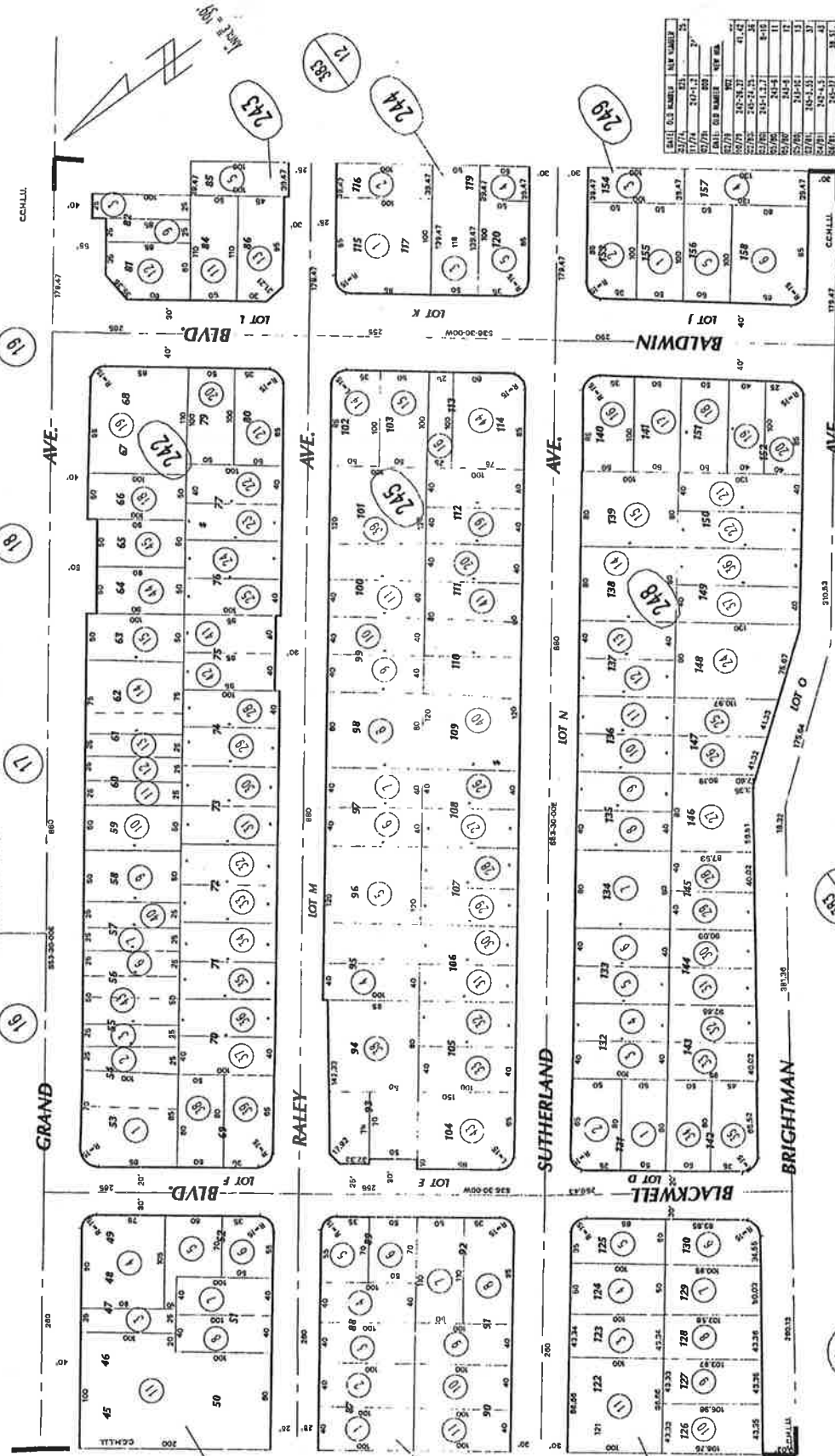
THE NORTHWESTERLY HALF OF LOT 95 OF COUNTRY CLUB HEIGHTS LAKELAND UNIT #1, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 52 OF MAPS, RECORDS OF SAID COUNTY.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PRACTICE MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 24 T. 6S., R. 5W  
 POR. PROTRACTED SEC. 19 T. 6S., R. 4W

381-24  
 18-44

T.R.A. 065-139



DATA: RE 15/53  
 ACCT 315 ISSUES 7/84

ASSESSOR'S MAP BK381 PG. 24  
 Riverside County, Calif.

MB 17/52 COUNTRY CLUB HEIGHTS LAKELAND UNIT

Feb 2000

LOT	O.S. NUMBER	NEW NUMBER
45	241	241
46	242	242
47	243	243
48	244	244
49	245	245
50	246	246
51	247	247
52	248	248
53	249	249
54	250	250
55	251	251
56	252	252
57	253	253
58	254	254
59	255	255
60	256	256
61	257	257
62	258	258
63	259	259
64	260	260
65	261	261
66	262	262
67	263	263
68	264	264
69	265	265
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147	343	343
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150	346	346
151	347	347
152	348	348
153	349	349
154	350	350

**RECORDING REQUESTED BY:**  
STEWART TITLE OF CALIFORNIA

**DOC # 2013-0496039**  
10/17/2013 08:00 AM Fees: \$34.00  
Page 1 of 4 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

**AND WHEN RECORDED MAIL TO:**  
Jeff Haneline  
14492 Raley Avenue  
Lake Elsinore, CA 92530

\*\*This document was electronically submitted  
to the County of Riverside for recording\*\*  
Received by: YSEGURA

ORDER NO: 01180-68048

---

APN : 331-245-004-5

TRA : 065-139

DTT : \$9.90

**GRANT DEED**  
**TITLE OF DOCUMENT**

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION**

**(\$3.00 ADDITIONAL RECORDING FEE APPLIES)**

STEWART TITLE-Riverside

RECORDING REQUESTED BY:

EBS Escrow  
Order No. 01180-68048  
Escrow No. 33010-SW  
Parcel No. 381-245-004

AND WHEN RECORDED MAIL TO:

JEFF HANLINE  
14492 Raley Ave  
Lake Elsinore, Ca  
92530

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tr 065-139 GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$9.90 and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area:  Lake Elsinore, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Bettie Lee Kirk, Trustee of the Kirk Family Trust dated March, 29, 1989 Trust "A"  
hereby GRANT(S) to Jeff Hanline and Heidi Hanline, Husband and Wife as Joint Tenants

the following described real property in the County of , State of California:

Full legal description attached hereto and made a part hereof as Exhibit A.

Date September 11, 2013  
Bettie Lee Kirk  
Bettie Lee Kirk

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } S.S.

On Sept. 11<sup>th</sup>, 2013, before me, Steven C. Segesto, Notary  
personally appeared Bettie Lee Kirk 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.

Signature [Signature] (Seal)



Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

RECORDING REQUESTED BY:  
EBS Escrow  
Order No.  
Escrow No. 33010-SW  
Parcel No. 381-245-004

AND WHEN RECORDED MAIL TO:

JEFF HANELINE

I CERTIFY UNDER PENALTY OF PERJURY  
THAT THE ATTACHED COPY IS A TRUE  
AND CORRECT COPY OF THE ORIGINAL  
ATTACHED HERETO. PURSUANT TO  
GOVERNMENT CODE 27361.7

*[Signature]*  
\_\_\_\_\_  
STEWART TITLE OF CA, INC. - RIVERSIDE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$9.90 and CITY \$  
 computed on full value of property conveyed, or  
 computed on full value less liens or encumbrances remaining at the time of sale.  
 unincorporated area:                       Lake Elsinore, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Bettie Lee Kirk, Trustee of the Kirk Family Trust dated March 29, 1989, Trust "A"

hereby GRANT(S) to **Jeff Haneline and Heidi Haneline, Husband and Wife as Joint Tenants**

the following described real property in the County of \_\_\_\_\_, State of California:

Full legal description attached hereto and made a part hereof as Exhibit A.

Date September 13, 2013

\_\_\_\_\_  
Bettie Lee Kirk

STATE OF CALIFORNIA                      }  
   }S.S.  
COUNTY OF \_\_\_\_\_                      }

On \_\_\_\_\_, before me, \_\_\_\_\_,  
personally appeared **Bettie Lee Kirk** 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.

Signature \_\_\_\_\_ (Seal)

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 01180-68048  
Escrow No.: 01180-68048

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

The Northwesterly half of Lot 95 of Country Club Heights Lakeland Unit #1, in the County of Riverside, as shown by map on file in book 17 page(s) 52, of Maps, Records of Riverside County, California.

APN: 381-245-004

(End of Legal Description)



DOC # 2014-0023579

01/21/2014 03:34P 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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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043

### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:  
**BETTIE LEE KIRK** )  
and DOES I through X, Owners)

Case #: CV-1304140

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:** 0, LAKELAND VILLAGE CA, 0  
**PARCEL #:** 381-245-004  
**LEGAL DESCRIPTION:** 0 acres in LOT 95 of COUNTRY CLUB HEIGHTS LAKELAND UNIT 1, recorded in MB 17 page 52

**VIOLATION(S):** Riverside County Code (Ordinance) 15.08.010 (Ord. 457), 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 24436.6 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

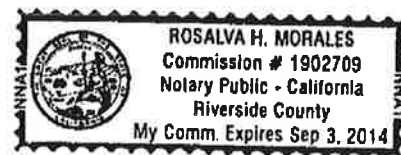
On 1/14/2014 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/s/he/they executed the same in his/her/their 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: [Signature] (Seal)



DOC # 2014-0023582

01/21/2014 03:34P 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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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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:  
**BETTIE LEE KIRK** )  
and DOES I through X, Owners)

Case #: CV-1304141

**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:** 0 , LAKELAND VILLAGE CA, 0  
**PARCEL #:** 381-245-004  
**LEGAL DESCRIPTION:** 0 acres in LOT 95 of COUNTRY CLUB HEIGHTS LAKELAND UNIT 1, recorded in MB 17 page 52

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

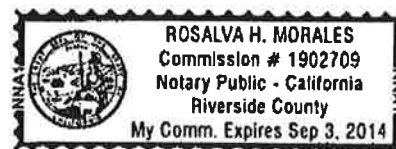
On Jan 14, 2014 before me, Rosalva H. Morales, Notary Public, personally appeared Marr Christian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/s/he/they executed the same in his/his/their authorized capacity(ies), and that by his/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #: 1902709 Expires: Sep 3, 2014

Signature: *Rosalva H. Morales* (Seal)



Recording Requested By Internal Revenue Service. When recorded mail to:

INTERNAL REVENUE SERVICE  
PO BOX 145585, STOP 8420G  
CINCINNATI, OH 45250-5585

DOC # 2010-0213177  
05/07/2010 08:00A Fee:15.00  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



For Optional Use by Recording Office

Form 668 (Y)(c)  
(Rev. February 2004)

1018 Department of the Treasury - Internal Revenue Service

**Notice of Federal Tax Lien**

KS  
M  
026  
026

Area: SMALL BUSINESS/SELF EMPLOYED AREA #7

Serial Number

Lien Unit Phone: (800) 829-3903

647412110

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer JEFFREY W & HEIDI L HANELINE

Residence 21120 VIA GALLEON  
MURRIETA, CA 92562-8978

**IMPORTANT RELEASE INFORMATION:** For each assessment listed below, unless notice of the lien is refiled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
1040	12/31/2006	XXX-XX-0079	06/29/2009	07/29/2019	44994.51

Place of Filing	COUNTY RECORDER RIVERSIDE COUNTY RIVERSIDE, CA 92502-0751	Total \$	44994.51
-----------------	---	----------	----------

This notice was prepared and signed at OAKLAND, CA, on this, the 21st day of April, 2010.

Signature R. A. Mitchell  
for MICHAEL W. COX

Title ACS 27-00-0008  
(800) 829-3903

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

Part 1 - Kept By Recording Office

Form 668(Y)(c) (Rev. 2-2004)  
CAT. NO 60025X

EJ-001

DOC # 2012-0443905  
09/18/2012 10:43A Fee:18.00  
Page 1 of 2

Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):  
Recording requested by and return to:  
**La Cresta POA**  
42430 Winchester Road  
Temecula, CA 92590

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF **Riverside**  
STREET ADDRESS: **42430 Winchester Road**  
MAILING ADDRESS: **Same**  
CITY AND ZIP CODE: **Temecula, CA 92591**  
BRANCH NAME: **Temecula**

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
								T:	CTY
								UNI	605

PLAINTIFF: **La Cresta POA**  
DEFENDANT: **Haneline/Parras**

CASE NUMBER:  
**TES1102316**

18  
C  
605

**ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS**  Amended

FOR COURT USE ONLY

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Jeffery W. Haneline  
21120 Via Galleon  
Murrieta, CA 92562

- b. Driver's license no. [last 4 digits] and state:  Unknown
- c. Social security no. [last 4 digits]:  Unknown
- d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

2.  Information on additional judgment debtors is shown on page 2.

3. Judgment creditor (name and address):  
**La Cresta POA**  
42430 Winchester Rd. Temecula, CA 92590

Date: **8/16/2012**  
Elizabeth Summerton, Agent

(TYPE OR PRINT NAME)

- 4.  Information on additional judgment creditors is shown on page 2.
- 5.  Original abstract recorded in this county:

a. Date:  
b. Instrument No.:

*[Handwritten Signature]*  
(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 2492.50

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): **7/11/12**  
b. Renewal entered on (date):

9.  This judgment is an installment judgment.

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:  
a. Amount: \$  
b. In favor of (name and address):

- 11. A stay of enforcement has
  - a.  not been ordered by the court.
  - b.  been ordered by the court effective until (date):
- 12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.
- b.  A certified copy of the judgment is attached.



This abstract issued on (date):

**9-7-12**

Clerk, by *[Handwritten Signature]* Deputy

**ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS**

**J. PRENDERGAST**

Form Adopted for Mandatory Use  
Judicial Council of California  
EJ-001 (Rev. January 1, 2005)

Page 1 of 2  
Civil Procedure, §§ 488.480,  
674, 700.160

PLAINTIFF: La Cresta POA	CASE NUMBER
DEFENDANT: Haneline/Parras	TES1102316

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

17. Name and last known address

Heidi L. Parras  
21120 Via Galleon  
Murrieta, CA 92562

Driver's license no. [last 4 digits]  
and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

Heidi L. Parras  
21120 Via Galleon  
Murrieta, CA 92562

Driver's license no. [last 4 digits]  
and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

19. Name and last known address

Driver's license no. [last 4 digits]  
and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

Driver's license no. [last 4 digits]  
and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

20.  Continued on Attachment 20.



# **EXHIBIT “D”**

### SITE PLAN: Case # CV-1304141

**OWNER(S):** JEFF HANELINE / HEIDI HANELINE

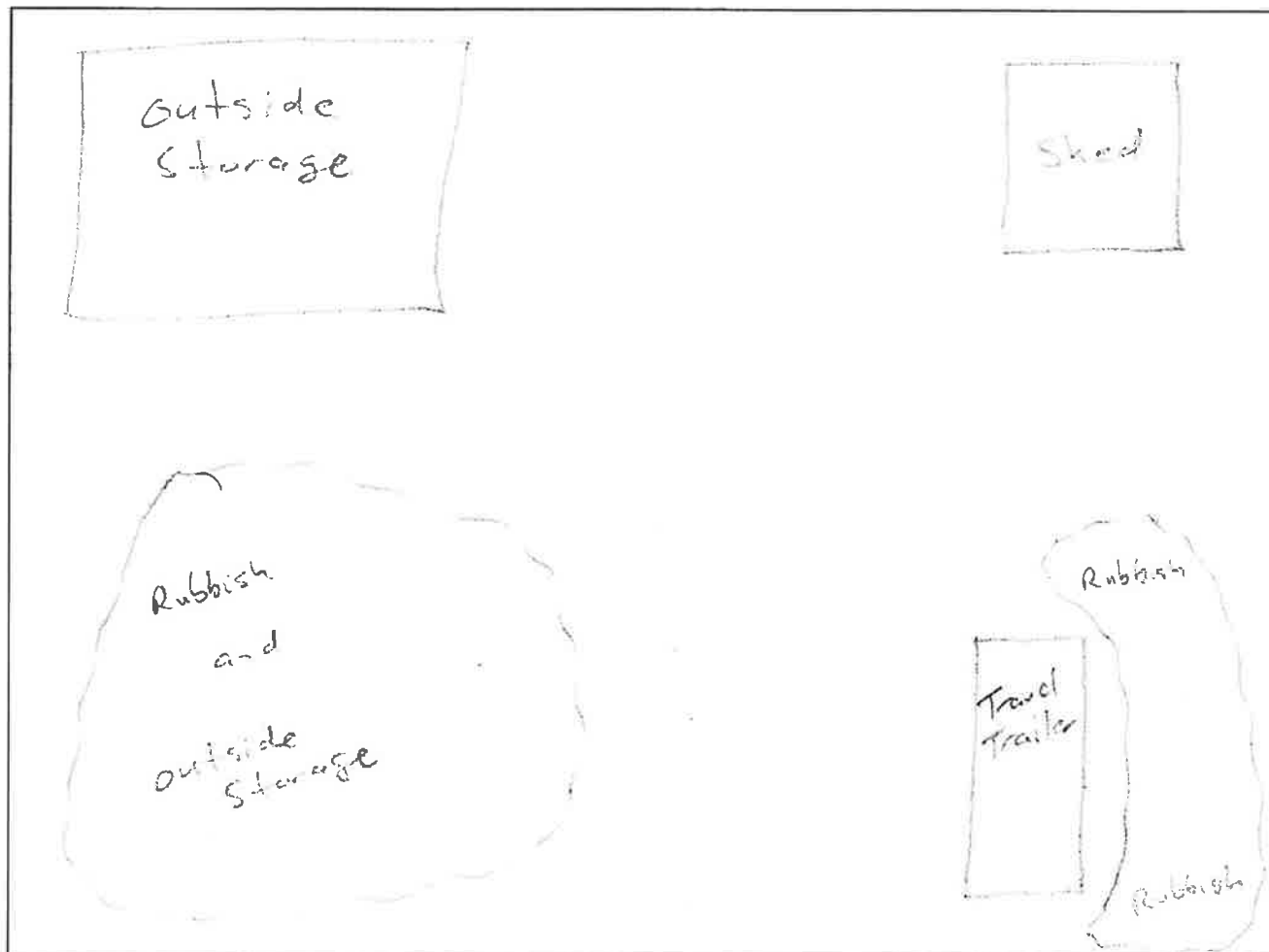
**SITE ADDRESS:** VACANT PARCEL RALEY and BLACKWELL, LAKELAND VILLAGE

**ASSESSOR'S PARCEL:** 381-245-004

**ACREAGE:** 0

**NORTH ARROW:** n ↓

REAR PROPERTY LINE



**FRONT PROPERTY LINE:** VACANT PARCEL RALEY and BLACKWELL, LAKELAND VILLAGE

**PREPARED BY:** Bealer

**DATE:** 07-28-15

*Photographs*



VIEW OF RUBBISH - GAME



VIEW OF RUBBISH - GAME



VIEW OF RUBBISH - GAME



VIEW OF RUBBISH - GAME



VIEW OF RUBBISH - GAME



VIEW OF PROPERTY - GAME





VIEW OF RUBBISH - GAME



VIEW OF RUBBISH - GAME



VIEW OF RUBBISH - GAME



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VIEW OF RUBBISH - GAME



By Bealer: Styrofoam block and conduit



By Bealer: More Styrofoam block



By Bealer: Shed



By Bealer: Rubbish northwest portion of parcel



By Bealer: Rubbish northwest portion of parce



By Bealer: Outside storage under covered tarp



By Bealer: Rubbish on vehicle



By Bealer: Outside storage rear portion of parcel

# **EXHIBIT “E”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

October 29, 2013

JEFF HANELINE  
14492 RALEY AVE  
LAKE ELSINORE, CA 92530

RE CASE NO: CV1304141 at 0 , in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 0 , in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 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.

**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.

COMPLIANCE MUST BE COMPLETED BY November 17, 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: John Game, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1304141

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 October 29, 2013, I served the following document(s):

**Notice of Violation**

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

JEFF HANELINE 14492 RALEY AVE, LAKE ELSINORE, CA 92530

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 October 29, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Rosalva Morales, Code Enforcement Aide



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

## NOTICE OF VIOLATION

July 15, 2015

JEFF HANELINE / HEIDI HANELINE  
27762 ALISO CREEK ROAD  
APT #8308  
ALISI VIEJO, CA 92656

RE CASE NO: CV1304141 at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 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.

**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 PER LOT SIZE AND ZONING.

COMPLIANCE MUST BE COMPLETED BY August 12, 2015. 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 \$129.00 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: Thomas McMullen, Code Enforcement Officer





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

July 15, 2015

JEFF HANELINE / HEIDI HANELINE  
21120 VIA GALLEON  
MURRIETA, CA 92562

RE CASE NO: CV1304141 at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 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.

**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 PER LOT SIZE AND ZONING.

COMPLIANCE MUST BE COMPLETED BY August 12, 2015. 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 \$129.00 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: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

July 15, 2015

JEFF HANELINE / HEIDI HANELINE  
14492 RALEY AVE  
LAKE ELSINORE, CA 92530

RE CASE NO: CV1304141 at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 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.

**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 PER LOT SIZE AND ZONING.

COMPLIANCE MUST BE COMPLETED BY August 12, 2015. 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 \$129.00 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: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1304141

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 July 15, 2015, I served the following documents(s):

**Notice of Violation**

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

JEFF HANELINE / HEIDI HANELINE 14492 RALEY AVE, LAKE ELSINORE, CA 92530  
JEFF HANELINE / HEIDI HANELINE 21120 VIA GALLEON, MURRIETA, CA 92562  
JEFF HANELINE / HEIDI HANELINE 27762 ALISO CREEK ROAD APT #8308, ALISI VIEJO, CA 92656

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 July 15, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Rosalva Morales, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

July 22, 2015

INTERNAL REVENUE SERVICE  
PO BOX 145585,  
STOP 8420G  
CINCINNATI, OH. 45250-5585

RE CASE NO: CV1304141 at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE, California, Assessor's Parcel Number 381-245-004

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at VACANT PARCEL RALEY and BLACKWELL, in the community of LAKELAND VILLAGE California, Assessor's Parcel Number 381-245-004, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 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.

**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 PER LOT SIZE AND ZONING.

COMPLIANCE MUST BE COMPLETED BY August 6, 2015. 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: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1304141

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 July 22, 2015, I served the following documents(s):

**Notice of Violation**

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

INTERNAL REVENUE SERVICE PO BOX 145585, STOP 8420G, CINCINNATI, OH. 45250-5585

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 July 22, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By:  \_\_\_\_\_  
Rosalva Morales, Code Enforcement Aide



## CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

### AFFIDAVIT OF POSTING OF NOTICES

July 28, 2015

RE CASE NO: CV1304141

I, Brian Bealer, **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 July 27, 2015 at 12:50pm, I securely and conspicuously posted a notice of violation for RCC 8.120.010 Accumulated Rubbish and RCC 17.12.040 Excessive Outside Storage at the property described as:

**Property Address:** VACANT PARCEL RALEY and BLACKWELL, LAKELAND VILLAGE

**Assessor's Parcel Number:** 381-245-004

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

Executed on July 28, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
\_\_\_\_\_  
By: Brian Bealer, Senior Code Enforcement Officer

# **EXHIBIT “F”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Code Enforcement Official

August 13, 2015

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

TO: Owners and Interested Party  
(See Attached Proof of Service  
and Responsible Parties List)

Case No.: CV13-04141  
APN: 381-245-004  
Property: Vacant Parcel on Raley Avenue and Blackwell,  
Lakeland Village

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 Vacant Parcel on Raley Avenue and Blackwell, Lakeland Village, Riverside County, California, and more particularly described as Assessor's Parcel Number 381-245-004.

YOU ARE HEREBY DIRECTED as owners 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, September 01, 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

*Michelle Cervantes for:*  
HECTOR VIRAY  
Supervising Code Enforcement Officer



1 **PROOF OF SERVICE**

2 Case No. CV13-04141

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 August 13, 2015, I served the following document(s):

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

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

11 **OWNERS OR INTERESTED PARTY**  
12 **(SEE ATTACHED NOTICE LIST)**


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

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

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

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

20 EXECUTED ON August 13, 2015, at Riverside, California.

21  
22   
23 SUE JIMENEZ

24  
25  
26  
27  
28

## **NOTICE LIST**

**Subject Property: Vacant Parcel on Raley Avenue and Blackwell, Lake Elsinore**

**Case No.: CV13-04141**

**APN: 381-245-004; District 1**

**JEFF HANELINE  
HEIDI HANELINE  
14492 RALEY AVENUE  
LAKE ELSINORE, CA 92530**

**INTERNAL REVENUE SERVICE  
P.O. BOX 145585, STOP 8420G  
CINCINNATI, OH 45250-5585**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

August 17, 2015

RE CASE NO: CV1304141 & CV14- 01664

I, Britt Starkweather, 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 08/13/15 at 9:41 am, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:


**Property Address:** VACANT PARCEL RALEY and BLACKWELL, LAKELAND VILLAGE

**Assessor's Parcel Number:** 381-245-004

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

Executed on August 17, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

  
By: Britt Starkweather , Code Enforcement