

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE: 9/24/15

Departmental Concurrence

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

304B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 September 23, 2015

SUBJECT: Abatement of Public Nuisance [Accumulated Rubbish]
 Case No: CV12-06320 [CARDINES, CANANEA, FALK, SANDHU]
 Subject Property: 1 Parcel West of 21740 Kuder Avenue, Perris;
 APN: 295-280-068
 District: 1 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The accumulation of rubbish on the real property located at 1 Parcel West of 21740 Kuder Avenue, Perris, Riverside County, California, APN: 295-280-068 be declared a public nuisance and a violation of Riverside County Ordinance No. 541 which does not permit the accumulation of rubbish on the property.
2. James N. Cardines, Emelita Cananea, Magdalena Falk and Nina Sandhu, the owners of the subject real property, be directed to abate the accumulation of rubbish on the property by removing the same from the real property 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 checked="" type="checkbox"/> Policy <input 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: Rohini Dasika
 County Executive Office Signature Rohini Dasika

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: _____ District: 1 Agenda Number: _____

9-1

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

**FORM 11: Abatement of Public Nuisance [Accumulated Rubbish]
Case No: CV12-06320 [CARDINES, CANANEA, FALK, SANDHU]
Subject Property: 1 Parcel West of 21740 Kuder Avenue, Perris;
APN: 295-280-068
District: 1**

DATE:
PAGE: 2 of 3

RECOMMENDED MOTION (continued):

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

BACKGROUND:

1. An inspection was made on the subject property by Code Enforcement Officer Thomas McMullen on December 11, 2012. The inspection revealed the accumulation of rubbish on the subject property in violation of Riverside County Ordinance No. 541. The rubbish consisted of, but was not limited to: tires, papers, discarded plastic, trash, wood and miscellaneous items, in excess of 4,000 square feet.
2. There have been approximately ten (10) subsequent follow up inspections, with the last inspection occurring on June 23, 2015. The property continues to be in violation of Riverside County Ordinance No. 541.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of accumulated rubbish.

Impact on Citizens and Businesses

Failure to abate will have a negative impact on citizens or businesses due to health and safety hazards, nuisance, and potential impact on real estate values.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

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

**FORM 11: Abatement of Public Nuisance [Accumulated Rubbish]
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Subject Property: 1 Parcel West of 21740 Kuder Avenue, Perris;
APN: 295-280-068
District: 1**

DATE:

PAGE: 3 of 3

ATTACHMENTS

Declaration
Exhibits A-G

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV12-06320
4 [ACCUMULATED RUBBISH]; APN: 295-280-068,)
5 1 PARCEL WEST OF 21740 KUDER AVENUE,) DECLARATION OF CODE
6 PERRIS, COUNTY OF RIVERSIDE, STATE OF) ENFORCEMENT OFFICER
CANANEA, MAGDALENA FALK, AND NINA) NOHEMI JOHNSTON
SANDHU, OWNERS.) [RCO Nos. 541 & 725]

7
8 I, Nohemi Johnston, declare that the facts set forth below are personally known to me except to
9 the extent that certain information is based on information and belief which I believe to be true, and if
10 called as a witness, I could and would competently testify thereof under oath:

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

15 2. I am informed and believe and thereon allege that on December 11, 2012, Officer Thomas
16 McMullen conducted an inspection of the real property described as 1 Parcel West of 21740 Kuder
17 Avenue, Perris, Riverside County, California and further described as Assessor's Parcel Number 295-
18 280-068, (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers
19 map page indicating the location of THE PROPERTY is attached hereto and incorporated herein by
20 reference as Exhibit "A."

21 3. A review of County records and documents disclosed that THE PROPERTY is owned by
22 James N. Cardines, Emelita Cananea, Magdalena Falk and Nina Sandhu (hereinafter referred to as
23 "OWNERS"). A certified copy of the County Equalized Assessment Roll for 2014-2015 tax year and a
24 copy of the report generated from the County Geographic Information System ("GIS") is attached hereto
25 and incorporated herein by reference as Exhibit "B." THE PROPERTY is approximately 1.82 acres in
26 size and is located within the A-1-1 (Light Agricultural) zone classification. Accumulated rubbish is not
27 permitted to be located on any property within the County of Riverside.

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FORM APPROVED COUNTY COUNSEL
BY: *Sophia H. Choi* 08/20/15
DATE
SOPHIA H. CHOI

1 4. Based on the Lot Book Reports from RZ Title Service dated June 5, 2013, and updated on
2 August 19, 2014 and March 23, 2015, it is determined that other parties may potentially hold an interest
3 in THE PROPERTY, to wit: Zacarias Cananea, Anita A. Bachini, as Trustee of the A.A. Bachini Trust
4 U/D/T, dated December 5, 1990 and Githa D. Smith (hereinafter referred to as "INTERESTED
5 PARTIES"). True and correct copies of the Lot Book Reports are attached hereto and incorporated
6 herein by reference as Exhibit "C."

7 5. I am informed and believe and thereon allege that on December 11, 2012, Officer
8 McMullen conducted an inspection. Officer McMullen observed accumulated rubbish on THE
9 PROPERTY which consisted of, but was not limited to the following materials: tires, papers, discarded
10 plastic, trash, wood and miscellaneous items, in excess of 4,000 square feet.

11 6. As a result of the accumulated rubbish, THE PROPERTY constituted a public nuisance in
12 violation of the provisions set forth in Riverside County Ordinance ("RCO") No. 541.

13 7. On December 11, 2012, a Notice of Violation for accumulated rubbish was posted on
14 THE PROPERTY.

15 8. On December 12, 2012, a Notice of Violation was mailed to OWNERS and INTERESTED
16 PARTY Zacarias Cananea by regular mail.

17 9. On August 29, 2013, a Notice of Violation was mailed to OWNERS James N. Cardines,
18 Emelita Cananea, Magdalena Falk and INTERESTED PARTY Anita Bachini by first class mail.

19 10. On September 26, 2014, a Notice of Violation was mailed to INTERESTED PARTY, Githa
20 D. Smith by first class mail.

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

23 12. A true and correct copy of each Notice issued in this matter and other supporting
24 documentation are attached hereto and incorporated herein by reference as Exhibit "E."

25 13. There have been approximately ten (10) subsequent follow up inspections, with the last
26 inspection being June 23, 2015. At each of these inspections accumulated rubbish remained in violation
27 of RCO 541.

28 ///

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

4 15. I am informed and believe and based upon said information and belief allege that the
5 OWNERS do not have legal authority or permission to store or accumulate the above described
6 materials on THE PROPERTY.

7 16. A Notice of Pendency of Administrative Proceedings regarding the accumulated rubbish
8 was recorded in the Office of the County Recorder, County of Riverside, State of California, on April 19,
9 2013, as Instrument Number 2013-0184705 and on May 21, 2015, as Instrument Number 2015-
10 0212915. True and correct copies are attached hereto and incorporated herein by reference as Exhibit
11 "F."

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

17 18. Removal of all accumulated rubbish on THE PROPERTY is required to bring THE
18 PROPERTY into compliance with RCO No. 541, and the Health and Safety Code. Under RCO No. 541,
19 no amount of rubbish is allowed to accumulate on THE PROPERTY.

20 19. Accordingly, the following findings and conclusions are recommended:

21 (a) the accumulation of rubbish on THE PROPERTY be deemed and declared a
22 public nuisance;

23 (b) the OWNERS or whoever has possession or control of THE PROPERTY, be
24 required to remove all accumulated rubbish within ninety (90) days of the date of the posting and mailing
25 of the Board's Order to Abate Nuisance, in accordance with all Riverside County Ordinances, including
26 but not limited to the provision of RCO No. 541;

27 ///

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1 (c) in the event the rubbish is not removed and disposed of during the above
2 referenced ninety (90) day time period in strict accordance with all Riverside County Ordinances,
3 including but not limited to RCO No. 541, the rubbish may be abated and disposed of by representatives
4 of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon
5 receipt of an owner's consent or a Court Order when necessary under applicable law.

6 (d) that reasonable costs of abatement, after notice and opportunity for hearing, shall
7 be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
8 PROPERTY pursuant to Government Code Section 25845 and RCO No. 541.

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

11 Executed this 10th day of August, 2015, at Perris, California

12
13 
14 _____
15 NOHEMI JOHNSTON
16 Senior Code Enforcement Officer
17 Code Enforcement Department
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EXHIBIT “A”

CV12-06320

1 Parcel West of 21740 Kuder Avenue, Perris APN: 295-280-068



Legend

-  RCLIS Parcels
-  TBM Page
-  TBM Grid



0 353 706 Feet

706 Feet



REPORT PRINTED ON... 6/24/2015 8:57:56 AM

© Riverside County TLMA GIS

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.

Notes

Thomas Bros Page 746
Grid J6

EXHIBIT “B”

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

Assessment #295280068-2		Parcel # 295280068-2	
Assessee:	CARDINES JAMES N	Land	90,036
Assessee:	CANANEA EMELITA	Structure	1,451
Assessee:	FALK MAGDALENA	Full Value	91,487
Assessee:	SANDHU NINA	Total Net	91,487
Mail Address:	250 REBECCA DR		
City, State Zip:	SAN DIMAS CA 91773		
Real Property Use Code:	YR	View Parcel Map	
Base Year	1990		
Conveyance Number:	0831192		
Conveyance (mm/yy):	1/2006		
PUI:	R070000		
TRA:	98-115		
Taxability Code:	0-00		
ID Data:	Lot 7 MB 014/023 UPTON ACRES		





Riverside County Parcel Report

APN 295-280-068

[Disclaimer](#)

Report Date: Wednesday, June 24, 2015



APN	295-280-068-2	Supervisorial District 2011	KEVIN JEFFRIES, DISTRICT 1
		Supervisorial District 2001	BOB BUSTER, DISTRICT 1
Previous APN	295280066	Township/Range	T3SR4W SEC 34
Owner Name	JAMES N CARDINES EMELITA CANANEA MAGDALENA FALK NINA SANDHU	Elevation Range	1,720 - 1,748
Address	No address available	Thomas Bros. Map Page/Grid	PAGE: 746 GRID: J6
Mailing Address	250 REBECCA DR SAN DIMAS CA, CA 91773	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: MB 14/23 Subdivision Name: UPTON ACRES Lot/Parcel: 7 Block: B Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary City Sphere: PERRIS Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 1.82 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF

			THE MARCH JOINT POWERS AUTHORITY
Property Characteristics	No Property Description Available	County Service Area	In or partially within MEAD VALLEY #117 - Street Lighting
Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	RC-VLDR	Agricultural Preserve	Not in an agricultural preserve
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	PROJECT AREA NAME: I-215 Corridor SUBAREA NAME: Mead Valley AMENDMENT NUMBER: 2 ADOPTION DATE: 2002-07-16 ACREAGE: 3444.18 ACRES
Area Plan (RCIP)	Mead Valley	Airport Influence Areas	MARCH AIR RESERVE BASE
General Plan Policy Areas	None	Airport Compatibility Zones	MARCH AIR RESERVE BASE, zone C2-HIGHT
<u>Zoning Classifications (ORD. 348)</u>	Zoning: A-1-1 CZNumber: 6312	Zoning Districts and Zoning Areas	MEAD VALLEY, DIST
<u>Zoning Overlays</u>	Not in a Zoning Overlay	Community Advisory Councils	MEAD VALLEY(MAC)
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Not in a Conservation Area	WRMSHCP Cell Number	None
CVMSHCP Fluvial Sand Transport Special Provision	Not in a Fluvial Sand Transport Special Provision Area	HANS/ERP (Habitat Acquisition and Negotiation)	None

Areas		Strategy/Expedited Review Process)	
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>	None	Vegetation (2005)	Developed or Disturbed Land
High Fire Area (Ord. 787)	Not in a High Fire Area	Fire Responsibility Area	Not in a Fire Responsibility Area
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u>	NOT 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 (Ord. 810)	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	<u>DIF (Development Impact Fee Area Ord. 659)</u>	MEAD VALLEY
<u>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</u>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. CENTRAL	<u>SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)</u>	In or partially within an SKR Fee Area
<u>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</u>	NOT WITHIN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	Not in a Development Agreement Area
Circulation Element Ultimate Right-of-Way	Not in a Circulation Element Right-of-Way	Road Book Page	55
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor
Flood Plan Review	Not Required	Watershed	SAN JACINTO VALLEY

Water District	EMWD	California Water Board	None
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
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	No potential for Liquefaction exists		
Subsidence	Not in Subsidence Area		
School District	VAL VERDE UNIFIED	Tax Rate Areas	098115 COUNTY FREE LIBRARY COUNTY SERVICES AREA 117 COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 EASTERN MUNICIPAL WATER ERAF RDV FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 4 GENERAL GENERAL PURPOSE METRO WATER EAST 1301999 PERRIS AREA ELEM SCHOOL FUND PERRIS JR HIGH AREA FUND PROJ 5 MEAD VAL 03 ANX AB1290 RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION RIVERSIDE CITY COMMUNITY COLLEGE SAN JACINTO BASIN RESOURCE CONS VAL VERDE UNIF
Communities	Mead Valley		
Lighting (Ord. 655)	Zone B, 42.44 Miles From Mt. Palomar Observatory		
2010 Census Tract	042010		
Farmland	OTHER LANDS		
Special Notes	No Special Notes		

WATER

Building Permits

Case #	Description	Status
BRS994585	DWELLING AND ATTACHED GARAGE	EXPIRED
BZ262351	M/H SITE PREP	FINAL
BZ269621	9*50 & 11*50 AWNINGS	CANCELED
BZH04810	MH INSTALL (24 X 60 BOISE)	FINAL

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
CV1206320	ABATEMENT	OPEN

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: CV12-06320 / Regina Keyes
 IN RE: CARDINES, JAMES N.

Property Address: Vacant Land

CA

Order Number: **33107**

Order Date: 3/30/2015

Dated as of: 3/23/2015

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. : 295-280-068-2

Assessments:	Land Value:	\$90,036.00
	Improvement Value:	\$1,451.00
	Exemption Value:	\$0.00
	Total Value:	\$91,487.00

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$520.51
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2015)
Second Installment	\$520.51
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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV12-06320/Rosa Morales / 29012
 IN RE: CARDINES, JAMES

Property Address: Vacant Land

CA

Order Number: **31945**

Order Date: 8/14/2014

Dated as of: 8/19/2014

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. : 295-280-068-2

Assessments:	Land Value:	\$89,630.00
	Improvement Value:	\$1,446.00
	Exemption Value:	\$0.00
	Total Value:	\$91,076.00

Property Taxes for the Fiscal Year	2013-2014
Total Annual Tax	\$1,030.40
Status: Paid through	06/30/2014

A Release Recorded:	01/16/2014
Document No.	2014-0019549
of a Notice of Pendency Recorded	02/03/2012
Document No.	2012-0051747

A Release Recorded:	01/16/2014
Document No.	2014-0019550
of a Notice of Pendency Recorded	12/12/2011

Jmo

County of Riverside
 Code Enforcement Administration
 4080 Lemon St., 12th floor
 Riverside, CA. 92501
 ATTN: Liens/Releases Dept.
 When recorded please mail to:
 Mail Stop# 1083

DOC # 2014-0019549
 01/16/2014 03:27P Fee:23.00
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



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NCHGCC						T:	CTY	UNI	524

23

RELEASE OF NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

APN: 295-280-068
OWNER OF RECORD: JAMES N CARDINES / EMELITA CANANEA
SITUS ADDRESS: 1 PARCEL WEST OF (21740 KUDER AVENUE), PERRIS
LEGAL DESCRIPTION: 1.82 ACRES M/L IN LOT 7 BLK B MB 014/023 UPTON ACRES

Case No. CV11-05092, CV11-05093 Instrument Number 2012-0051747

The NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS recorded against the above-mentioned property is hereby fully released by the County of Riverside.

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

BY: Valerie Lam
 Valerie Lam
 TLMA Administration

ACKNOWLEDGMENT

State of California)
 County of Riverside) SS

On 1-16-14 before me, Angela Sarmiento, Notary Public, personally appeared Valerie Lam, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 Angela Sarmiento (Seal)



County of Riverside
 Code Enforcement Administration
 4080 Lemon St., 12th floor
 Riverside, CA. 92501
 ATTN: Liens/Releases Dept.
 When recorded please mail to:
 Mail Stop# 1083



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NCHGCC						T:	CTY	UNI	524

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524

RELEASE OF NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DESCRIBED AS:

APN: 295-280-068
OWNER OF RECORD: JAMES N CARDINES
SITUS ADDRESS: 1 PARCEL WEST OF (21740 KUDER AVENUE), PERRIS
LEGAL DESCRIPTION: 1.82 ACRES M/L IN LOT 7 BLK B MB 014/023 UPTON ACRES

Case No. CV11-05091, CV11-05092, CV11-05093 Instrument Number 2011-0548225

The NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS recorded against the above-mentioned property is hereby fully released by the County of Riverside.

COUNTY OF RIVERSIDE
 DEPARTMENT OF CODE ENFORCEMENT

BY: Valerie Lam
 Valerie Lam
 TLMA Administration

ACKNOWLEDGMENT

State of California)
 County of Riverside) SS

On 1-16-14 before me, Angela Sarmiento, Notary Public, personally appeared Valerie Lam, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 Angela Sarmiento (Seal)





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

Lot Book Report

Order Number: **29012**

Customer:

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

Order Date: 6/13/2013

Dated as of: 6/5/2013

County Name: Riverside

Attn: Brent Steele
Reference: CV12-06320/Angie Solis
IN RE: CARDINES, JAMES

FEE(s):
Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 295-280-068-2

Assessments:

Land Value:	\$87,873.00
Improvement Value:	\$1,418.00
Exemption Value:	\$0.00
Total Value:	\$89,291.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
Total Annual Tax	\$1,020.54
Status: Paid through	06/30/2013

Property Vesting

The last recorded documents transferring title of said property

Dated	08/23/1989
Recorded	08/25/1989



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

Order Number: 29012

Reference: CV12-06320/Angi

Document No.	290569
D.T.T.	\$132.00
Grantor	Githa D. Smith, a married woman
Grantee	Anita Bachini, an unmarried woman
Dated	04/10/2003
Recorded	11/09/2006
Document No.	2006-0831192
D.T.T.	\$0.00
Grantor	Anita Bachini, a single woman
Grantee	Zacarias Cananea & Emelita Cananea, husband and wife, as joint tenants
Property Now Vested as	Zacarias Cananea & Emelita Cananea, husband and wife, as joint tenants

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	08/23/1989
Recorded	08/25/1989
Document No.	290571
Amount	\$9,000.00
Trustor	Anita Bachini, an unmarried woman
Trustee	First American Title Insurance Company, a California corporation
Beneficiary	Githa D. Smith, a married woman, as her separate property

Additional Information

A Notice of Administrative Proceedings by the	
City of	Perris
County of	Riverside
Recorded	12/12/2011
Document No.	2011-0548225



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

Order Number: 29012

Reference: CV12-06320/Angi

A Notice of Administrative Proceedings by the

City of Perris
County of Riverside
Recorded 02/03/2012
Document No. 2012-0051747

A Notice of Administrative Proceedings by the

City of Perris
County of Riverside
Recorded 04/19/2013
Document No. 2013-0184705

A Deed Dated

12/05/1990

Recorded

06/19/1991

Document No.

206670

D.T.T.

\$0.00

Grantor

Anita A. Bachini, an unmarried woman as her sole and separate property

Grantee

Anita A. Bachini as Trustee of the A.A. Bachini Trust, U/D/T, dated December 5, 1990

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

A Deed Dated

07/09/1992

Recorded

07/16/1992

Document No.

263926

D.T.T.

\$0.00

Grantor

Jesusimo Distura Besa

Grantee

Anita A. Bachini, a married woman, as her sole and separate property

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

A Deed Dated

08/20/1996

Recorded

01/07/1997

Document No.

005259

D.T.T.

\$0.00



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

Order Number: 29012

Reference: CV12-06320/Angi

Grantor

Anita A. Bachini, a married woman, as her sole and separate property

Grantee

James N. Cardines, a single man; Emelita Cananea, a married woman, as her sole and separate property; Magdalena Falk, a married woman, as her sole and separate property and Nina Sandhu, a married woman, as her sole and separate property, all as joint tenants

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

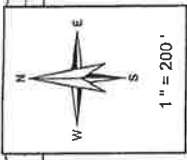
Legal Description

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

LOT 7 IN BLOCK B OF UPTON ACRES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 23, OF MAPS, RECORDS FROM THE COUNTY RECORDER OF SAID COUNTY.

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

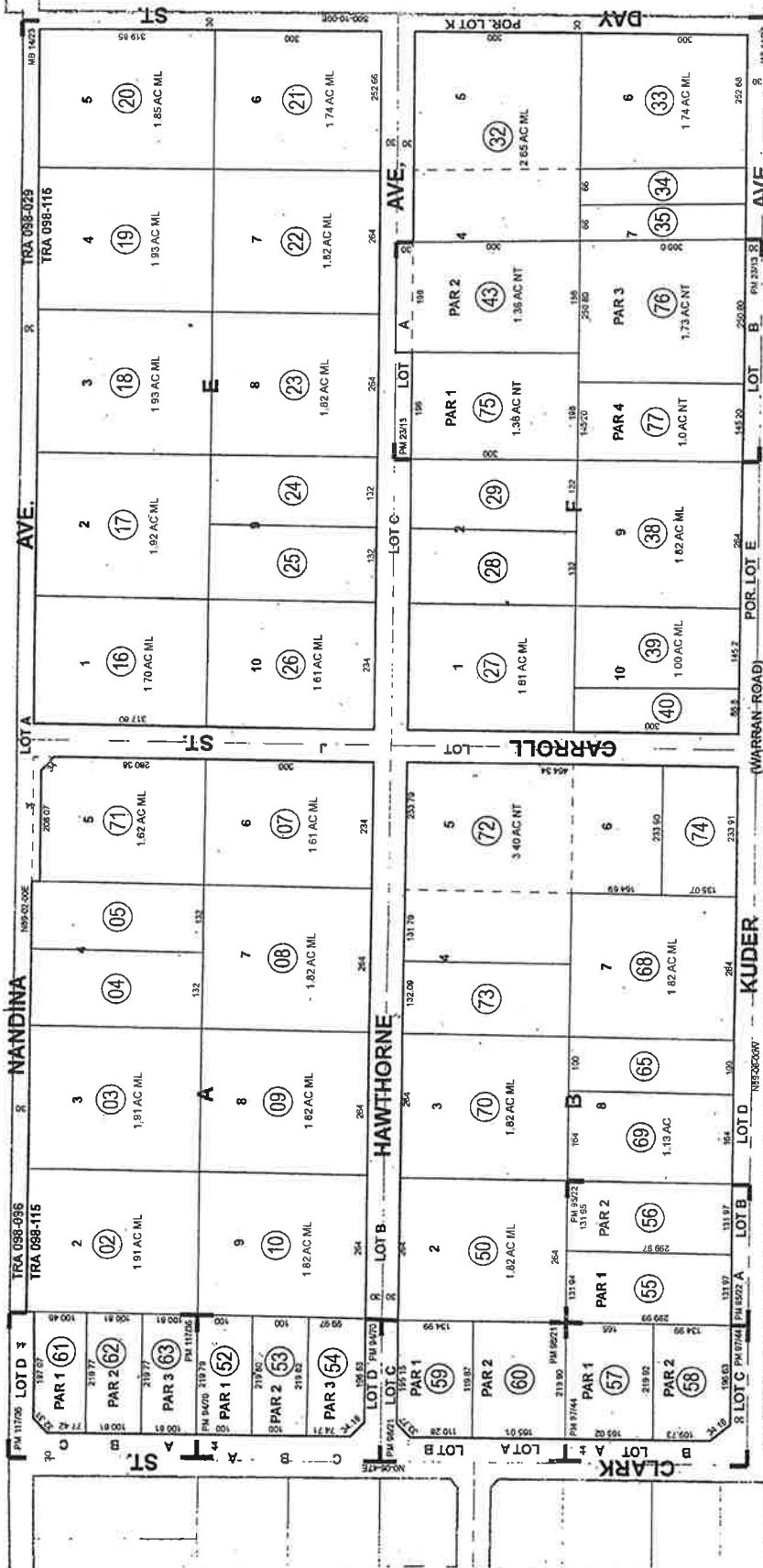
NOV 22 2010



Legend

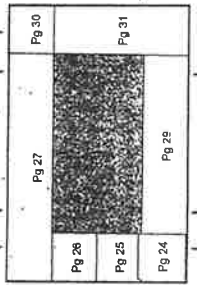
- Lot Lines
- Right-of-Way
- Old Lot Lines
- - - Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tie Mark

Date	Old Number	New Number
5/20/06	20313.37	11
5/20/06	41	12-45
10/01/01	17	14-17
5/20/06	42	14-18
5/20/06	43	15-18
5/20/06	44	15-19
5/20/06	45	15-20
5/20/06	46	15-21
5/20/06	47	15-22
5/20/06	48	15-23
5/20/06	49	15-24
5/20/06	50	15-25
5/20/06	51	15-26
5/20/06	52	15-27
5/20/06	53	15-28
5/20/06	54	15-29
5/20/06	55	15-30
5/20/06	56	15-31
5/20/06	57	15-32
5/20/06	58	15-33
5/20/06	59	15-34
5/20/06	60	15-35
5/20/06	61	15-36
5/20/06	62	15-37
5/20/06	63	15-38
5/20/06	64	15-39
5/20/06	65	15-40
5/20/06	66	15-41
5/20/06	67	15-42
5/20/06	68	15-43
5/20/06	69	15-44
5/20/06	70	15-45



Map Reference

- MB 14/23 LUTON ACRES
- PM 23/13 PARCEL MAP NO. 6766
- PM 54/70 PARCEL MAP NO. 15139
- PM 55/22-23 PARCEL MAP NO. 17478
- PM 57/44-45 PARCEL MAP NO. 17418
- PM 58/21-22 PARCEL MAP NO. 17473
- PM 11/235 PARCEL MAP NO. 17529



Data

331754.11/88



ASSESSOR'S MAP BK295 PG.28
Riverside County, Calif.

J. Morgan

October 2010

Order No
Escrow No 67-6967
Loan No
COMMONWEALTH LAND TITLE CO.

290569

WHEN RECORDED MAIL TO
Ms. Anica Bachini
9371 Devon Street
Cucamonga, Ca. 91730

PAID
Doc Transfer for
WILLIAM E. CONERLY
Rt. Co. Recorder

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

AUG 25 1989
Recorded in Official Records
of Riverside County, California
M. J. [Signature]
Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO
same as above

DOCUMENTARY TRANSFER TAX \$ 132.00
XX. Computed on the consideration or value of property conveyed, OR
YY. Computed on the consideration or value less liens or encumbrances
existing at time of sale.
[Signature] Orangewood Escrow Co., Inc.
Signature of Declarant or Agent authorizing tax - Firm Name

AUG. 25, 1989

Photographed by TICOR

880889

158889

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GITHA D. SMITH, a married woman

hereby GRANT(S) to

ANITA BACHINI, an unmarried woman

the real property in the City of _____ unincorporated area
County of Riverside _____ State of California, described as

Lot 7 in block B of Upton Acres, as shown by Map on file in Book 14, page 23,
of Maps, Records of Riverside County, California.

Dated August 23, 1989

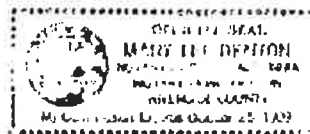
[Signature of Githa D. Smith]
Githa D. Smith

STATE OF CALIFORNIA
COUNTY OF Riverside

On 8/23/89
I, the undersigned, a Notary Public in and for said State, personally appeared
Githa D. Smith

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
with an instrument and acknowledged to me that he/she/they executed
the same

WITNESS my hand and official seal
Signature [Signature of Mary Jo [unclear]]



(This area for official notary seal)

1002 (6/82)

WON ✓

AB4948
RECORDING REQUESTED BY:
STD - S. Hattum
AND WHEN RECORDED MAIL TO:

MR & MRS. ZACARIAS CANANEA
C/O
250 REBECCA DR.
SAN DIMAS, CA 91773

DOC # 2006-0831192
11/09/2006 08:00A Fee:13.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			3						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM

TRA-008

Title Order No.:

GRANT DEED

*This is a bonafide gift and the grantor received nothing in return, R&T 11911

THE UNDERSIGNED GRANTOR(S) DECLARE(S) *NO consideration*
DOCUMENTARY TRANSFER TAX is \$NONE 0
[] 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 [X] City of PERRIS AND

This document filed for record by SOUTHLAND TITLE COMPANY
110M as an accommodation only. It has not been submitted as to its
accuracy or as to its effect upon the title

13
T
010

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

ANITA BACHINI, a single woman

hereby GRANT(s) to:

ZACARIAS CANANEA & EMELITA CANANEA, husband and wife, as Joint tenants

the real property in the City of PERRIS, County of RIVERSIDE, State of California, described as:

LEGAL DESCRIPTION AS PER THE ATTACHED EXHIBIT "A" AND MADE A PART HEREOF

AP#:295-280-0682

DATED April 10, 2003
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On 4-7-05
Before me, Pamella White
A Notary Public in and for said State, personally appeared
Anita Bachini

Anita Bachini
ANITA BACHINI

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)

MAIL TAX STATEMENTS TO PARTY SHOWN ABOVE:



LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

<http://riverside.asrcrkcc.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Pamella White

Commission #: 1491300

Place of Execution: R.V., S.D., D.C., (LA), S.B.

Date Commission Expires: 5-23-08

Date: 11-9-2006

Signature: 

Print Name: APRIL PALDMAREZ

EXHIBIT "A"

**LOT 7 IN BLOCK B UPTON ACRES, AS SHOWN BY MAP ON FILE IN BOOK 14
PAGE 23 OF MAPS IN OFFICE OF COUNTY RECORDER OF RIVERSIDE
COUNTY, CALIFORNIA**

COMMONLY KNOWN AS 21680 KUDER AVENUE, PERRIS, CALIFORNIA

APN# 295280068-2

Order No
Escrow No
Loan No

COMMONWEALTH LAND TITLE CO.
WHEN RECORDED MAIL TO

Githa D. Smith
21680 Kuder
Perris, CA 92370

290571

RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

AUG 25 1989
Recorded in Official Records
of Riverside County, California
V.L.D. Denton
Recorder
5

SPACE ABOVE THIS LINE FOR RECORDERS USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS
(SHORT FORM)

This DEED OF TRUST, made this 23rd day of August, 1989, between

ANITA BACHINI, an unmarried woman, herein called TRUSTOR,

whose address is 9371 Devon Street, Cucamonga, CA 91730
(Number and Street) (City) (State)

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE and
GITHA D. SMITH, a married woman, as her separate property

herein called BENEFICIARY,

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

Lot 7 in Block B of Upon Acres, as shown by Map on file in Book 14, page 23, of Maps, Records of Riverside County, California.

This is a second deed of trust and subordinate in lien to a first deed of trust in favor of Githa D. Smith recording concurrently herewith.

In the event Trustor or their successors in interest sell, transfer, convey or permit to be sold, transferred or conveyed, their interest in the property without the consent in writing of the beneficiary, beneficiary may at his option declare all sums secured hereby to become immediately all due and payable.

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 all payments of the sum of \$9,000.00 with interest thereon according to the terms of a promissory note or notes of even date hereunto made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and the performance of each agreement of Trustor incorporated by reference or otherwise herein, all payments of principal sums and interest thereon which may hereafter be loaned to Trustor, or its successors or assigns, when evidenced by a promissory note or notes recording 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 covenants, makes each and all of the agreements, and agrees 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 first deed of trust recorded in Orange County August 17, 1984, and in all other counties August 18, 1984, in the back end of the page of Official Records in the office of the county recorder of the county where said property is located, stated below opposite the name of such county, remain.

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1078	379	Sierra	38	187
Alpine	7	130-51	Lake	437	110	Plumas	164	1907	Siskiyou	336	782
Amador	122	432	Lake	192	267	Riverside	3778	247	Solano	1287	431
Butte	1590	373	Los Angeles	1-3378	874	Sacramento	5019	124	Stanislaus	1047	477
Calaveras	105	328	Madras	811	134	San Benito	300	405	Stipites	1970	54
Colusa	323	271	Marin	1045	127	San Bernardino	4212	710	Sutter	622	222
Contra Costa	4484	1	Mariposa	99	423	San Francisco	A-204	394	Tehama	427	183
Del Norte	181	349	Mendocino	447	99	San Joaquin	2122	282	Tierley	100	222
El Dorado	284	425	Merced	1440	723	San Luis Obispo	1311	127	Tulare	2328	104
Essex	5052	423	Monterey	191	11	San Mateo	4728	175	Tuolumne	127	140
Glenn	449	74	Nebo	49	202	Santa Barbara	2065	381	Ventura	2607	217
Humboldt	481	83	Nevada	257	299	Santa Clara	6426	644	Yuba	749	16
Imperial	1189	781	Orange	263	84	Santa Cruz	1428	607			
Inyo	165	472				Shasta	800	622			
Kern	3724	690				San Diego	SERIES B Book 1844, Page 149274				

This Deed of Trust, together with the notes, promissory notes and extensions or renewals thereof, and the performance of each agreement of Trustor incorporated by reference or otherwise herein, all payments of principal sums and interest thereon which may hereafter be loaned to Trustor, or its successors or assigns, when evidenced by a promissory note or notes recording that they are secured by this Deed of Trust, shall secure in and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties, and printed on these records hereto) are by this deed 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.

The undersigned Trustor, requires that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address here-before set forth

STATE OF CALIFORNIA
COUNTY OF Riverside
On 8/23/89

Signature of Trustor
Anita Bachini
Anita Bachini

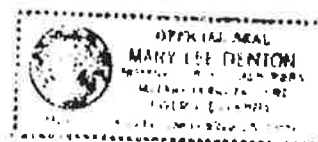
before me, the undersigned a Notary Public in and for said State, personally appeared

Anita Bachini

personally appeared to me, approved 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

WITNESS my hand and official seal

Signature Mary Lee Denton



This area for official notary seal

1158 (8/82)

Aug. 25, 1989

Photographed by TICOR

290571

When recorded please mail to:
 Riverside County Code Enforcement Department
 (District 5 Office)
 24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557
 Mail Stop No. 5002

DOC # 2011-0548225
 12/12/2011 01:59P Fee:NC
 Page 1 of 1
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			1						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NetGee					T:	CTY	UNI	026	

M
026

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on Property of)

Case No.: CV11-05091, CV11-05092 & CV11-05093

James N. Cardines)

And DOES I through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 2 parcels East of (21626 Kuder Avenue), Perris, CA 92570

PARCEL #: 295-280-068

LEGAL DESCRIPTION: 1.82 ACRES M/L IN LOT 7 BLK B MB 014/023 UPTON ACRES

VIOLATIONS: Riverside County Ordinance No. 520, (RCC Title 10.04) described as vehicle abatement - abandoned, wrecked, dismantled and/or inoperable vehicles and parts thereof, Riverside County Ordinance No. 348, (RCC Title 17.120.010) described as occupied recreational vehicle(s) & Riverside County Ordinance No. 541, (RCC Title 8.120.010) described as accumulation of rubbish.

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; 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 §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
 DEPARTMENT OF CODE ENFORCEMENT

By: *Mary Overholt*
 Mary Overholt, Code Enforcement Department

Dated: November 8, 2011

ACKNOWLEDGEMENT

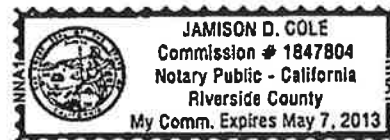
State of California)
 County of Riverside)

On 11/8/11 before me, Jamison D. Cole, Notary Public, personally appeared Mary Overholt 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.

Jamison D. Cole
 Commission # 1847804 Comm. Expires May 7, 2013



When recorded please mail to:
Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1, Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2012-0051747
02/03/2012 03:38P Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry U. Ward
Assessor, County Clerk & Recorder

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on Property of)

Case No.: CV11-05092 & CV11-05093



James N. Cardines
Emelita Cananea)

And DOES I through X, owners

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 1 parcel West of (21740 Kuder Avenue), Perris, CA 92570

PARCEL #: 295-280-068

LEGAL DESCRIPTION: 1.82 ACRES M/L IN LOT 7 BLK B MB 014/023 UPTON ACRES

VIOLATIONS: Riverside County Ordinance No. 348, (RCC Title 17.120.010) described as occupied recreational vehicle(s) & Riverside County Ordinance No. 541, (RCC 8.120.010) described as accumulation of rubbish.

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances ((Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; 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 §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
DEPARTMENT OF CODE ENFORCEMENT

Dated: January 10, 2012

By Regina Keyes
Regina Keyes, Code Enforcement Department

ACKNOWLEDGEMENT

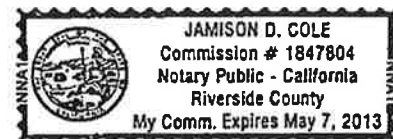
State of California)
County of Riverside)

On 1/12/12 before me, Jamison D. Cole, Notary Public, personally appeared Regina Keyes 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.

Jamison D. Cole
Commission # 1847804 Comm. Expires May 7, 2013



Public Record

When recorded please mail to:
Riverside County Code Enforcement Department
(District 1 Office)
17650 Cajalco Road, Perris, Ca 92570
Mail Stop No. 5165



S	IN	NO	TYPE	AREA	OR	MISC	LENS	REF	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHS	EXAM
NCHS						T:	CTY	UNI	026

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on Property of

Case No.: CV12-06320

JAMES N CARDINES)

And DOES I through X, owners



NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 1 PARCEL WEST OF 21740 KUDER AVENUE, PERRIS, CA

PARCEL #: 295-280-068

LEGAL DESCRIPTION: 1.82 ACRES M/L IN LOT 7 BLK B MB 014/023 UPTON ACRES

VIOLATIONS: Riverside County Ordinance No. 541 (RCC Title 8.120) described as ACCUMULATED RUBBISH.

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances ((Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; 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 §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
DEPARTMENT OF CODE ENFORCEMENT

Dated: 04/03/2013

By: [Signature]
Britt Starkweather, Code Enforcement Department

ACKNOWLEDGEMENT

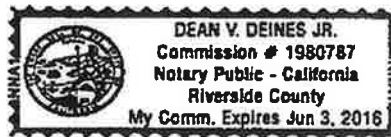
State of California)
County of Riverside)

On 4/4/13 before me, Dean V. Deines Jr., Notary Public, personally appeared Britt Starkweather 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]
Commission # 1980787 Comm. Expires June 3, 2016



206571

Order No.
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:
LAW OFFICE OF KIRK McINTOSH
628 W. 19th St.
Costa Mesa, CA 92627

RECEIVED FOR RECORD
3:0 Min. Post. / 4:30 P.M.

JUN 19 1991

Recorded in Official Records
of Riverside County, California
W. J. [Signature] Recorder
Fees \$ 15

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENT TO:

Anita A. Bachini
2419 Barco *Perris*
Ontario, CA 91761

DOCUMENTARY TRANSFER TAXS NONE

- Computed on the consideration or value of property conveyed. OR
- Computed on the consideration or value less liens or encumbrances remaining at time of sale

W. J. [Signature]

Signature of Declarant or Agent determining tax - Firm Name

QUITCLAIM DEED

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

ANITA A. BACHINI an unmarried woman as her sole and separate property,

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

ANITA A. BACHINI as Trustee of the A.A. BACHINI TRUST, U/D/T,
dated December 5, 1990,
the real property in the City of unincorporated area
County of Riverside State of California, described as

Lot 7 in Block B of Upton Acres as per map recorded in Book 14,
Page 23 of maps, in the office of the County Recorder of said
County.

NOTE TO ASSESSOR: THIS IS A TRANSFER INTO A REVOCABLE "LIVING
TRUST" AND DOES NOT CONSTITUTE A CHANGE OF OWNERSHIP UNDER
REVENUE TAX CODE, SECTION 62. THUS, NO RE-APPRAISAL IS TO BE
MADE AS RESULT OF THIS DEED.

Common Description: 21680 Kuder, Perris, CA 92370.

Dated December 5, 1990

STATE OF CALIFORNIA :ss
COUNTY OF Orange :ss

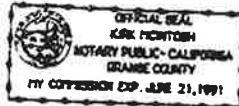
On 12-5-90
before me the undersigned, a Notary Public in and for said State,
personally appeared Anita A. Bachini

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.

WITNESS my hand and official seal

Signature *Kirk McIntosh*
Kirk McIntosh

Anita A. Bachini
ANITA A. BACHINI



(This area for official notarial seal)

206571-07

June 19, 1991

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME: ANITA A. BACHINI
STREET ADDRESS: 2419 PARCO AVE.
CITY: ONTARIO, CA 91760

Title Order No. _____ Escrow No. _____

RECEIVED FOR RECORD AT 11:00 O'CLOCK
JUL 16 1992
Notary Public in Official Capacity of Riverside County, California
Anita A. Bachini, Recorder
Fees \$ _____
FOR RECORDER'S USE

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ -0-
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at the time of sale.
Signature of Declarant or Agent Determining Tax _____ Firm Name _____

JESUSIMO DISTURA BESA
(Print or type name of grantor(s))

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to ANITA A. BACHINI, A MARRIED WOMAN, AS HER SOLE AND SEPERATE PROPERTY the following described real property in the City of AN UNINCORPORATED AREA County of RIVERSIDE State of California:
LOT 7 IN BLOCK 8 OF L'PTON ACRES, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 223, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Assessor's parcel No. _____

Executed on 7-9, 1992 at 62 MONTE, CA, 91734
Jesúsimo D. Besa
JESUSIMO D. BESA AKA
JESUSIMO Distura BESA

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss.

On this 10th day of JULY, in the year 1992, before me, the undersigned, a Notary Public in and for said State, personally appeared JESUSIMO DISTURA BESA

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name IS subscribed to the within instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

Anne Patricia Dennison
Notary Public in and for said State.



MAIL TAX STATEMENTS TO _____ MAIL TAX STATEMENTS AS ENCLOSED ABOVE
NAME _____ ADDRESS _____ ZIP _____

WOLCOTT'S FORM 790, Rev. 4-94
QUITCLAIM DEED (DMC-CMS-3)

The standard form is intended for the typical situations encountered in the land indicated. However, before you sign read it, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use.

FORM WOLCOTT'S 790

PUBLIC RECORDS
JUL 16 1992

Public Record

Recording Requested By
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:
RANCHO HILLS ESCROW
AND WHEN RECORDED MAIL TO:




James N. Cardines
2415 Bellevue RD
Upland, CA 91784

005259
RECEIVED FOR RECORD
AT 2:00 O'CLOCK

JAN - 7 1997

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

0005259

ESCROW NO. 01003-XX	TITLE ORDER NO.
INDIVIDUAL GRANT DEED	
THE UNDERSIGNED GRANTOR(S) DECLARE(s) DOCUMENTARY TRANSFER TAX is \$ none <input checked="" type="checkbox"/> computed on full value of property conveyed, or <input type="checkbox"/> computed on full value less value of liens or encumbrances remaining at time of sale. <input type="checkbox"/> Unincorporated area <input checked="" type="checkbox"/> City of PERRIS, AND	
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ANITA A. BACHINI, a Married Woman, as her sole and separate property hereby GRANT(s) to: JAMES N. CARDINES, a Single Man; EMELITA CANANEA, a Married Woman, as her sole and separate property; MAGDALENA FALK, a Married Woman, as her sole and separate property and NINA SANDHU, a Married Woman, as her sole and separate property, all as Joint Tenants the real property in the city of PERRIS, County of RIVERSIDE, State of California, described as: Lot 7 in Block B of Upton Acres, as shown by Map on file in Book 14 Page 23 of Maps in the office of the County Recorder of RIVERSIDE County, California.	
A.P. # 295-280-068 <i>tr 12 008</i>	
DATED August 29, 1996 STATE OF CALIFORNIA COUNTY OF <u>San Bernardino</u> On <u>August 29, 1996</u> before me, <u>Alice C. Nemeth</u> a Notary Public in and for said State, personally appeared <u>Anita A. Bachini</u>	 ANITA A. BACHINI
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 <u></u>	(This area for official notarial seal)
Mail tax statements to: MRS. ANITA A. BACHINI, 2622 MOUNTAIN VIEW ROAD, EL MONTE, CA 91731	

THIS MICROFILM COPYRIGHTED
1996 BY SECURITY UNION TITLE
INSURANCE COMPANY,
MICROGRAPHICS DIVISION

RIVERSIDE

EXHIBIT “D”

SITE PLAN: Case # CV-1206320

OWNER(S): JAMES N CARDINES / EMELITA CANANEA / MAGDALENA FALK

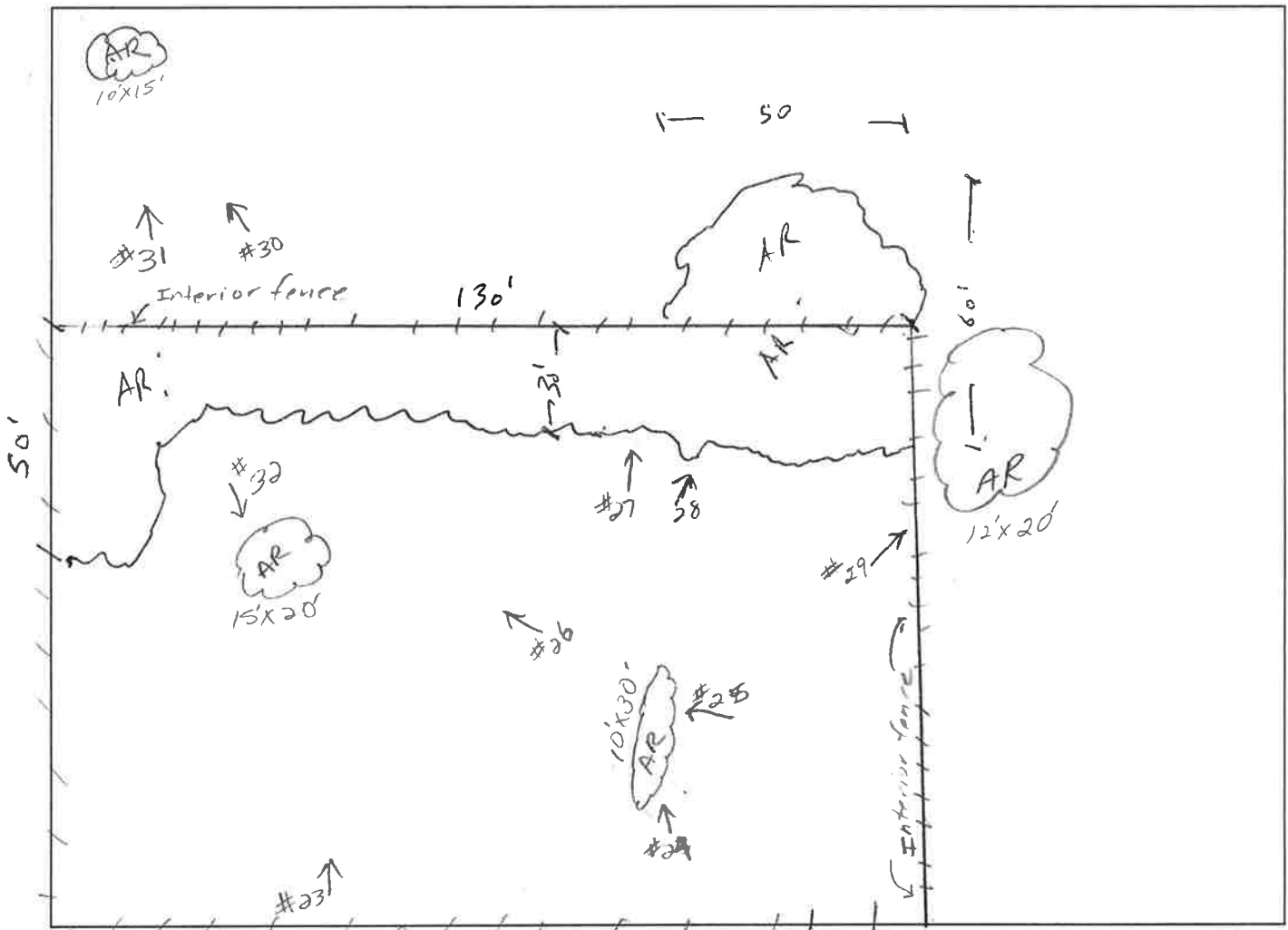
SITE ADDRESS: 0 , MEAD VALLEY

ASSESSOR'S PARCEL: 295-280-068

ACREAGE: 1.82

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 0, MEAD VALLEY

PREPARED BY: T McMullen

DATE: 10/23/13

42
126

Photographs



121112 TMcMullen



121112 TMcMullen



032713 TMcMullen



061013 TMcMullen



061013 TMcMullen



082813 TMcMullen



082813 TMcMullen



100713 TMcMullen



100713 TMcMullen



Accumulated rubbish-JMorris 7/9/14



Accumulated rubbish-JMorris 7/9/14



Accumulated rubbish remains-JMorris 9/5/14



Accumulated rubbish remains-JMorris 9/5/14



Accumulated rubbish remains-JMorris 9/5/14



Accumulated rubbish remains-JMorris 9/5/14



Rubbish remains-JMorris 10/15/14



Rubbish remains-JMorris 10/15/14



Rubbish remains-JMorris 10/15/14



Rubbish remains-JMorris 10/15/14



Rubbish remains-JMorris 10/15/14



Photo #23 - Johnston: View of property from gate entry at street



Photo #24 - Johnston: View of tires dumped at fr half of the lot



Photo #25 - Johnston: View of tires dumped and used oil in plastic buckets at front half of the lot



Photo #26 - Johnston: View of dumped trash ar debris at rear portion of the lot



Photo #27 - Johnston: View of old boat and debris



Photo #31 - Johnston: View of debris and old waste dumped at rear portion of lot behind interior chain link fence



Photo #32 - Johnston: View of big pile of trash and debris at west end of lot towards the portion of the lot



Photo #33 - Johnston: View of large plastic containers and furniture at rear of property



Photo #35 - View of continued AR on property,



Photo #36 - Johnston: view AR towards the rear of the lot.



Photo #37 - Johnston: view of tires throughout the lot.



Photo #38 - Johnston: view of tires and some debris at east side of the lot.



Photo #39 - Johnston: view of AR

EXHIBIT “E”



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 12 - 06320

THE PROPERTY AT: 0 Kudler Av., Mead Valley, CA APN#: 295-280-068

WAS INSPECTED BY OFFICER: T McMullen ID#: 16 ON 12/11/12 AT 1345 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 checked="" 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 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"/>	
		<input type="radio"/>	

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 01/11/13. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 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 PRINT NAME DATE PROPERTY OWNER TENANT

CDL/CID# D.O.B. TEL. NO.

POSTED



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

December 12, 2012

RE CASE NO: CV1206320

I, Thomas McMullen, hereby declare:

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

That on 12/11/12 at 1340 hours, I securely and conspicuously posted Notice of Violation (RCC 8.120) at the property described as:

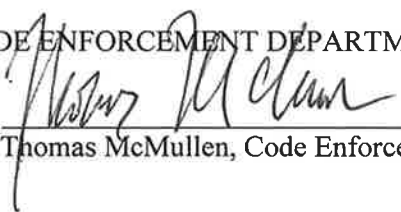
Property Address: 0 , MEAD VALLEY

Assessor's Parcel Number: 295-280-068

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

Executed on December 12, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

December 12, 2012

JAMES N CARDINES / EMELITA CANANEA / MAGDALENA FALK
250 REBECCA DR
SAN DIMAS, CA 91773

RE CASE NO: CV1206320 at 0 , in the community of MEAD VALLEY, California, Assessor's Parcel Number 295-280-068

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 0 , in the community of MEAD VALLEY California, Assessor's Parcel Number 295-280-068, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY January 11, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

December 12, 2012

Mr. & Mrs. Zacarias Cananea
250 Rebecca Dr.
San Dimas, CA 91773

RE CASE NO: CV1206320 at 0 , in the community of MEAD VALLEY, California, Assessor's Parcel Number 295-280-068

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 0 , in the community of MEAD VALLEY California, Assessor's Parcel Number 295-280-068, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT

By: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

December 12, 2012

James N. Cardines
2415 Belleview Rd
Upland, CA 91784

RE CASE NO: CV1206320 at 0 , in the community of MEAD VALLEY, California, Assessor's Parcel Number 295-280-068

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 0 , in the community of MEAD VALLEY California, Assessor's Parcel Number 295-280-068, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

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CODE ENFORCEMENT DEPARTMENT

By: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

December 12, 2012

Nina Sandhu
250 Rebecca Dr
San Dimas, CA 91773

RE CASE NO: CV1206320 at 0 , in the community of MEAD VALLEY, California, Assessor's Parcel Number 295-280-068

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 0 , in the community of MEAD VALLEY California, Assessor's Parcel Number 295-280-068, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY January 11, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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CODE ENFORCEMENT DEPARTMENT

By: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1206320

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Anna Vasquez, 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 December 12, 2012, I served the following documents(s):

NOTICE RE: Notice of Violation

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

JAMES N CARDINES / EMELITA CANANEA / MAGDALENA FALK 250 REBECCA DR, SAN DIMAS, CA 91773
Mr. & Mrs. Zacarias Cananea c/o 250 Rebecca Dr., San Dimas, CA 91773
James N. Cardines 2415 Belleview Rd, Upland, CA 91784
Nina Sandhu 250 Rebecca Dr, San Dimas, CA 91773

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 December 12, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Anna Vasquez, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

August 29, 2013

Anita A. Bachini
2419 Parco
Ontario, CA 91761

RE CASE NO: CV1206320 at 0 , in the community of MEAD VALLEY, California, Assessor's Parcel Number 295-280-068

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 0 , in the community of MEAD VALLEY California, Assessor's Parcel Number 295-280-068, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

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- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY September 13, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

August 29, 2013

JAMES N CARDINES / EMELITA CANANEA / MAGDALENA FALK
250 REBECCA DR
SAN DIMAS, CA 91773

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY September 13, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Thomas McMullen, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1206320

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Angie Solis, 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 August 29, 2013, I served the following documents(s):

NOTICE RE: Notice of Violation

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

JAMES N CARDINES / EMELITA CANANEA / MAGDALENA FALK 250 REBECCA DR, SAN DIMAS, CA 91773
Anita Bachini 9371 Devon St., Cucamonga, CA 91730
Anita A. Bachini 2419 Parco, Ontario, CA 91761

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

CODE ENFORCEMENT DEPARTMENT

A handwritten signature in black ink, appearing to read "A. Solis", is written over a horizontal line.

By: Angie Solis, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

September 26, 2014

GITHA D. SMITH
21680 KUDER
PERRIS, CA 92570

RE CASE NO: CV1206320 at 1 PAR W/O (21740 KUDER AVE.), in the community of PERRIS, California, Assessor's Parcel Number 295-280-068

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 1 PAR W/O (21740 KUDER AVE.), in the community of PERRIS California, Assessor's Parcel Number 295-280-068, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY October 10, 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: J. (Jennifer) Morris, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1206320

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Rosalva Morales, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on September 26, 2014, I served the following documents(s):

Notice of Violation

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

GITHA D. SMITH 21680 KUDER, PERRIS, CA 92570

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 September 26, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Rosalva Morales,  Code Enforcement Aide

EXHIBIT “F”

When recorded please mail to:
Riverside County Code Enforcement Department
(District 1 Office)
17650 Cajalco Road, Perris, Ca 92570
Mail Stop No. 5165



S	11	12	13	14	15	16	17	18	19	20	COPY		
M	A	L	465	426	PCOR	NCOR	SMF	NCHG			EXAM		
NCHG										T:	CTY	UNI	026

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other code violation(s) on Property of

Case No.: CV12-06320

JAMES N CARDINES)

And DOES I through X, owners



NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 1 PARCEL WEST OF 21740 KUDER AVENUE, PERRIS, CA

PARCEL #: 295-280-068

LEGAL DESCRIPTION: 1.82 ACRES M/L IN LOT 7 BLK B MB 014/023 UPTON ACRES

VIOLATIONS: Riverside County Ordinance No. 541 (RCC Title 8.120) described as ACCUMULATED RUBBISH.

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances (Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; 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 §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
DEPARTMENT OF CODE ENFORCEMENT

Dated: 04/03/2013

By: B. Starkweather
Britt Starkweather, Code Enforcement Department

ACKNOWLEDGEMENT

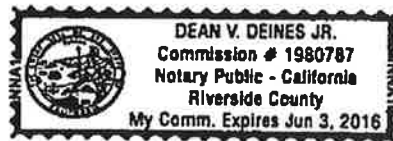
State of California)
County of Riverside)

On 4/4/13 before me, Dean V. Deines Jr., Notary Public, personally appeared Britt Starkweather 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.

Dean V. Deines Jr.
Commission # 1980787 Comm. Expires June 3, 2016



RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
17650 Cajalco Road
Perris, California 92570
Mail Stop #5165

2015-0212915

05/21/2015 02:51 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:
JAMES N CARDINES / EMELITA CANANEA / MAGDALENA FALK,
NINA SANDHU)
and DOES I through X, Owners)

Case #: CV-1206320

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 1 PAR W/O (21740 KUDER AVE.), PERRIS CA, 92570
PARCEL #: 295-280-068
LEGAL DESCRIPTION: 1.82 acres in LOT 7 of UPTON ACRES, recorded in MB 14 page 23

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. Notice is Further Given in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
Britt Starkweather, 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 April 30, 2015 before me, Rosalva H. Morales, Notary Public, personally appeared Britt Starkweather who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #:2077058 Expires: Sep 3, 2018

Signature: Rosalva H. Morales (Seal)



COPY

EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

August 28, 2015

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

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

Case No.: CV12-06320
APN: 295-280-068
Property: 1 Parcel West of 21740 Kuder Avenue, Perris

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 541 and 725 to consider the abatement of the accumulated rubbish located on the SUBJECT PROPERTY described as 1 Parcel West of 21740 Kuder Avenue, Perris, Riverside County, California, and more particularly described as Assessor's Parcel Number 295-280-068.

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 a public nuisance and be abated by removing the violation from the real property.

SAID HEARING will be held on **Tuesday, October 6, 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 RCO No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under RCO No. 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

We encourage you to contact Code Enforcement at (951) 955-2004 upon receipt of this Notice to discuss the case and attempt to reach a resolution prior to the hearing. If you plan to attend the hearing, please check-in with Code Enforcement staff at 8:30 a.m. on the day of the hearing in the lobby of the first floor annex in front of the Clerk of the Board's Office.

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL


HECTOR VIRAY
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 1 Parcel West of 21740 Kuder Avenue, Perris

Case No.: CV12-06320

APN: 295-280-068; District 1

JAMES N. CARDINES
EMELITA CANANEA
MAGDALENA FALK
NINA SANDHU
250 REBECCA DRIVE
SAN DIMAS, CA 91773

GITHA D. SMITH
21680 KUDER
PERRIS, CA 92570

ANITA A. BACHINI
TRUSTEE OF THE A.A. BACHINI, U / D / T,
TRUST DATED DECEMBER 5, 1990
9371 DEVON STREET
RANCHO CUCAMONGA, CA 91730

ZACARIAS CANANEA
250 REBECCA DRIVE
SAN DIMAS, CA 91773

1 **PROOF OF SERVICE**

2 Case No. CV12-06320

3 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

7 That on August 28, 2015, I served the following document(s):

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

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

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

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

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

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

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

24 EXECUTED ON August 28, 2015, at Riverside, California.

25 
26 SUE JIMENEZ



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

August 28, 2015

RE CASE NO: CV1206320

I, Nohemi (Mimi) Johnston, hereby declare:

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

That on 08/28/2015 at 3:05 p.m., I securely and conspicuously posted NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE at the property described as:

Property Address: 1 PAR W/O (21740 KUDER AVE.), PERRIS

Assessor's Parcel Number: 295-280-068

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

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

CODE ENFORCEMENT DEPARTMENT


By: Nohemi (Mimi) Johnston, Sr. Code Enforcement Officer