

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE 6/23/15

Departmental Concurrence

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

917B



SUBMITTAL DATE:
 August 19, 2015

FROM: TLMA – Code Enforcement Department

SUBJECT: Abatement of Public Nuisance [Substandard Structure]
 Case No: CV14-01948 [DINOSAUR PARK, LLC]
 Subject Property: 50900 Seminole Drive, Cabazon; APN: 519-190-030
 District: 5 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structure (Commercial Building) on the real property located at 50900 Seminole Drive, Cabazon, Riverside County, California, APN: 519-190-030 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit a substandard structure on the property.
2. Dinosaur Park, LLC, the owner of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)

Greg Flannery

 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 Grance*

 Tina Grance

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 5

Agenda Number:

9-7

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

FORM 11: Abatement of Public Nuisance [Substandard Structure]

Case No: CV14-01948 [DINOSAUR PARK, LLC]

Subject Property: 50900 Seminole Drive, Cabazon; APN: 519-190-030

District: 5

DATE: August 19, 2015

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. The owner be ordered to ascertain the existence or non-existence of asbestos containing materials in said structure by survey and materials sample testing through the Industrial Hygiene Specialist of the County Health Department, Division of Special Services; and prior to the abatement ordered in paragraph number two (2) above, to secure the removal and disposal of all asbestos containing materials discovered through such survey and testing by contract with a duly certified and licensed contractor for the handling of such materials to avoid citations and/or fines imposed by the South Coast Air Quality Management District (SCAQMD) pursuant to SCAQMD Rule No. 1403.

4. If the owner or whoever has possession of the real property does not take the above described actions 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 of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structure and contents therein, by removing the same from the real property.

5. 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.

6. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structure on the real property is declared to be in violation of Riverside County Ordinance No. 457 and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An initial inspection was made on the subject property by Code Enforcement Officer James Pike on September 26, 2014. The inspection revealed a substandard structure (Commercial Building) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: lack of or improper water closet, lavatory, bathtub, shower or kitchen sink, lack of hot and cold running water to plumbing fixtures, hazardous plumbing, lack of required electrical lighting, hazardous wiring, lack of adequate heating facilities, members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle, due to defective material or deterioration, dampness of habitable rooms, faulty weather protection, general dilapidation or improper maintenance, fire hazard, public and attractive nuisance – abandoned/vacant.

2. There have been approximately three (3) subsequent follow up inspections, with the last inspection being June 9, 2015. The property continues to be in violation of Riverside County Ordinances No. 457.

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 substandard structure.

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

FORM 11: Abatement of Public Nuisance [Substandard Structure]

Case No: CV14-01948 [DINOSAUR PARK, LLC]

Subject Property: 50900 Seminole Drive, Cabazon; APN: 519-190-030

District: 5

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PAGE: 3 of 3

Impact on Citizens and Business

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:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

Attachments

Declaration

Exhibits A-G

**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 14-01948
[SUBSTANDARD STRUCTURE]; APN: 519-190-)
030, 50900 SEMINOLE DRIVE, CABAZON,) DECLARATION OF CODE
COUNTY OF RIVERSIDE, STATE OF) ENFORCEMENT OFFICER
CALIFORNIA; DINOSAUR PARK, LLC, OWNER.) EDWARD TORRES
)
) [RCO Nos. 457 & 725]

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

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

2. I am informed and believe and thereon allege that on September 26, 2014, Officer James Pike conducted an inspection of the real property described as 50900 Seminole Drive, Cabazon, Riverside County, California, and further described as Assessor's Parcel Number 519-190-030 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and incorporated herein by reference as Exhibit "A."

3. A review of County records and documents disclosed that THE PROPERTY is owned by Dinosaur Park, LLC, (hereinafter referred to as "OWNER"). A certified copy of the County Equalized Assessment Roll for the 2014-2015 tax year and a copy of the report generated from the County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B."

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FORM APPROVED COUNTY COUNSEL

BY: *Sophia C. [Signature]*
SOPHIA C. [Name]

06/29/2015
DATE

1 4. Based on the Lot Book Report from RZ Title Service dated June 6, 2014, and updated on
2 March 26, 2015, it is determined that other parties may potentially hold a legal interest in THE
3 PROPERTY, to wit: Samuel W. Spinello and Julie A. Spinello, Co-Trustees of the Spinello Family Trust
4 dated November 2, 1992 (hereinafter referred to as "INTERESTED PARTY). True and correct copies of
5 the Lot Book Reports are attached hereto and incorporated herein by reference as Exhibit "C."

6 5. I am informed and believe and thereon allege that on September 26, 2014, Officer James
7 Pike arrived at THE PROPERTY and met with the property manager who granted permission to inspect.
8 Officer Pike entered and observed the following conditions which cause the structure to be substandard
9 and THE PROPERTY to constitute a public nuisance in violation of the provisions set forth in RCO No.
10 457.

11 Commercial Building:

- 12 1) Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink;
- 13 2) Lack of hot and cold running water to plumbing fixtures;
- 14 3) Hazardous plumbing;
- 15 4) Lack of required electrical lighting;
- 16 5) Hazardous wiring;
- 17 6) Lack of adequate heating facilities;
- 18 7) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which
19 sag, split, or buckle due to defective material or deterioration;
- 20 8) Dampness of habitable rooms;
- 21 9) Faulty weather protection'
- 22 10) General dilapidation or improper maintenance;
- 23 11) Fire Hazard;
- 24 12) Public and attractive nuisance – abandoned / vacant.

25 6. On September 26, 2014, a Notice of Violation, Notice of Defects and "Danger Do Not
26 Enter" signs were posted on THE PROPERTY.

27 7. On October 7, 2014 and January 23, 2015, Notice of Violation and Notices of Defects
28 were mailed to OWNER and INTERESTED PARTY by certified mail, return receipt requested.

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

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

5 ///

1 10. There have been three (3) subsequent follow up inspection, the last inspection being June
2 9, 2015. THE PROPERTY continues to be in violation of RCO No. 457.

3 11. Based upon my experience, knowledge and visual observations, it is my determination
4 that the substandard structure (Commercial Building) on THE PROPERTY creates an extreme health,
5 safety, fire and structural hazard to the neighbors and general public.

6 12. A recent inspection showed the substandard structure (Commercial Building) on THE
7 PROPERTY remained in violation and constitute a public nuisance in violation of the provisions set forth
8 of RCO No. 457.

9 13. A Notice of Pendency of Administrative Proceedings regarding the substandard structure
10 was recorded in the Office of the County Recorder, County of Riverside, State of California, on May 18,
11 2015, as Instrument Number 2015-0206620, a true and correct copy of which is attached hereto and
12 incorporated herein by reference as Exhibit "F."

13 14. A Notice to Correct County Ordinance Violations and Abate Public Nuisance, providing
14 notification of the Board of Supervisors' hearing was mailed to OWNER and INTERESTED PARTY by
15 first class mail and was posted on THE PROPERTY. True and correct copies of the Notice, together
16 with Proof of Service and the Affidavit of Posting of Notice are attached hereto and incorporated herein
17 as Exhibit "G."

18 15. Significant rehabilitation, removal and/or demolition of the substandard structure and
19 removal and disposal of all structural materials, rubbish and debris are required to abate the public
20 nuisance and bring THE PROPERTY into compliance with RCO No. 457, the Health and Safety, Uniform
21 Housing, Administrative and Abatement of Dangerous Buildings Codes.

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

23 (a) the structure (Commercial Building) be condemned as a substandard building,
24 public and attractive nuisances;

25 (b) the OWNER, or whoever has possession or control of THE PROPERTY, be
26 required to rehabilitate or demolish said structure, including the removal and disposal of all structural
27 debris and materials, on THE PROPERTY in accordance with the provisions of RCO No. 457;

28 ///

1 (c) the OWNER, or whoever has possession or control of THE PROPERTY, be ordered to
2 ascertain the existence or non-existence of asbestos containing materials in said structure by survey and
3 materials sample testing through the Industrial Hygiene Specialist of the County Health Department,
4 Division of Special Services; and, prior to the abatement ordered in subsection (b) above, to secure the
5 removal and disposal of all asbestos containing materials discovered through such survey and testing by
6 contract with a duly certified and licensed contractor for the handling of such materials to avoid citations
7 and/or fines by South Coast Air Quality Management District ("SCAQMD") pursuant to SCAQMD Rule
8 NO. 1403;

9 (d) if the substandard structure is not razed, removed and disposed of, or
10 reconstructed in strict accordance with all Riverside County Ordinances, including but not limited to RCO
11 No. 457, within ninety (90) days of the date of the Board's Order to Abate, the substandard structures
12 and contents therein may be abated by representatives of the Riverside County Code Enforcement
13 Department, a contractor or the Sheriff's Department upon receipt of an owner's consent or a Court
14 Order where necessary under applicable law authorizing entry onto THE PROPERTY;

15 (e) that reasonable costs of abatement, after notice and opportunity for hearing, shall
16 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against
17 THE PROPERTY pursuant to Government Code Section 25845 and RCO Nos. 457 and 725.

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

20 Executed this 23rd day of JUNE, 2015, at RIVERSIDE COUNTY, California.

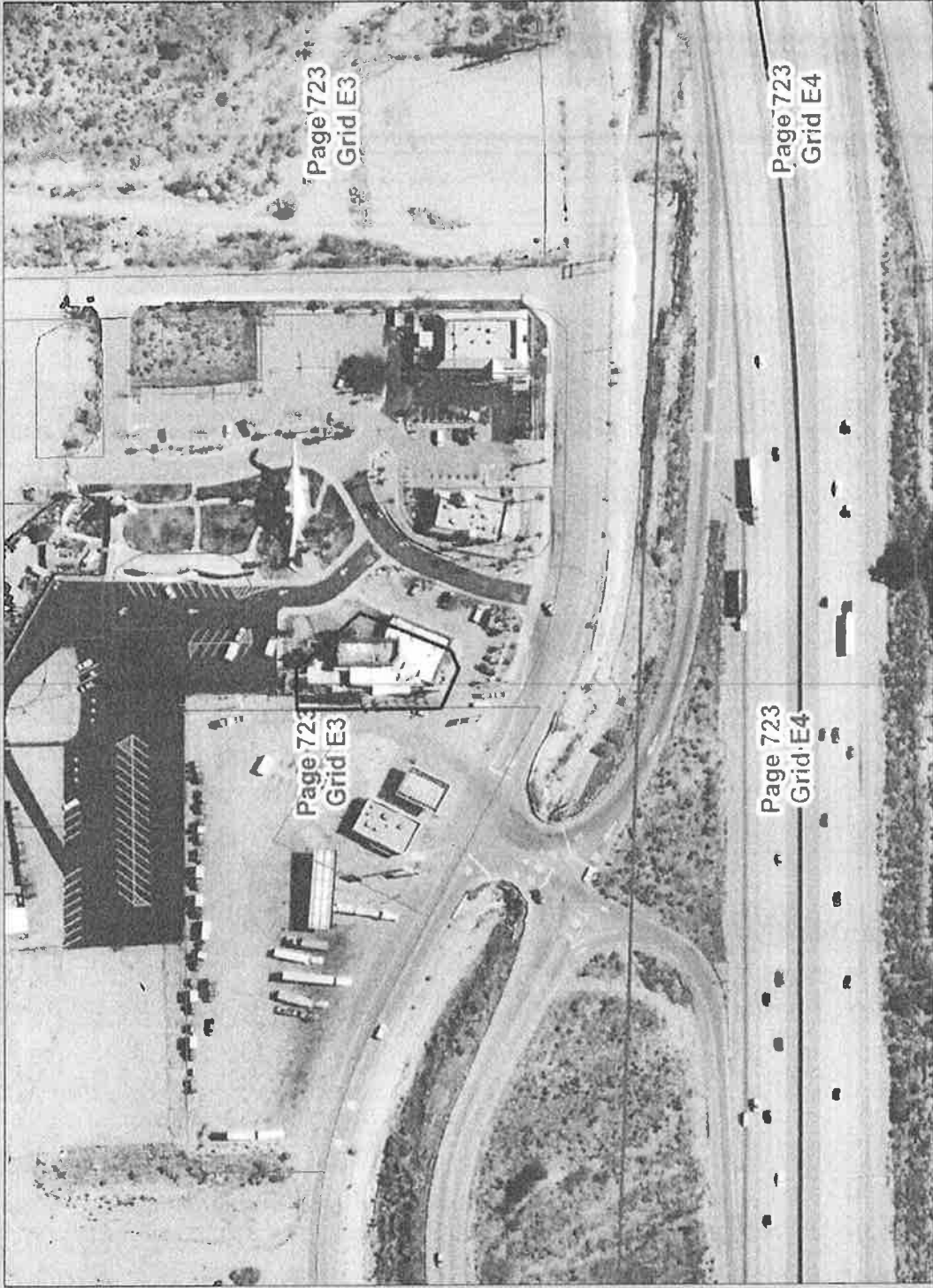
21
22 

23 _____
24 EDWARD TORRES
25 Code Enforcement Officer
26 Code Enforcement Department
27
28

EXHIBIT “A”

CV14-01948

50900 Seminole Drive, Cabazon APN: 519-190-030



Legend

- RCLIS Parcels
- TBM Page
- TBM Grid

Notes

Thomas Bros 723
Grid E3

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...6/17/2015 9:42:25 AM

© Riverside County TLMA GIS



0 198

396 Feet



EXHIBIT “B”

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

Assessment #519190030-6		Parcel # 519190030-6	
Assessee:	DINOSAUR PARK	Land	64,975
Mail Address:	27 LA PLAZA	Structure	525,757
City, State Zip:	PALM SPRINGS CA 92262	Full Value	590,732
Real Property Use Code:	C1	Total Net	590,732
Base Year	2004		
Conveyance Number:	0275432		
Conveyance (mm/yy):	4/2003		
PUI:	C110010		
TRA:	55-056		
Taxability Code:	0-00		
ID Data:	Lot 2 PM 190/071 PM 28365		
Situs Address:	50900 SEMINOLE DR CABAZON CA 92230		

[View Parcel Map](#)



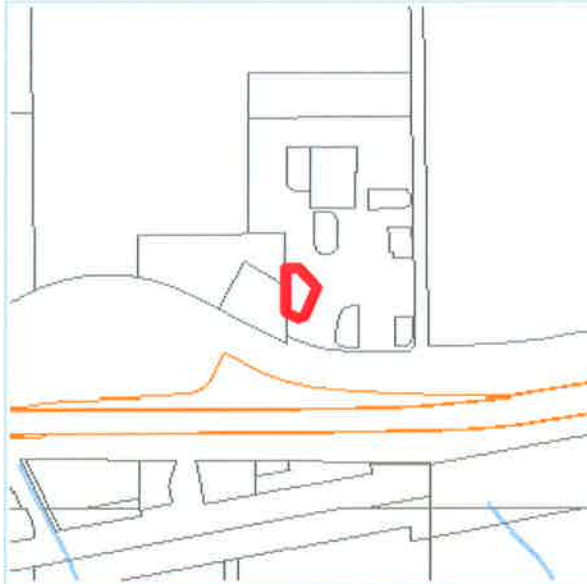


Riverside County Parcel Report
APN 519-190-030

Report Date: Monday, April 13, 2015

[Disclaimer](#)

MAPS/IMAGES



PARCEL

APN	519-190-030-6	Supervisorial District 2011	MARION ASHLEY, DISTRICT 5
		Supervisorial District 2001	MARION ASHLEY, DISTRICT 5
Previous APN	519190028	Township/Range	T3SR2E SEC 9
Owner Name	DINOSAUR PARK	Elevation Range	1,780 - 1,784
Address	50900 SEMINOLE DR CABAZON, CA 92230	Thomas Bros. Map Page/Grid	PAGE: 723 GRID: E3
Mailing Address	27 LA PLAZA PALM SPRINGS CA, CA 92262	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: PM 190/71 Subdivision Name: PM 28365 Lot/Parcel: 2 Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 0.30 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT

Property Characteristics	No Property Description Available	County Service Area	In or partially within CABAZON #85 - Parks & Recreation Street Lighting
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PLANNING

Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	CR	Agricultural Preserve	Not in an agricultural preserve
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	PROJECT AREA NAME: MCPA SUBAREA NAME: Cabazon AMENDMENT NUMBER: 0 ADOPTION DATE: 1989-07-11 ACREAGE: 4690.21 ACRES
Area Plan (RCIP)	The Pass	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	CABAZON POLICY AREA	Airport Compatibility Zones	Not in an Airport Compatibility Zone
<u>Zoning Classifications (ORD. 348)</u>	Zoning: C-P-S CZNumber: 6293	Zoning Districts and Zoning Areas	CABAZON, DIST
<u>Zoning Overlays</u>	Not in a Zoning Overlay	Community Advisory Councils	WEST DESERT(MAC)

ENVIRONMENTAL

<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	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	None

		Review Process)	
<u>WRMSHCP</u> <u>(Western Riverside</u> <u>County Multi-</u> <u>Species Habitat</u> <u>Conservation Plan)</u> <u>Plan Area</u>	None	Vegetation (2005)	No Data Available

FIRE

High Fire Area <u>(Ord. 787)</u>	Y	Fire Responsibility Area	Not in a Fire Responsibility Area
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DEVELOPMENT FEES

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

TRANSPORTATION

Circulation Element Ultimate Right-of-Way	IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.	Road Book Page	140A
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor

HYDROLOGY

Flood Plan Review	RCFC	Watershed	WHITEWATER
Water District	SGPWA	California Water Board	None
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		

GEOLOGIC

Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Low Potential: FOLLOWING A 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.
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	Moderate		
Subsidence	Susceptible		

MISCELLANEOUS

School District	BANNING UNIFIED	Tax Rate Areas	055056 BANNING LIBRARY DISTRICT BANNING UNIFIED SCHOOL CABAZON COUNTY WATER COUNTY SERVICE AREA 85 * COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 5 GENERAL GENERAL PURPOSE INLAND EMPIRE JT(33,36)RES. MT SAN JACINTO JUNIOR COLLEGE RDV PROJECT NO3-1989 RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION
Communities	Cabazon		
Lighting (Ord. 655)	Zone B, 39.19 Miles From Mt. Palomar Observatory		
2010 Census Tract	043813		
Farmland	URBAN-BUILT UP LAND		

SAN GORGONIO PASS
 MEM HOSPITAL
 SAN GORGONIO PASS
 WTR AG DEBT SV
 SAN GORGONIO
 SERIES BOND A
 SUMMIT CEMETERY
 DISTRICT

Special Notes	No Special Notes
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PERMITS/CASES/ADDITIONAL

Building Permits

Case #	Description	Status
096342	ART STUDIO ADD	FINALED
100937	ELEC TO TELE BOOTHS-519-190-019	FINALED
111955	ADD NOVELTY SHOP TO EXIST RESTARUTANT	FINALED
357264	SPECIAL INSPECTION - ELECTRICAL SAFETY	FINALED
360309	REMODEL PUBLIC GARAGE - CWP	FINALED

Environmental Health Permits

Case #	Description	Status
No Environmental Health Permits	Not Applicable	Not Applicable

Planning Cases

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
No Code Cases	Not Applicable	Not Applicable

EXHIBIT “C”



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV14-01948 / Officer Torres31822
 IN RE: DINOSAUR PARK

Property Address: 50900 Seminole Dr.
 Cabazon CA 92230

Order Number: **33113**

Order Date: 4/1/2015
 Dated as of: 3/26/2015

County Name: Riverside

FEE(s):
 Report: \$60.00

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 519-190-030-6

Assessments:	Land Value:	\$64,975.00
	Improvement Value:	\$525,757.00
	Exemption Value:	\$0.00
	Total Value:	\$590,732.00

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$4,214.02
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2015)
Second Installment	\$4,214.02
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2015)

NO OTHER EXCEPTIONS



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

Lot Book Report

Order Number: **31822**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV14-01948/Officer Chamberlain

IN RE:

DINOSAUR PARK

Order Date: 6/2/2014

Dated as of: 6/6/2014

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 50910 Seminole Dr.

Cabazon

CA 92230

Assessor's Parcel No. : 519-190-030-6

Assessments:

Land Value:	\$64,682.00
Improvement Value:	\$523,382.00
Exemption Value:	\$0.00
Total Value:	\$588,064.00

Tax Information

Property Taxes for the Fiscal Year	2013-2014
Total Annual Tax	\$8,444.22
Status: Paid through	06/30/2014

Property Vesting

The last recorded document transferring title of said property

Dated 03/21/2003

Recorded 04/18/2003



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

Order Number: 31822
Reference: CV14-01948/Offic

Document No.	2003-275432
D.T.T.	\$341.00
Grantor	Valley Independent Bank
Grantee	Dinosaur Park, LLC

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	09/20/2013
Recorded	11/26/2013
Document No.	2013-0555779
Amount	\$100,000.00
Trustor	Dinosaur Park, LLC
Trustee	First American Title Company, a California Corporation
Beneficiary	Samuel W. Spinello and Julie A. Spinello, Co-Trustees of the Spinello Family Trust dated 11/2/92
Subordination Agreement Recorded	11/27/2013
Document No.	2013-0558037

Additional Information

NO JUDGMENTS AND/OR LIENS FOUND.

A Deed of Trust Dated	03/23/2004
Recorded	03/24/2004
Document No.	2004-0204732
Amount	\$100,000.00
Trustor	Sam Spinello, a single man
Trustee	First American Title Insurance Company, a California corporation
Beneficiary	Samuel W. Spinello and Julie A. Spinello, Co-Trustees of the Spinello Family Trust dated 11/2/92



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

Order Number: 31822

Reference: CV14-01948/Offic

Although document affects property in question, at time of recordation, there is no recorded interest of trustor.

Legal Description

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

PARCEL 2 OF PARCEL MAP 28365, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 190, PAGES 71 THROUGH 74 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

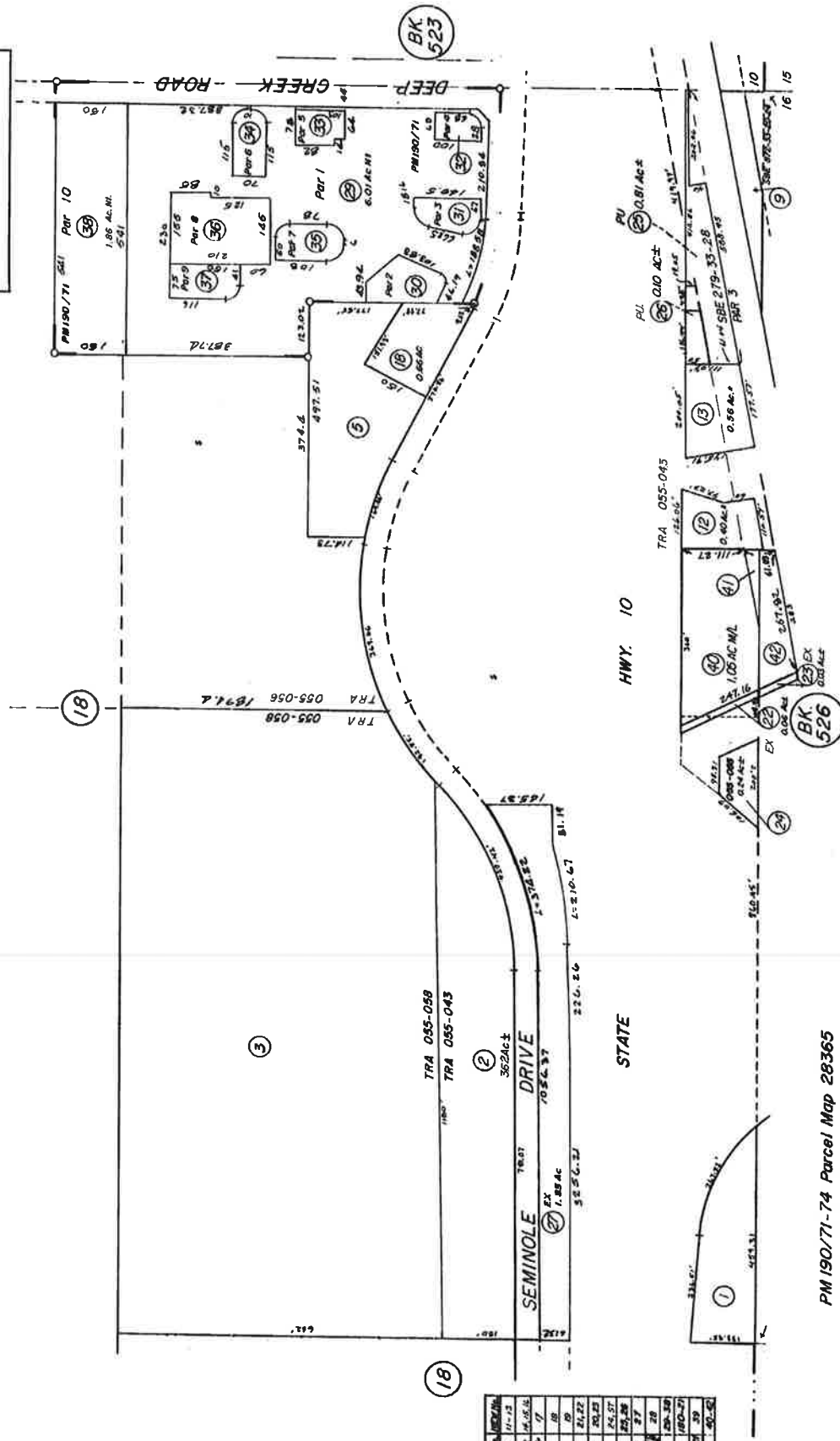
24-33-7

519-19

TRA 055-058
055-056
055-043

S.1/2 SE.1/4 SEC.9, T.3S. R.2E.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



DATE	NO. OF LOTS	NET AREA
7/74	11	11.12
8/74	12	12.12
9/74	13	13.12
10/74	14	14.12
11/74	15	15.12
12/74	16	16.12
1/75	17	17.12
2-75	18	18.12
3-75	19	19.12
4-75	20	20.12
5-75	21	21.12
6-75	22	22.12
7-75	23	23.12
8-75	24	24.12
9-75	25	25.12
10-75	26	26.12
11-75	27	27.12
12-75	28	28.12
1-76	29	29.12
2-76	30	30.12
3-76	31	31.12
4-76	32	32.12
5-76	33	33.12
6-76	34	34.12
7-76	35	35.12
8-76	36	36.12
9-76	37	37.12
10-76	38	38.12
11-76	39	39.12
12-76	40	40.12

PM 190.71-74 Parcel Map 26365

Date: STATE MAP 337 R14.26
RS 11/76
R.S. 80/58

FEB. 1969

ASSESSOR'S MAP BK.519 P6.19
RIVERSIDE COUNTY, CALIF.

BH



RECORDING REQUESTED BY
Diversified Title and Escrow
When recorded mail document and tax statement to:
Dinosaur Park, LLC
27 La Plaza
Palm Springs, CA 92262

237020998-35

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
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A	R	L				COPY	LONG	REFUND	NCHG

A.P.N.: TRA #: 055-056
519-190-030-6

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$341.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area; [] City of _____ and

T
LW

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,

Valley Independent Bank

hereby GRANT(S) to Dinosaur Park, LLC

the following described property in the unincorporated County of Riverside State of California;

Parcels 2 through 8 and Parcel 7 inclusive of Parcel Map 28365, in the County of Riverside, State of California. as per map on file in Book 190, Pages 71 through 74 inclusive of Parcel Maps, in the Office of the County Recorder of said County.

Valley Independent Bank

By: [Signature]
Anthony Searing, Vice President

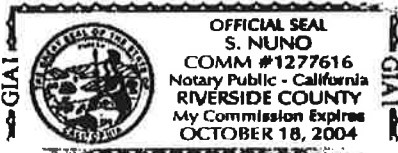
Document Date: March 21, 2003

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
On April 01, 2003 before me, S. NUNO, NOTARY PUBLIC
personally appeared ANTHONY SEARING

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(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.

WITNESS my hand and official seal.

Signature [Signature]



This area for official notarial seal.

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT TO:

Samuel W. Spinello and Julie A. Spinello, Co-Trustees
44958 Desert Horizon Driv
Indian Wells CA 92210

DOC # 2013-0555779

11/26/2013 08:00 AM Fees: \$68.00

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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

Space Above This Line for Recorder's Use Only

A.P.N.: 519-190-030-6

File No.: ()

**DEED OF TRUST WITH ASSIGNMENT OF RENTS
(LONG FORM)**

THIS DEED OF TRUST, made this **September 20, 2013**, between

TRUSTOR: **Dinosaur Park, LLC**

whose address is **68936 Adelina Road,, Cathedral City, 92234,**

TRUSTEE: **First American Title Company, a California corporation**

and BENEFICIARY: **Samuel W. Spinello and Julie A. Spinello, Co- Trustees of the Spinello Family Trust Dated 11/2/92**

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the City of Cabazon, County of Riverside, State of California, described as:

SEE EXHIBIT "A"

together with rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of **\$100,000.00**, with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

A. To protect the security of this Deed of Trust, Trustor agrees:

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN
TITLE CO. OF L.A. AS AN ACCOMMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS
EFFECT UPON TITLE.

(Continued on Page 2)

1193 (1/94)

Page 1 of 6

- 2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- 3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- 4) To pay, at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all cost, fees and expenses of this Trust

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may; make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

- 5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

B. It is mutually agreed:

- 1) That any award in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- 2) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require payment when due of all other sums so secured or to declare default for failure so to pay.
- 3) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easements thereon, or join in any extension agreement or any agreement subordinating the lien or charge hereof.
- 4) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee

(Continued on Page 3)

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shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto".

- 5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right; prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collecting of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- 6) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of said having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of trustee and of this Trust, including costs of evidence of title in connection with sale, Trustee shall apply to proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

- 7) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(Continued on Page 4)

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- 8) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
- 9) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.
- 10) Trustor requests that copies of the notice of default and notice of sale be sent to Trustor's address as shown above.

Beneficiary requests that copies of notices of foreclosure from the holder of any lien which has priority over this Deed of Trust be sent to Beneficiary's address, as set forth on page one of this Deed of Trust, as provided by Section 2924(b) of the California Civil Code.

If the Trustor shall sell, convey or alienate said property, or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the Beneficiary being first had and obtained, Beneficiary shall have the right, at its option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any Note evidencing the same, immediately due and payable.

Dinosaur Park, LLC., a limited liability company


By: Sam P. Spinello

(Continued on Page 5)

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Page 4 of 6

STATE OF California)SS
COUNTY OF Riverside)

On October 2, 2013, before me, Tonya Given, Notary Public, personally appeared Sam P. Spinello

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

Tonya Given

My Commission Expires: 6-24-14

This area for official notarial seal

Notary Name: Tonya Given
Notary Registration Number: 1891200

Notary Phone: _____
County of Principal Place of Business: Riverside

(Continued on Page 6)

-----DO NOT RECORD-----

REQUEST FOR FULL RECONVEYANCE
To be used only when note has been paid.

To: First American Title Company, a California corporation , Trustee

Dated: _____

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance to:

By _____

By _____

NOTE: Signatures on this Request for Full Reconveyance must be notarized.

**Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both must be delivered to the Trustee for cancellation before reconveyance will be made.**

EXHIBIT "A"

Said land is situated in the County of Riverside, City of Cabazon, State of California, and is described as follows:

PARCEL 2:

Parcel 2 of Parcel, Tract Number 28365 as shown on Map 28365 as Recorded in Book 190 on Page 71 of the Parcel Maps of Riverside County.

Assessors Parcel No.: 519-190-030

WHEN RECORDED MAIL TO:

HANMI BANK
LOAN OPERATIONS DEPARTMENT
3660 WILSHIRE BLVD., #104
LOS ANGELES, CA 90010
Loan No. 33131273

This document was electronically submitted to the County of Riverside for recording
Received by: SGOMEZ

194288

NOTICE: THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RESULTS IN YOUR INTEREST IN THE REAL PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT AND ESTOPPEL CERTIFICATE

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT dated November 7, 2013 ("Agreement"), is made and executed by and among JAE & SUN INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, whose address is 50900 SEMINOLE DRIVE, CABAZON, CA 92230 ("Landlord"); CALIFORNIA FOOD MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, whose address is 50900 SEMINOLE DRIVE, CABAZON, CA 92230 ("Tenant"); and HANMI BANK, whose address is 3660 Wilshire Boulevard, Suite 104, Los Angeles, California 90010 ("Lender").

SUBORDINATED LEASE. Tenant and Landlord have executed that certain Lease Assumption and Assignment Agreement dated June 25, 2013, by and between Regen Associates, LLC, a California Limited Liability Company transfers to Jae & Sun Investment LLC, a California Limited Liability Company automatically, as Landlord (the "Landlord") and California Food Management, LLC, a California Limited Liability Company, as Lessee (the "Lease").

REAL PROPERTY DESCRIPTION. The Lease covers a portion of the following described real property (the "Real Property") located in Riverside County, State of California.

See EXHIBIT "A", which is attached to the Agreement and made a part of this Agreement as if fully set forth herein.

The Real Property or its address is commonly known as 50900 SEMINOLE DRIVE, CABAZON, CA 92230

SUPERIOR INDEBTEDNESS. Lender has extended or has agreed to extend the following described financial accommodations secured or to be secured by the Real Property (the "Superior Indebtedness"):

That certain loan in the original principal amount of \$450,000.00 made by Lender to Landlord, as evidenced by that certain Promissory Note executed by Landlord and made payable to Lender (the "Note").

LENDER'S LIEN. The Superior Indebtedness is or will be secured by the Real Property and evidenced by a mortgage, deed of trust, or other lien instrument, dated November 07, 2013, from Landlord to Lender, and recorded _____ as Instrument No. _____ in the official records of Riverside County, California (the "Lender's Lien"). As a condition to the granting of the requested financial accommodations, Lender has required that the Lender's Lien be and remain superior to the Subordinated Lease and all of Tenant's rights in Real Property ("Lease Right")

REQUESTED FINANCIAL ACCOMMODATIONS. Landlord and Tenant each want Lender to provide financial accommodations to Landlord in the form of the Superior Indebtedness. Landlord and Tenant each represent and acknowledge to Lender that Landlord and Tenant will benefit as a result of these financial accommodations from Lender to Landlord and Landlord and Tenant acknowledge receipt of valuable consideration for entering into this Agreement.

IN EXCHANGE FOR GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH ARE HEREBY ACKNOWLEDGED, LENDER, LANDLORD, AND TENANT HEREBY AGREE AS FOLLOWS:

ESTOPPER CERTIFICATE. Tenant hereby certifies to and agrees with Lender that as of the date of this Agreement, Lender is relying on all of the following certification and agreements of Tenant as consideration for lender executing this Agreement:

- (A) The Lease is in full force and effect and is the valid and binding obligation of Tenant, enforceable in accordance with its terms, and there are no modifications or amendments to the Lease other than those documents described hereinabove.
- (B) All requirements for the commencement and validity of the Lease have been satisfied.
- (C) Neither Tenant nor Landlord is in default under the Lease and no event has occurred and no condition exists, which with the giving of notice, the passage of time, or both, would constitute a default by Tenant or Landlord under the Lease.
- (D) There are no defenses, counterclaims or setoffs against rents or charges due or which may become due under the Lease and no claim by Tenant of any nature exists against Landlord under the Lease. All obligations of Landlord have been fully performed.
- (E) None of the rent, which Tenant is required to pay under the Lease, has been prepaid, or will in the future be prepaid, more than one month in advance.
- (F) The Lease shall not after the date of this Agreement be modified, terminated, or amended, without the prior written consent of Lender for any termination and each such amendment or modification. Any attempted modification, termination, or amendment without the prior written consent of Lender shall be void.
- (G) Tenant has not assigned, mortgaged, sublet, encumbered or otherwise transferred any or all of its interest under the Lease and, Landlord during the term of the Loan, agrees to not assign, mortgage, encumber, or otherwise transfer any or all of its interest under the Lease without the prior written consent of Lender.

SUBORDINATION. Notwithstanding anything in the Lease to the contrary the parties acknowledge and agree that the Lease and Lease Rights are and shall be subject and subordinate in right, interest and lien, and for all purposes, to Lender's Lien, and to all renewals, modifications, consolidations, replacements, and extensions thereof, and to any subsequent lien of the Lender with which Lender's Lien may be spread or consolidated, to the full extent of the principal sum and all other amounts secured thereby and interest thereon. Tenant will not cause the Lease to be subordinated to any interests other than those held by or made for the benefit of Lender, and its successors and assigns, without the prior written consent of Lender.

NON-DISTURBANCE. So long as the Lease is in full force and effect and Tenant is not in default under the Lease beyond any applicable cure period, Lender shall not name or join Tenant as a defendant in any exercise of Lender's rights and remedies arising upon a default of the Loan under the Note and/or under Lender's Lien unless applicable law requires Tenant to be made a party thereto as a condition to proceeding against Landlord or pursuing such rights and remedies. In the latter case, Lender may join Tenant as a defendant in such action only for such purpose and not to terminate the Lease or otherwise adversely affect Tenant's rights under the Lease or this Agreement in such action. If the Lease has not been terminated, then, when Lender succeeds to the interest of Landlord, the Lender shall not terminate or disturb Tenant's possession of Tenant's premises under the Lease, except in accordance with the terms of the Lease and this Agreement.

ATTORNMEN. If Lender shall succeed to the interest of the Landlord under the Lease, and the Lease shall not have expired or been terminated in accordance with the terms of the Lease or this Agreement, Tenant shall, from and after such event, attorn to Lender, all rights and obligations under the Lease to continue as though the interest of Landlord has not terminated. Such attornment shall be effective and self-operative without the execution of any further instrument on the part of the parties hereto. Tenant agrees, however, to execute and deliver at any time and from time to time upon the request of Lender, any instrument or certificate which, in the sole judgment of Lender, may be necessary or appropriate in any such foreclosure proceeding or otherwise to evidence such attornment.

NO LIABILITY FOR LENDER. In the event of attornment, Lender shall have the same remedies in the event of any default by Tenant (beyond any period given Tenant to cure such default), in the payment of annual base rent or additional rent or in the performance of any of the terms, covenants, and conditions of the Lease on Tenant's part to be performed that are available to Landlord under the Lease. Tenant shall have the same remedies against Lender for the breach of an agreement contained in the Lease that Tenant might have had against Landlord if Lender had not succeeded to the interest of Landlord; provided, however, that Lender shall not be:

- (A) Liable for any act or omission of or any claims against any prior landlord, including Landlord; or
- (B) Subject to any offsets or defenses which Tenant might have against any prior landlord, including Landlord; or
- (C) Bound by any rent or additional rent which Tenant might have paid for more than the current month to any prior landlord, including Landlord; or
- (D) Bound by any amendment or modification of the Lease, or waiver of any of its terms, made without Lender's consent; or
- (E) Liable for any sum that any prior landlord, including Landlord, owned to Tenant, including without limitation any security deposit, unless the amount owed was actually received by Lender; or
- (F) Bound by any surrender, cancellation, or termination of the Lease, in whole or in part, agreed upon between Landlord and Tenant; or
- (G) Liable for any construction obligation of any prior landlord, including Landlord; or

(N) Liable for any breach of representation or warranty of any prior landlord, including Landlord.

NEW LEASE. If Lender shall succeed to the Interest of the Landlord under the Lease, upon the written request of Lender to Tenant, Tenant shall execute and deliver to Lender a lease of the Real Property upon the same terms and conditions as the Lease between Landlord and Tenant, which lease shall cover any unexpired term of the Lease existing prior to such transfer.

NOTICE AND CURE RIGHTS. Tenant shall notify Lender of any default by Landlord under the Lease and agrees that, notwithstanding any provisions of the Lease to the contrary, no notice of cancellation thereof or of an abatement shall be effective unless Lender shall have first received notice of default giving rise to such cancellation or abatement. After Lender receives a default notice, Lender shall have the right, but not the obligation, within the following periods of time, to cure Landlord's default and avoid a termination or abatement, as the case may be: (a) to the extent of a default by Landlord that can be cured by the payment of money, Lender shall have ten (10) days from the date of Tenant's notice to make such payment; and (b) to the extent that a default by Landlord is otherwise curable, Lender shall complete such cure within thirty (30) days after the date of Tenant's notice to commence such cure and if Lender thereafter diligently prosecutes such cure and such cure was not reasonably capable of being cured within thirty (30) days after the date of Tenant's notice, Lender shall complete its cure as soon thereafter as reasonably possible, but in no event shall such cure period exceed sixty (60) days after the date of Tenant's notice.

ACKNOWLEDGMENT AND AGREEMENT BY LANDLORD. Landlord, as landlord under the Lease, acknowledges and agrees for itself and its heirs, successors and assigns to each of the following:

- (A) This Agreement does not in any way release Landlord from its obligations to comply with the terms, provisions, conditions, covenants, agreements and clauses of the Note, Lender's Lien or any other documents executed in connection with the Loan.
- (B) In the event of a default under the Note, or any of the other documents executed in connection with the Loan, Landlord hereby consents to Tenant's attornment to Lender and, upon such event, Tenant shall pay all rent and all other sums due under the Lease to Lender as provided in the Lease.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Agreement:

Amendments. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Attorney's Fee; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Agreement, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorney's fee and lender's legal expenses, whether or not there is a lawsuit, including attorneys' fee and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals and any anticipated post-judgment collection services, the cost of searching records, obtaining title report (including foreclosure reports), surveyors' report and appraisal fees and title insurance, to the extent permitted by applicable law. Landlord also will pay any court costs, in addition to all other sums provided by law.

Authority. Any person who signs this Agreement on behalf of Landlord and Tenant represents and warrants that he or she has authority to execute this Agreement.

Caption Headings. Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of this Agreement.

Counterparts. This Agreement may be executed in multiple counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts taken together shall constitute one and the same Agreement.

Governing Law. This Agreement will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of California without regard to its conflicts of law provisions. This Agreement has been accepted by Lender in the State of California.

Choice of Venue. If there is a lawsuit, Landlord agrees upon Lender's request to submit to the jurisdiction of the courts of LOS ANGELES County, State of California.

Notices. Any notice required to be given under this Agreement shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Agreement. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address.

No Waiver by Lender. Lender shall not be deemed to have waived any right under this Agreement unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Agreement shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Agreement. No prior waiver of Lender, nor any course of dealing among Lender, Landlord, and Tenant shall constitute a waiver of any of Lender's rights or of any of Landlord's and/or Tenant's obligations as to any future transactions. Whenever the consent of Lender is required under this Agreement, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Severability. If a court of competent jurisdiction finds any provision of this Agreement to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Agreement. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Agreement shall not affect the legality, validity or enforceability of any other provision of this Agreement.

Successors. This Agreement shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Agreement.

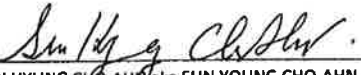
NOTICE: THIS AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

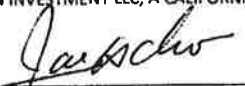
EACH PARTY TO THIS AGREEMENT ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND EACH PARTY AGREES TO ITS TERMS.

[SIGNATURE PAGE FOLLOWS]

LANDLORD:


JAE & SUN INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By: 
SUN HYUNG CHO-AHN aka SUN YOUNG CHO-AHN, Managing Member of
JAE & SUN INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By: 
JAE HWAN CHO aka JAE W. CHO, Managing Member of JAE & SUN
INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

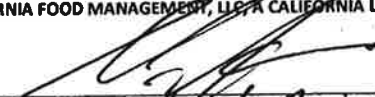
LENDER:

HANMI BANK

By: 
Name: Yun Hee Kang
Title: FVP & BM and Authorized Officer

TENANT:

CALIFORNIA FOOD MANAGEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By: 
Name: Michael Amin
Title: MANAGER and Authorized Officer

STATE OF CALIFORNIA)
) ss
COUNTY OF Los Angeles)

On November 7, 2013, before me, Sung Hee Park, a Notary Public, personally appeared Jae Hwan Cho & Sun Hyeung Cho-Ahn 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]
Notary Public

STATE OF CALIFORNIA)
) ss
COUNTY OF Los Angeles)

On November 7, 2013, before me, Sung Hee Park, a Notary Public, personally appeared Jun Hee Kang 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]
Notary Public

ALL-PURPOSE ACKNOWLEDGMENT

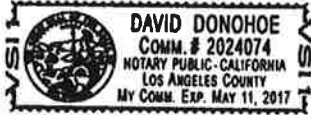
State of California

County of LOS ANGELES } SS.

On NOVEMBER 12, 2013, before me, DAVID DONOHOE, Notary Public,
DATE
personally appeared MICHAEL AMINPOUR, 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.

David Donohoe
NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

OTHER

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here

Order No.
Escrow No.
Loan No.

DOC # 2004-0204732

03/24/2004 08:00A Fee:22.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

SAMUEL W. SPINELLO, TRUSTEE
JULIE A. SPINELLO, TRUSTEE
44958 DESERT HORIZON DRIVE
INDIAN WELLS, CA. 92210

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DEED OF TRUST WITH ASSIGNMENT OF RENTS
(This Deed of Trust contains an acceleration clause)

This DEED OF TRUST, made on this Twenty Third day of March, 2004, between
SAM SPINELLO, A SINGLE MAN, herein called TRUSTOR,

whose address is 75600 MARY LANE, INDIAN WELLS, CA. 92210 (State)
(Number and Street) (City)

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE, and
SAMUEL W. SPINELLO AND JULIE A. SPINELLO, CO-TRUSTEES OF THE SPINELLO FAMILY
TRUST DATED 11/2/92, herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the City of Cabazon
County of Riverside, State of California, described as:

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits, for the purpose of securing (1) payment of the sum of \$ 100,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and

(continued on reverse side)

1192 (1/94)
(Page 1 of 4)

at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:


COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	186	1307	Siaklyou	506	762
Amador	133	438	Lassen	192	367	Riverdale	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5038	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	138	San Benito	300	405	Stanislaus	1970	58
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tahama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2885	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Mono	69	302	Santa Barbara	2065	681	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	383	94	Shasta	800	633			
Kern	3756	680	Orange	7182	18	San Diego	SERIES 5	Book 1964, Page 149774			

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on pages 3 and 4 hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

If the trustor shall sell, convey or alienate said property, or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the beneficiary being first had and obtained, beneficiary shall have the right, at its option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any note evidencing the same, immediately due and payable.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA }
COUNTY OF Riverside } ss.
On March 23, 2004 before me,
Bonnie J. Garner
personally appeared Sam Spinello

Signature of Trustor

SAM SPINELLO

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(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.
WITNESS my hand and official seal.
Signature Bonnie J. Garner



(This area for official notarial seal)

(continued on next page)



2004-0204732
63/24/2004 08:08A
2 of 3

1192 (1/84)
(Page 2 of 4)

EXHIBIT "A"

Said land is situated in the County of Riverside, City of Cabazon, State of California, and is described as follows:

PARCEL 2:

Parcel 2 of Parcel, Tract Number 28385 as shown on Map 28365 as Recorded in Book 190 on Page 71 of the Parcel Maps of Riverside County.

Assessors Parcel No.: 519-190-030



2004-0204732
03/24/2004 08:08A
3 of 3

EXHIBIT “D”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

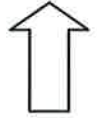
Greg Flannery
Code Official

District 5/San Jacinto Office
581 S. Grand Ave, San Jacinto, CA 92582
Tel: 951-791-3908 Fax: 951-791-3910

CASES#: CV1401948

PROPERTY SITUS: 50900 Seminole Dr, Cabazon A.P.N.: 519-190-030

NORTH



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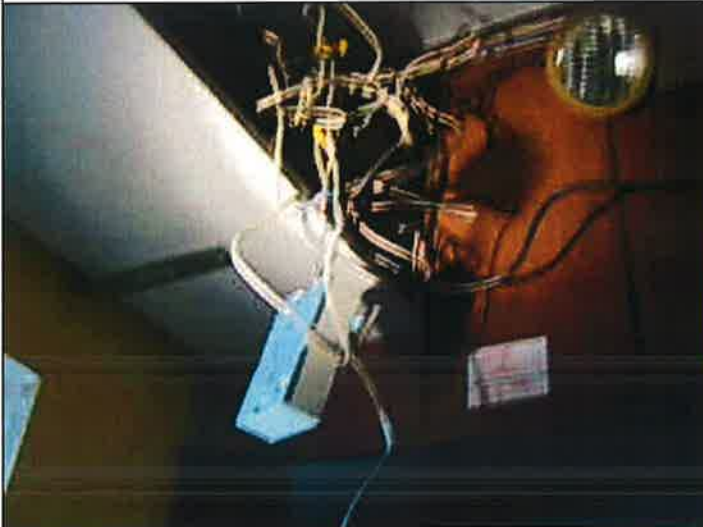
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Front of property (Seminole)

Photographs



09/26/14 - Initial Inspection SSST Verified - NOD# 6,14,15, - Pike



-09/26/14 - Initial Inspection SSST Verified - NC 6,14,15 - Pike



-09/26/14 - Initial Inspection SSST Verified - NOD# 11, 12, 14 - Pike



09/26/14 - Initial Inspection SSST Verified - NO 11 - Pike



-09/26/14 - Initial Inspection SSST Verified - NOD#



-09/26/14 - Initial Inspection SSST Verified - NC



-09/26/14 - Initial Inspection SSST Verified - NOD# 12 - Pike



-09/26/14 - Initial Inspection SSST Verified - NC 6,15 - Pike



-09/26/14 - Initial Inspection SSST Verified - NOD# 1,2 - Pike



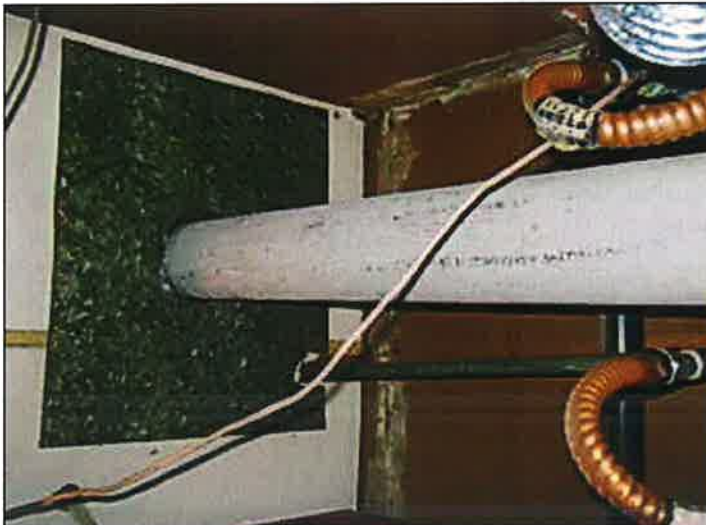
09/26/14 - Initial Inspection SSST Verified - NO 1,2 - Pike



09/26/14 - Initial Inspection SSST Verified - NOD# 1,2 - Pike



09/26/14 - Initial Inspection SSST Verified - NO 1,2,4 - Pike



-09/26/14 - Initial Inspection SSST Verified - NOD# 1,2,4 - Pike



-09/26/14 - Initial Inspection SSST Verified - NC 11,14,15 - Pike



-09/26/14 - Initial Inspection SSST Verified - NOD# 11,14,15 - Pike



-09/26/14 - Initial Inspection SSST Verified - NC 14,17 - Pike



-09/26/14 - Initial Inspection SSST Verified - NOD# 14,17 - Pike



09/26/14 - Initial Inspection SSST Verified - NO 6,15 - Pike



-09/26/14 - Initial Inspection SSST Verified - NOD# 14,17 - Pike



-09/26/14 - Initial Inspection SSST Verified - NC 14,17 - Pike



E. Torres; structure remains in substandard condition



-E. Torres; structure remains in substandard condition



-E. Torres; structure remains in substandard condition



E. Torres; structure remains in substandard condition



E. Torres; substandard structure continues to deteriorate



E. Torres; substandard structure continues to deteriorate



E. Torres; substandard structure continues to deteriorate



E. Torres; substandard structure continues to deteriorate



E. Torres; substandard structure continues to deteriorate



E. Torres; substandard structure continues to deteriorate



E. Torres; abandoned substandard structure



E. Torres; dilapidated and vandalized service equipment over kitchen



E. Torres; broken signage



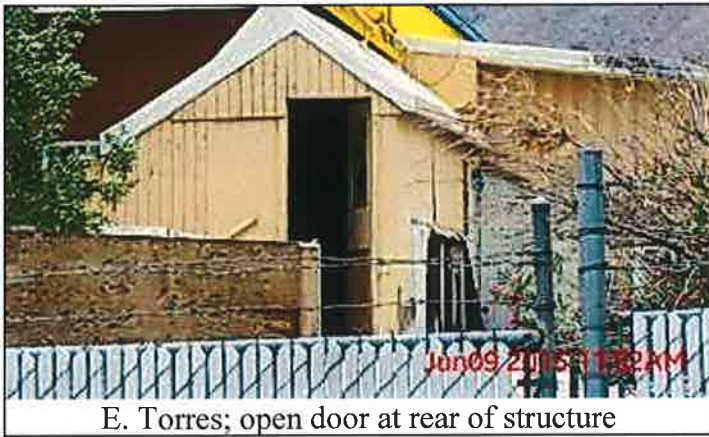
E. Torres; missing window/exposure to pests and elements



E. Torres; additional broken or missing windows



E. Torres; structure is not secure



E. Torres; open door at rear of structure

EXHIBIT “E”



**COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT**

NOTICE OF VIOLATION

CASE No.: CV 14 - 01948

THE PROPERTY AT: 50910 SEMINOLE DR., CAZAZO APN#: 519-190-030

WAS INSPECTED BY OFFICER: PHS ID#: 59 ON 09/26/14 AT 1109 am/pm

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

<input type="radio"/>	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="radio"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/>	17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input type="radio"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="radio"/>	15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="radio"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/>	15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - 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)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input checked="" type="radio"/>	15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="radio"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/>	15.48.010 (RCO 457)	Unpermitted Mobile Home —Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input type="radio"/>	15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - 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: 10/26/14. 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 \$ 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 RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

[Signature]
SIGNATURE
C5700261
CDL/CID#

SAM SPINELLO
PRINT NAME
MAY 26, 1970
D.O.B.

09-26-14 PROPERTY OWNER TENANT
DATE
960-455-7591
TEL. NO.



RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

1. <input checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
2. <input checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures	1001(b)4,5	17920.3(a)4,5
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
4. <input checked="" type="checkbox"/> Hazardous plumbing.....	1001(f)	17920.3(c)
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
5. <input checked="" type="checkbox"/> Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
6. <input checked="" type="checkbox"/> Hazardous Wiring.....	1001(e)	17920.3(d)
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
7. <input checked="" type="checkbox"/> Lack of adequate heating facilities.....	1001(o)6	17920.3(a)6
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
8. <input type="checkbox"/> Deteriorated or inadequate foundation.....	1001(c)1	17920.3(b)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1001(c)2	17920.3(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
10. <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(c)4	17920.3(b)4
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
11. <input checked="" type="checkbox"/> Members of <u>ceilings</u> , roofs, ceiling and roof supports or other <u>horizontal members</u> which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
12. <input checked="" type="checkbox"/> Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
13. <input checked="" type="checkbox"/> Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4
A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.		
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
15. <input checked="" type="checkbox"/> Fire hazard.....	1001(i)	17920.3(h)
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
16. <input type="checkbox"/> Extensive fire damage.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....		
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes		<input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure
18. <input type="checkbox"/> Improper occupancy.....	1001(n)	17920.3(n)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
19. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure
20. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes		<input type="checkbox"/> Demolish Or Rehabilitate Structure

***** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE**

Case No. 14-0FT48 Address 50910 SEMINOLE DR., CABAZON

Date 09/26/14 Officer J. Pike

SCC # 23000-001585 10695346
285-025 (4/96) 11405847



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

September 29, 2014

RE CASE NO: CV1401948

I, James Pike, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002.

That on 09/26/14 at 1210, I securely and conspicuously posted Notice of Violation, Notice of Defects, and Danger Do Not Enter Sign at the property described as:

Property Address: 50900 SEMINOLE DR, CABAZON

Assessor's Parcel Number: 519-190-030

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

Executed on September 29, 2014 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: James Pike, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

October 7, 2014

DINOSAUR PARK LLC
27 LA PLAZA
PALM SPRINGS, CA 92262

RE CASE NO: CV1401948 at 50900 SEMINOLE DR, in the community of CABAZON, California, Assessor's Parcel Number 519-190-030

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 50900 SEMINOLE DR, in the community of CABAZON California, Assessor's Parcel Number 519-190-030, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY November 14, 2014. 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: James Pike, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

October 7, 2014

Occupant
50900 SEMINOLE DR
CABAZON, CA 92230

RE CASE NO: CV1401948 at 50900 SEMINOLE DR, in the community of CABAZON, California, Assessor's Parcel Number 519-190-030

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CODE ENFORCEMENT DEPARTMENT

By: James Pike, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

October 7, 2014

JAE & SON, INV
7101 PLAYA VISTA, #316
LOS ANGELES, CA 90094

RE CASE NO: CV1401948 at 50900 SEMINOLE DR, in the community of CABAZON, California, Assessor's Parcel Number 519-190-030

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 50900 SEMINOLE DR, in the community of CABAZON California, Assessor's Parcel Number 519-190-030, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

By: James Pike, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

October 7, 2014

Samuel W. Spinello and Julie Spinello, Co-Trustees
44958 Desert Horizon Driv
Indian Wells, CA 92210

RE CASE NO: CV1401948 at 50900 SEMINOLE DR, in the community of CABAZON, California, Assessor's Parcel Number 519-190-030

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CODE ENFORCEMENT DEPARTMENT

By: James Pike, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

October 7, 2014

Dinosaur Park, LLC
68936 Adelina Road
Cathedral City, CA 92234

RE CASE NO: CV1401948 at 50900 SEMINOLE DR, in the community of CABAZON, California, Assessor's Parcel Number 519-190-030

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CODE ENFORCEMENT DEPARTMENT

By: James Pike, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

October 7, 2014

HANMI BANK
LOAN OPERATIONS CENTER
3660 WILSHIRE BLVD #104
LOS ANGELES, CA 90010

RE CASE NO: CV1401948 at 50900 SEMINOLE DR, in the community of CABAZON, California, Assessor's Parcel Number 519-190-030

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 50900 SEMINOLE DR, in the community of CABAZON California, Assessor's Parcel Number 519-190-030, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

By: James Pike, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1401948

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Amanda Ricks, 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 7, 2014, I served the following documents(s):

Notice of Violation

NOTICE OF DEFECTS

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:

DINOSAUR PARK LLC 27 LA PLAZA, PALM SPRINGS, CA 92262
OCCUPANT 50900 SEMINOLE DR, CABAZON, CA 92230
JAE & SON, INV 7101 PLAYA VISTA, #316, LOS ANGELES, CA 90094
Samuel W. Spinello and Julie Spinello, Co-Trustees 44958 Desert Horizon Drive, Indian Wells, CA 92210
Dinosaur Park, LLC 68936 Adelina Road, Cathedral City, CA 92234
HANMI BANK LOAN OPERATIONS CENTER 3660 WILSHIRE BLVD #104, LOS ANGELES, CA 90010

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 7, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Amanda Ricks, Code Enforcement Aide

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece or on the front if space permits. 		A. Signature X <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
Dinosaur Park, LLC 68936 Adelina Road Cathedral City, CA 92234 CV14-01948 / PIKE 519		JUDEA GICARAYA	10 9 14
		<input type="checkbox"/> Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No, enter delivery address below: <input type="checkbox"/> No	
		3. Service Type	
		<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
2. Article Number (Transfer from service label)		7010 1060 0001 9960 1519	
PS Form 3811, February 2004.		Domestic Return Receipt	
		102595-02-M-1540	

RECEIVED
OCT 14 2014

7010 1060 0001 9960 1519

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endor:)	
Total	Dinosaur Park, LLC
Sent to	68936 Adelina Road
Street or PO	Cathedral City, CA 92234
City, :	CV14-01948 / PIKE 519
PS Form 3800, August 2005	
See Reverse for Instructions	

County of Riverside

Code Enforcement Department
581 S. Grand Ave
San Jacinto, CA 92582

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

RECEIVED
OCT 16 2014

BY:

CERTIFIED MAIL



70101010001 9960 148



02 1R \$03.78⁰⁰
0002004337 OCT 08 2014
MAILED FROM ZIP CODE 92501

Occupant
50900 SEMINOLE DR
CABAZON, CA 92230
CV14-01948 / PIKE 519



02 1R \$02.49⁰⁰
0002004337 OCT 08 2014
MAILED FROM ZIP CODE 92501

NIXIE 918 5E 1009 0010/10/14
RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

BC: 92582383181 *2804-02007-08-40

29223008831

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only, No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark Here

Total
Occupant
50900 SEMINOLE DR
CABAZON, CA 92230
CV14-01948 / PIKE 519

Sent To
Street, or PO,
City, St.

7010 1050 0001 9960 148

County of Riverside

Code Enforcement Department
581 S. Grand Ave
San Jacinto, CA 92582

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

[Handwritten Signature]

RECEIVED

OCT 21 2014

JAE & SON, INV
7101 PLAYA VISTA, #316
LOS ANGELES, CA 90094
CV14-01948 / PIKE 519
ET

CERTIFIED MAIL™



7010 1060 0001 9960 1496



02 1R
0002004337 OCT08 2014
MAILED FROM ZIP CODE 92501



02 1R
0002004337 OCT08 2014
MAILED FROM ZIP CODE 92501



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (E-)	

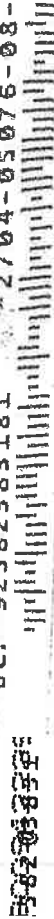
Postmark Here

JAE & SON, INV
7101 PLAYA VISTA, #316
LOS ANGELES, CA 90094
CV14-01948 / PIKE 519

NIXIE 918 SE 1009 0010/16/14

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 92582383181 *2704-05076-08-42



7010 1060 0001 9960 1496

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee <i>Samuel Spinello</i></p> <p>B. Received by (Printed Name) C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>Samuel W. Spinello and Julie Spinello, Co-Trustees 44958 Desert Horizon Driv Indian Wells, CA 92210 CV14-01948 / PIKE 519</p>	<p>D. Is delivery address different from Item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7010 1060 0001 9960 1502</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

RECEIVED
OCT 14 2014
BY:

7010 1060 0001 9960 1502

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$ _____ Certified Fee _____ Return Receipt Fee (Endorsement Required) _____ Restricted Delivery Fee _____	Postmark Here
Samuel W. Spinello and Julie Spinello, Co-Trustees 44958 Desert Horizon Driv Indian Wells, CA 92210 CV14-01948 / PIKE 519	
PS Form 3800, August 2006 See Reverse for Instructions	

CERTIFIED MAIL™

1 5 8 5 0 2 8 3 2 6



60 0001 9960 1472



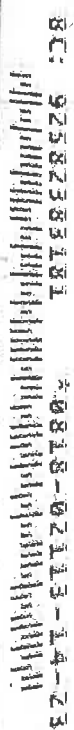
PITNEY BOWES

02 1R \$03.78⁰⁰
0002004337 OCT 08 2014
MAILED FROM ZIP CODE 92501



PITNEY BOWES

02 1R \$02.49⁰⁰
0002004337 OCT 08 2014
MAILED FROM ZIP CODE 92501



RETURNED TO SENDER
UNDELIVERABLE
ON OCT 16 2014
BY: 6001 34 816

DINOSAUR PARK LLC
27 LA PLAZA
PALM SPRINGS, CA 92262
CV14-01948 / PIKE 519

RECEIVED
OCT 16 2014

BY:

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

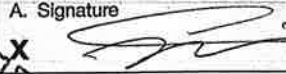
Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (ET)		

Postmark Here

DINOSAUR PARK LLC
27 LA PLAZA
PALM SPRINGS, CA 92262
CV14-01948 / PIKE 519



32262538827

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<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece or on the front if space permits. 		A. Signature  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery
HANMI BANK LOAN OPERATIONS CENTER 3660 WILSHIRE BLVD #104 LOS ANGELES, CA 90010 CV14-01948 / PIKE 519 ET		S. Jung 10-10-14	D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, enter delivery address below:
2. Article Number (Transfer from service label)		3. Service Type	
7010 1060 0001 9960 1526		<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
PS Form 3811, February 2004		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
Domestic Return Receipt		102595-23M-1540	

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OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Tot		HANMI BANK
Sent		LOAN OPERATIONS CENTER
Street or PO		3660 WILSHIRE BLVD #104
City, State		LOS ANGELES, CA 90010
		CV14-01948 / PIKE 519

Postmark Here

PS Form 3800, August 2006 See Reverse for Instructions

7010 1060 0001 9960 1526



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

January 23, 2015

DINOSAUR PARK
27 LA PLAZA
PALM SPRINGS, CA 92262

RE CASE NO: CV1401948 at 50900 SEMINOLE DR, in the community of CABAZON, California, Assessor's Parcel Number 519-190-030

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 50900 SEMINOLE DR, in the community of CABAZON California, Assessor's Parcel Number 519-190-030, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

NOTICE IS HEREBY GIVEN that failure to comply with this notice will result in further civil, criminal, or administrative proceedings for demolition of the structure(s) and abatement of the public nuisance and could result in the imposition of a lien on the subject property(ies) for costs, including attorney's fees, related to the enforcement of all ordinances and abatement of violative conditions. A "Notice of Noncompliance" has been recorded with the Riverside County Recorder's Office. At the conclusion of this case, you will receive a Statement of Expense associated with the abatement of such nuisance.

NOTICE IS FURTHER GIVEN that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these abatement proceedings.

YOU ARE HEREBY REQUIRED TO COMPLY with the provisions of the ordinance by:

- 1) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period.

COMPLIANCE MUST BE COMPLETED BY February 8, 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: Edward Torres, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

January 23, 2015

JAE & SON, INV
7101 PLAYA VISTA, #316
LOS ANGELES, CA 90094

RE CASE NO: CV1401948 at 50900 SEMINOLE DR, in the community of CABAZON, California, Assessor's Parcel Number 519-190-030

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CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

January 23, 2015

Samuel W. Spinello and Julie Spinello, Co-Trustees
44958 Desert Horizon Driv
Indian Wells, CA 92210

RE CASE NO: CV1401948 at 50900 SEMINOLE DR, in the community of CABAZON, California, Assessor's Parcel Number 519-190-030

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CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

January 23, 2015

Dinosaur Park, LLC
68936 Adelina Road
Cathedral City, CA 92234

RE CASE NO: CV1401948 at 50900 SEMINOLE DR, in the community of CABAZON, California, Assessor's Parcel Number 519-190-030

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CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

1. <input checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink.....	1001(b)1,2,3	17920.3(a)1,2,3
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
2. <input checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures	1001(b)4,5	17920.3(a)4,5
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
3. <input type="checkbox"/> Lack of connection to required sewage system.....	1001(b)14	17920.3(a)14
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
4. <input checked="" type="checkbox"/> Hazardous plumbing.....	1001(f)	17920.3(e)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
5. <input checked="" type="checkbox"/> Lack of required electrical lighting.....	1001(b)10	17920.3(a)10
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
6. <input checked="" type="checkbox"/> Hazardous Wiring.....	1001(e)	17920.3(d)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
7. <input checked="" type="checkbox"/> Lack of adequate heating facilities.....	1001(o)6	17920.3(a)6
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
8. <input type="checkbox"/> Deteriorated or inadequate foundation.....	1001(e)1	17920.3(b)1
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports.....	1001(e)2	17920.3(b)2
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
10. <input type="checkbox"/> Members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration.....	1001(e)4	17920.3(b)4
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
11. <input checked="" type="checkbox"/> Members of <u>ceilings</u> , roofs, ceiling and roof supports or other <u>horizontal members</u> which sag, split, or buckle due to defective material or deterioration.....	1001(c)6	17920.3(b)6
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
12. <input checked="" type="checkbox"/> Dampness of habitable rooms.....	1001(b)11	17920.3(a)11
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
13. <input checked="" type="checkbox"/> Faulty weather protection.....	1001(h)1-4	17920.3(g)1-4
A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors including broken windows or doors, lack of paint or other approved wall covering.		
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance.....	1001(b)13	17920.3(a)13
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
15. <input checked="" type="checkbox"/> Fire hazard.....	1001(i)	17920.3(h)
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
16. <input type="checkbox"/> Extensive fire damage.....		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant.....		
OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure		
18. <input type="checkbox"/> Improper occupancy.....	1001(n)	17920.3(n)
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
19. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		
20. <input type="checkbox"/>		
OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure		

*** YOU MUST CORRECT THE ABOVE CONDITIONS WITHIN 30 DAYS OF THE DATE OF THIS NOTICE

Case No. 14-08748 Address 50910 SEMINOLE DR., LABAZON

Date 09/26/14 Officer J. Pike

SCC # 223000-001585 10695346

285-025 (4/96) 11415877

Distribution: White-Case File; Canary-Property Owner; Pink-To Be Posted On Structure



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1401948

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Amanda Ricks, 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 23, 2015, I served the following documents(s):

Notice of Violation

NOTICE OF DEFECTS

by placing a true copy thereof enclosed in a sealed envelope(s) by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED** addressed as follows:


DINOSAUR PARK 27 LA PLAZA, PALM SPRINGS, CA 92262
JAE & SON, INV 7101 PLAYA VISTA, #316, LOS ANGELES, CA 90094
Samuel W. Spinello and Julie Spinello, Co-Trustees 44958 Desert Horizon Driv, Indian Wells, CA 92210
Dinosaur Park, LLC 68936 Adelina Road, Cathedral City, CA 92234

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 23, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Amanda Ricks, Code Enforcement Aide

COUNTY OF RIVERSIDE

Code Enforcement Department
581 S. Grand Ave
San Jacinto, CA 92582

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

RECEIVED
FEB 06 2015

DINOSAUR PARK
27 LA PLAZA
PALM SPRINGS, CA 92262
CV14-01948 / ET 519



UNITED STATES POSTAGE
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0002004337
JAN 27 2015
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Postmark Here	

922625831

NIXIE 918 SE 1009 0002/02/15
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 92582383181 *3004-00777-27-43

DINOSAUR PARK
27 LA PLAZA
PALM SPRINGS, CA 92262
CV14-01948 / ET 519

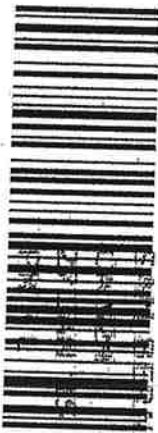
COUNTY OF RIVERSIDE

Code Enforcement Department
581 S. Grand Ave
San Jacinto, CA 92582

*Delayed
Return
Request*

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED



7011 1570 0003 2126 5337

CERTIFIED MAIL™

FORWARDING



UNITED STATES POSTAGE
PRIMEY BOWES
02 1R
0002004337
JAN 27 2015
MAILED FROM ZIP CODE 92501
\$ 06.480

JAE & SON, INV
7101 PLAYA VISTA, #316
LOS ANGELES, CA 90094
CV14-01948 / ET 519

RECEIVED
MAR 03 2015

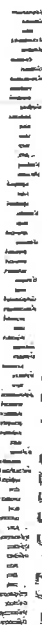
NIXIE

918 5521009 0002/26/15

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92552383181 3004-08559-27-42

9258203831



*1-30-15
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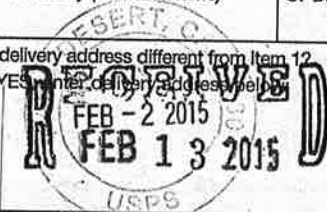
OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

T
JAE & SON, INV
7101 PLAYA VISTA, #316
LOS ANGELES, CA 90094
CV14-01948 / ET 519

7011 1570 0003 2126 5337

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature X <i>Julie Spinello</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Samuel W. Spinello and Julie Spinello, Co-Trustees 44958 Desert Horizon Driv Indian Wells, CA 92210 CV14-01948 / ET 519		B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from Item 12? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below: _____	
			
		Service Type: _____ <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label)		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
		7011 1570 0003 2126 5344	
PS Form 3811, February 2004		Domestic Return Receipt 102595-02-M-1540	

7011 1570 0003 2126 5344

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$ _____	Postmark Here
Certified Fee _____	
Return Receipt Fee: (Endorsement Required) _____	
Restricted Delivery Fee: (Endorsement Required) _____	
Samuel W. Spinello and Julie Spinello, Co-Trustees 44958 Desert Horizon Driv Indian Wells, CA 92210 CV14-01948 / ET 519	
PS Form 3800, August 2006 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
1. Article Addressed to: <div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> Dinosaur Park, LLC 68936 Adelina Road Cathedral City, CA 92234 CV14-01948 / ET 519 </div>	B. Received by (Printed Name) C. Date of Delivery Diane Sampson 1-29-15
2. Article Number (Transfer from service label)	D. Is delivery address different from Item 1? If YES, send original address below. <input type="checkbox"/> Yes <input type="checkbox"/> No
PS Form 3811, February 2004	<div style="text-align: center; border: 2px solid black; padding: 5px;"> RECEIVED FEB 04 2015 </div>
7011 1570 0003 2126 5351	3. Service BY: <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
Domestic Return Receipt	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
PS Form 3811, February 2004	102595-02-M-1540

U.S. Postal Service™
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Postage \$	Postmark Here								
Certified Fee									
Return Receipt Fee (Endorsement Required)									
Restricted Delivery Fee (Endorsement Required)									
Total									
<table style="width: 100%;"> <tr> <td style="width: 30%; border-bottom: 1px dashed black;">Sent To</td> <td style="border-bottom: 1px dashed black;">Dinosaur Park, LLC</td> </tr> <tr> <td style="border-bottom: 1px dashed black;">Street, or PO</td> <td style="border-bottom: 1px dashed black;">68936 Adelina Road</td> </tr> <tr> <td style="border-bottom: 1px dashed black;">City, St</td> <td style="border-bottom: 1px dashed black;">Cathedral City, CA 92234</td> </tr> <tr> <td></td> <td style="border-bottom: 1px dashed black;">CV14-01948 / ET 519</td> </tr> </table>		Sent To	Dinosaur Park, LLC	Street, or PO	68936 Adelina Road	City, St	Cathedral City, CA 92234		CV14-01948 / ET 519
Sent To	Dinosaur Park, LLC								
Street, or PO	68936 Adelina Road								
City, St	Cathedral City, CA 92234								
	CV14-01948 / ET 519								
PS Form 3800, August 2006 See Reverse for Instructions									

7011 1570 0003 2126 5351

EXHIBIT “F”

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002

2015 0206620

05/18/2015 02:18 PM

Customer Copy Label

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:

DINOSAUR PARK)
and DOES I through X, Owners)

Case #: CV-1401948

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: 50900 SEMINOLE DR, CABAZON CA, 92230

PARCEL #: 519-190-030

LEGAL DESCRIPTION: 0.3 acres in LOT 2 of PM 28365, recorded in PM 190 page 71

VIOLATION(S): Riverside County Code (Ordinance) 15.16.020 (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: 
Brian Black, Code Enforcement Department

COPY

ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

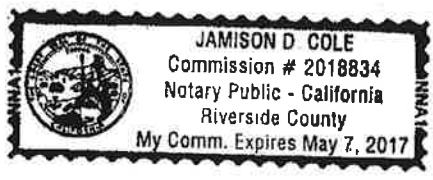
State of California)
County of Riverside)

On 4/23/15 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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 #:2018834 Expires: May 7, 2017



Signature: Jamison D. Cole (Seal)

COPY

EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

July 30, 2015

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

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

Case No.: CV14-01948
APN: 519-190-030
Property: 50900 Seminole Drive, Cabazon

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance Nos. 457 and 725 to consider the substandard structure located on the SUBJECT PROPERTY described as 50900 Seminole Drive, Cabazon, Riverside County, California, and more particularly described as Assessor's Parcel Number 519-190-030.

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 violation from the real property.

SAID HEARING will be held on **Tuesday, September 1, 2015, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st 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 Riverside County Ordinance 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 Riverside County Ordinance 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

NOTICE LIST

Subject Property: 50900 Seminole Drive, Cabazon
Case No.: CV14-01948
APN: 519-190-030; District 5

DINOSAUR PARK, LLC
27 LA PLAZA
PALM SPRINGS, CA 92262

JAE AND SON, INVESTMENTS
7101 PLAYA VISTA #316
LOS ANGELES, CA 90094

DINOSAUR PARK, LLC
68936 ADELINA ROAD
CATHEDRAL CITY, CA 92234

SAMUEL E. SPINELLO
JULIE A. SPINELLO
CO-TRUSTEES OF THE
SPINELLO FAMILY TRUST DATED
NOVEMBER 2, 1992
44958 DESERT HORIZON DRIVE
INDIAN WELLS, CA 92210

HANMI BANK LOAN
OPERATIONS CENTER
3660 WILSHIRE BLVD., 104
LOS ANGELES, CA 90010

GREGORY OLESON, AGENT
78-075 MAIN STREET, STE 203
LA QUINTA, CA 92253



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

August 4, 2015

RE CASE NO: CV1401948

I, Edward Torres, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002.

That on 08/04/2015 at 1020 hours, I securely and conspicuously posted Notice to Correct County Ordinance Violation and Abate Public Nuisance at the property described as:

Property Address: 50900 SEMINOLE DR, CABAZON

Assessor's Parcel Number: 519-190-030

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

Executed on August 4, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Edward Torres, Code Enforcement Officer