

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

302B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:

September 23, 2015

SUBJECT: Abatement of Public Nuisance [Substandard Structure]

Case No: CV09-06454 [WILDE]

Subject Property: 24360 Gunther Road, Romoland; APN: 327-110-013

District: 5 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structure (school house) on the real property located at 24360 Gunther Road, Romoland, Riverside County, California, APN: 327-110-013 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit a substandard structure on the property.
2. James Rodney Wilde and Randy Alan Wilde, the owners of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

Greg Flannery
GREG FLANNERY
Code Enforcement Official

(Continued)

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*
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 5

Agenda Number:

9-3

FORM APPROVED BY: GREGORY P. PRIAMUS
Departmental Concurrence

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

FORM 11: Abatement of Public Nuisance [Substandard Structure]

Case No: CV09-06454 [WILDE]

Subject Property: 24360 Gunther Road, Romoland, APN: 327-110-013

District: 5

DATE:

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

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

4. If the owners or whoever has possession or control of the real property do not take the above described actions within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structure by removing and disposing of the same from the real property.

5. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.

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

BACKGROUND:

1. An inspection was made on the subject property by Code Enforcement Officer Lane Padilla on March 27, 2014. The inspection revealed a substandard structure on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: deteriorated or inadequate foundation, members of ceilings, roofs, ceiling and roof support or other horizontal members which sag, split, or buckle, due to defective material or deterioration, faulty weather protection, general dilapidation or improper maintenance, public and attractive nuisance – abandoned / vacant.

2. There have been approximately six (6) subsequent follow up inspections, with the last inspection being August 3, 2015. The property continues to be in violation of Riverside County Ordinance No. 457.

3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for substandard structure.

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.

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

FORM 11: Abatement of Public Nuisance [Substandard Structure]

Case No: CV09-06454 [WILDE]

Subject Property: 24360 Gunther Road, Romoland, APN: 327-110-013

District: 5

DATE:

PAGE: 3 of 3

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration

Exhibits A-G

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV09-06454
4 [SUBSTANDARD STRUCTURE]; APN: 327-110-)
5 013, 24360 GUNTHER ROAD, ROMOLAND,)
6 COUNTY OF RIVERSIDE, STATE OF)
7 CALIFORNIA; JAMES RODNEY WILDE AND)
8 RANDY ALAN WILDE, OWNERS.)
9)
10) [RCO Nos. 457 & 725]

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

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

17 2. On March 27, 2014, I conducted an inspection of the real property described as 24360
18 Gunther Road, Romoland, Riverside County, California, and further described as Assessor's Parcel
19 Number 327-110-013 (hereinafter described as "THE PROPERTY"). A true and correct copy of a
20 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and
21 incorporated herein by reference as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY is owned by
23 James Rodney Wilde and Randy Alan Wilde (hereinafter referred to as "OWNERS"). A certified copy of
24 the County Equalized Assessment Roll for the 2015-2016 tax year and a copy of the report generated
25 from the County Geographic Information System ("GIS") is attached hereto and incorporated herein by
26 reference as Exhibit "B."

27 ///

28 ///

///

///

///

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 December 19, 2013, and
2 updated on June 26, 2015, it is determined that other parties may potentially hold a legal interest in THE
3 PROPERTY, to wit: Jay Eller and Betty Eller (hereinafter referred to as "INTERESTED PARTIES"). True
4 and correct copies of the Lot Book Reports are attached hereto and incorporated herein by reference as
5 Exhibit "C."

6 5. On March 27, 2014, I arrived at THE PROPERTY to conduct an inspection. I observed
7 the following conditions which cause the structure to be substandard and THE PROPERTY to constitute
8 a public nuisance in violation set forth in Riverside County Ordinance ("RCO") No. 457.

9 School House;

- 10 1) Deteriorated or inadequate foundation;
- 11 2) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which
 sag, split, or buckle due to defective material or deterioration;
- 12 3) Faulty weather protection;
- 13 4) General dilapidation or improper maintenance;
- 14 5) Public and attractive nuisance – abandoned/vacant.

15 6. On March 27, 2014, a Notice of Violation, Notice of Defects and "Danger Do Not Enter"
16 signs were posted on THE PROPERTY.

17 7. On March 27, 2014, a Notice of Violation and Notice of Defects were mailed to OWNERS
18 by first class mail.

19 8. On August 20, 2014, a Notice of Violation and Notice of Defects were mailed to OWNERS
20 and INTERESTED PARTIES by certified mail, return receipt requested.

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

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

25 11. There have been approximately six (6) subsequent follow up inspections, with the last
26 inspection being August 3, 2015. THE PROEPRTY continues to be in violation of RCO No. 457.

27 ///

28 ///

///

1 12. Based upon my experience, knowledge and visual observations, it is my determination
2 that the substandard structure (school house) on THE PROPERTY creates an extreme health, safety,
3 fire and structural hazard to the neighbors and general public and constitute a public nuisance in
4 violation of the provisions set forth in RCO No. 457.

5 13. A recent inspection showed the substandard structure (school house) remains on THE
6 PROPERTY and constitute a public nuisance in violation of the provisions set forth of RCO No. 457.

7 14. A Notice of Pendency of Administrative Proceedings regarding the substandard structure
8 was recorded in the Office of the County Recorder, County of Riverside, State of California, on January
9 6, 2014, as Instrument Number 2014-0004985. A true and correct copy is attached hereto and
10 incorporated herein by reference as Exhibit "F."

11 15. A Notice to Correct County Ordinance Violations and Abate Public Nuisance, providing
12 notice of the Board of Supervisors' hearing was mailed to OWNERS and INTERESTED PARTIES by first
13 class mail and was posted on THE PROPERTY. A true and correct copy of the Notice, together with
14 Proof of Service and the Affidavit of Posting of Notice are attached hereto and incorporated herein as
15 Exhibit "G."

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

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

21 (a) the structure (school house) be condemned as a substandard building, public and
22 attractive nuisance;

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

26 ///

27 //

28 ///

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

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

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

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

20 Executed this 11th day of AUGUST, 2015, at SAN JACINTO, California.

21
22 

23 LANEÉ PADILLA
24 Code Enforcement Officer
25 Code Enforcement Department
26
27
28

EXHIBIT “A”

CV09-06454

24360 Gunther Road, Romoland APN: 327-110-013



Legend

- RCLIS Parcels
- TBM Page
- TBM Grid
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes
Thomas Bros. Page 808
Grid G5

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.



0 391 783 Feet



REPORT PRINTED ON... 7/28/2015 1:07:57 PM

© Riverside County TLMA GIS

EXHIBIT “B”

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

Assessment #327110013-0		Parcel # 327110013-0	
Assessee:	WILDE JAMES RODNEY	Land	63,687
Assessee:	WILDE RANDY ALAN	Structure	20,685
Mail Address:	24262 GUNTHER RD	Full Value	84,372
City, State Zip:	ROMOLAND CA 92585	Homeowners' Exemption	7,000
Real Property Use Code:	R1	Total Net	77,372
Base Year	1989		
Conveyance Number:	0117293		
Conveyance (mm/yy):	4/1989		
PUI:	R010000		
TRA:	89-038		
Taxability Code:	0-00		
ID Data:	Lot 2 PM 034/058 PM 8527		
Situs Address:	24360 GUNTHER RD ROMOLAND CA 92585		

View Parcel Map





Riverside County Parcel Report
APN 327-110-013
Disclaimer

Report Date: Tuesday, July 28, 2015



APN	<u>327-110-013-0</u>	Supervisorial District 2011	MARION ASHLEY, DISTRICT 5
		Supervisorial District 2001	MARION ASHLEY, DISTRICT 5
Previous APN	327110005	Township/Range	T5SR3W SEC 1
Owner Name	JAMES RODNEY WILDE RANDY ALAN WILDE	Elevation Range	1,600 - 1,616
Address	24360 GUNTHER RD ROMOLAND, CA 92585	Thomas Bros. Map Page/Grid	PAGE: 808 GRID: G5 PAGE: 808 GRID: H5
Mailing Address	24262 GUNTHER RD ROMOLAND CA, CA 92585	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: <u>PM 34/58</u> Subdivision Name: PM	City Boundary/Sphere	Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable

	8527 Lot/Parcel: 2 Block: Not Available Tract Number: Not Available		
Lot Size	Recorded lot size is 2.34 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Property Characteristics	Constructed: 1923 Baths: 2.00 Bedrooms: 3 Const. Type: WOOD FRAME Prop Area: 1512 SqFt Roof Type: SHAKE Stories: 1	County Service Area	In or partially within LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 - Library 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	Not in a Redevelopment Area
Area Plan (RCIP)	Lakeview / Nuevo	Airport Influence Areas	MARCH AIR RESERVE BASE
General Plan Policy Areas	None	Airport Compatibility Zones	MARCH AIR RESERVE BASE, zone E
<u>Zoning Classifications (ORD. 348)</u>	Zoning: R-A-1 CZNumber: 5696	Zoning Districts and Zoning Areas	HOMELAND, AREA
<u>Zoning Overlays</u>	Not in a Zoning Overlay	Community Advisory Councils	NUVIEW/ROMOLAND (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)	Not in a Conservation Area	WRMSHCP Cell Number	None

Multi-Species Habitat Conservation Plan) Conservation Area			
CVMSHCP Fluvial Sand Transport Special Provision Areas	Not in a Fluvial Sand Transport Special Provision Area	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	None
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>	None	Vegetation (2005)	Developed or Disturbed Land Grassland
High Fire Area (Ord. 787)	Y	Fire Responsibility Area	STATE 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
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</u>	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	<u>DIF (Development Impact Fee Area Ord. 659)</u>	LAKEVIEW/NUEVO
<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	103C
		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	ROMOLAND & PERRIS UNION HIGH	Tax Rate Areas	089038 COUNTY FREE LIBRARY COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 146 CSA 152 EASTERN MUN WATER IMP DIST 13 EASTERN MUN WATER IMP DIST A EASTERN MUNICIPAL WATER FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 4 GENERAL GENERAL PURPOSE METRO WATER EAST 1301999 MT SAN JACINTO
Communities	Romoland		
Lighting (Ord. 655)	Zone B, 32.65 Miles From Mt. Palomar Observatory		

2010 Census Tract	042730	JUNIOR COLLEGE PERRIS AREA ELEM SCHOOL FUND PERRIS JR HIGH AREA FUND PERRIS UNION HIGH SCHOOL PERRIS VALLEY CEMETERY RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION ROMOLAND SCHOOL SAN JACINTO BASIN RESOURCE CONS VALLEY HEALTH SYSTEM HOSP DIST
Farmland	OTHER LANDS	
Special Notes	No Special Notes	

Building Permits

Case #	Description	Status
No Building Permits	Not Applicable	Not Applicable

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
CV0906454	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: CV09-06454 / Regina Keyes\ 32786
 IN RE: WILDE, JAMES RODNEY

Order Number: **33394**

Order Date: 6/11/2015
 Dated as of: 6/26/2015

County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: 24360 Gunther Road
 Romoland CA 92585

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. : 327-110-013-0

Assessments:	Land Value:	\$62,441.00
	Improvement Value:	\$20,281.00
	Exemption Value:	\$7,000.00
	Total Value:	\$75,722.00

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$427.05
Penalty	\$42.70
Status	NOT PAID-DELINQUENT
Second Installment	\$427.05
Penalty	\$81.33
Status	NOT PAID-DELINQUENT

NO OTHER EXCEPTIONS

Apr. 13, 1989

Photographed By TICOR

1-17213

- 1 1. The administration of this estate is brought to a
2 close without the requirement of an accounting.
- 3 2. All the acts and transactions of the Executor
4 relating to the matters set forth in the waiver and petition are
5 ratified, confirmed, and approved.
- 6 3. The Executor has waived his right to compensation for
7 services rendered in the administration of this estate, and he is
8 directed to pay his attorneys, KELLNER & YBARRONDO, the sum of
9 \$2,565.00 as their statutory fees for their services rendered in
10 the administration of this estate.
- 11 4. The estate in the possession of the Executor remaining
12 for distribution, after the payment herein ordered in Paragraph 3
13 above, consists of the following described property, which is
14 distributed in the following manner:

15 TO JAMES RODNEY WILDE:

16 An undivided 1/2 interest in the
17 residence and real property located
18 at 24360 Gunther Road, Romoland,
19 California, more particularly described
20 as follows:

21 The South half of the North half
22 of the Southeast quarter of the
23 Northwest quarter of Section 1,
24 Township 5 South, Range 3 West,
25 San Bernardino Base and Meridian.

26 TO RANDY ALAN WILDE:

27 An undivided 1/2 interest in the
28 residence and real property
29 described above.

30 //

KELLNER & YBARRONDO
ATTORNEYS AT LAW
811 East Shuman Place
West P.O. Box 837
Hemet, California 92343
(714) 929-6665

Judgment on Waiver



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

Lot Book Report

Order Number: **30591**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV09-06454/Officer Padill

IN RE: WILDE, JAMES RODNEY

Order Date: 12/26/2013

Dated as of: 12/19/2013

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 24360 Gunther Rd

Romoland

CA

Assessor's Parcel No. : 327-110-013-0

Assessments:

Land Value:	\$62,159.00
Improvement Value:	\$20,191.00
Exemption Value:	\$7,000.00
Total Value:	\$75,350.00

Tax Information

Property Taxes for the Fiscal Year	2013-2013
First Installment	\$427.58
Penalty	\$42.75
Status	NOT PAID-DELINQUENT
Second Installment	\$427.58
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)



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

Order Number: 30591

Reference: CV09-06454/Offic

Property Vesting

The last recorded document transferring title of said property

Dated	04/03/1989
Recorded	04/03/1989
Document No.	117293
D.T.T.	None Shown
Grantor	Estate of Mary Cople Wilde, also known as Mary C. Wilde, deceased
Grantee	James E.Rodney Wilde, an undivided 1/2 interest and Randy Alan Wilde an undivided 1/2 interest

Affects Property in Question and Other Property

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	James Rodney Wild and Randy Alan Wilde
Case No.	CV00-1693
Recorded	03/06/2001
Document No.	2001-090060

A Notice of Administrative Proceedings by the

City of	Moreno Valley
County of	Riverside
Recorded	12/03/2009
Document No.	2009-0623378



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

Order Number: 30591

Reference: CV09-06454/Offic

Notice of Non-Compliance filed by County of Riverside Code Enforcement Department
In the matter of the property of James Rodney Wilde and Randy Alan Wilde
Case No. CV09-06454
Recorded 01/06/2010
Document No. 2010-0003522

Abstract of Support Judgment Filed in the Superior Court of California, County of San Bernardino -
Superior Court Victorville
Case No. VDA001106
Recorded 03/13/2006
Document No. 2006-0176966
Debtor Randy A. Wilde
Creditor San Bernardino Department of Child Support Services

A Deed of Trust Dated 10/30/1989
Recorded 11/01/1989
Document No. 381369
Amount \$20,000.00
Trustor Eagle Construction and Development
Trustee First American Title Insurance Company, a California
corporation
Beneficiary Jay Eller and Betty Eller

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

Document Type Assignment of Deed of Trust
Document No. 130466
Recorded 03/29/1994

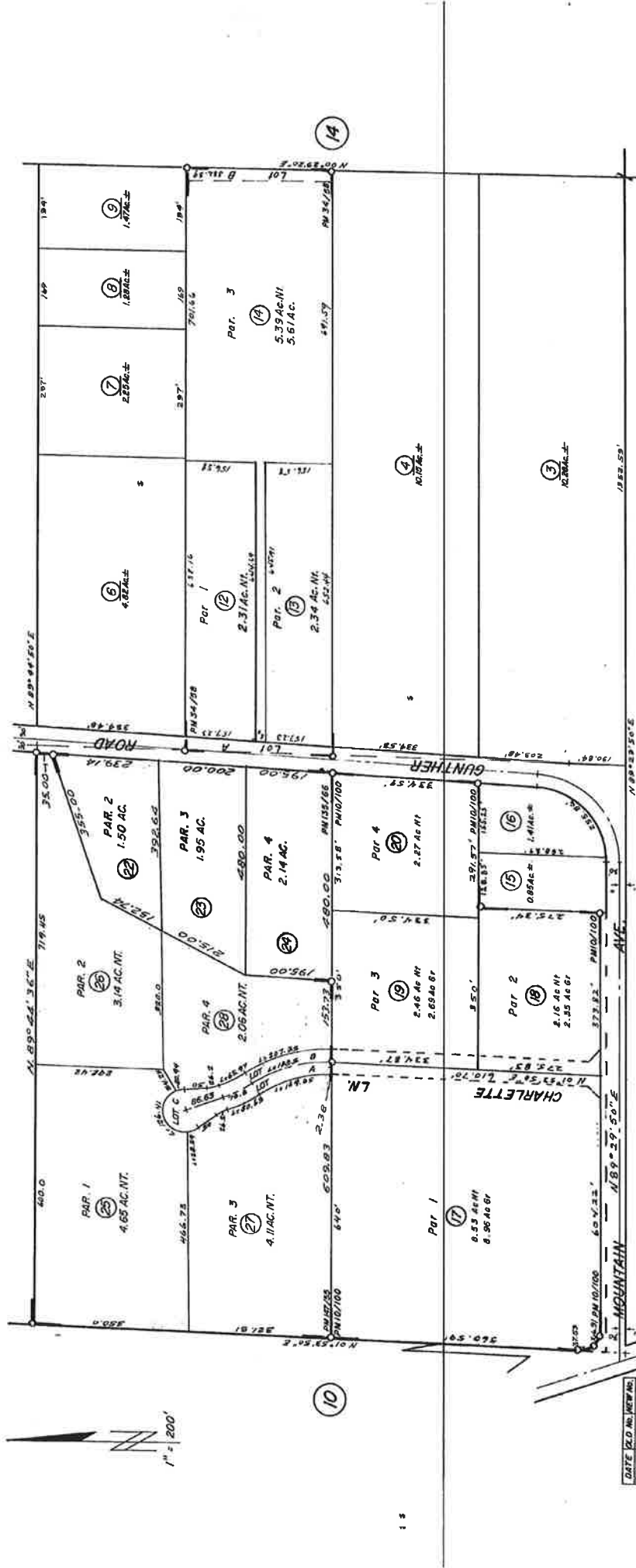
Legal Description

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

PARCEL 2 OF PARCEL MAP 8527, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON
MAP IN BOOK 34, PAGE 58, RECORDS OF RIVERSIDE COUNTY.

S1/2 NW1/4 SEC. 1, T.5S., R.3W.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



DATE	OLD AND NEW MAPS
3/74	2, 11
5/77	3, 12-14
5/78	10, 13, 16
6/78	11, 17-20
5/88	1, 21-24
1/89	21, 25-28

PM 34/58 Parcel Map 8527
 PM 135/86-67 Parcel Map 20540
 P.M. 147/55-56 22013

Date: G.L.D. Plot
 R/S 35/74
 Co. Sur. Map 746-JJ
 P.M. 10/100

PM 10/100 Parcel Map 5321

ASSESSOR'S MAP BK. 327 PG. 11
 RIVERSIDE COUNTY, CALIF.

JULY 1971

MAR 09 1989

117293

1 KELLNER & YBARRONDO
2 901 E. Morton Place, Suite
3 Post Office Box 3867
4 Hemet, California 92343
5 Telephone: (714) 925-6666

6 Attorneys for Executor

RECEIVED FOR RECORD
John Paul G. Giddens, Jr.

APR 13 1989
Recorded in Office Records
of Riverside County, California
William E. Conerly
Recorder
Feet's

FILED
RIVERSIDE COUNTY

APR 3 1989

WILLIAM E. CONERLY, Clerk
S. Kolb
Deputy

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 FOR THE COUNTY OF RIVERSIDE

11 Estate of) CASE NO. 56678
12 MARY COPPLE WILDE,)
13 also known as) JUDGMENT OF FINAL DISTRIBUTION ON
14 MARY C. WILDE,) WAIVER OF ACCOUNTING UNDER WILL
15 Deceased.)

16 JAMES E. WILDE, JR., as Executor of the Will of MARY
17 COPPLE WILDE, deceased, having heretofore filed his waiver of
18 account and petition for final distribution, and the waiver and
19 petition coming on April 3, 1989, regularly for hearing,
20 the Court finds:

21 Due notice of the hearing of the petition has been
22 regularly given as required by law.

23 All the allegations of the petition are true.

24 MARY COPPLE WILDE died testate on May 23, 1988, in the
25 County of Riverside, State of California, being at the time of her
26 death a resident thereof.

27 On August 2, 1988, JAMES E. WILDE, JR. was appointed
28 Executor of the decedent's Will. He qualified as Executor of the

-1-

KELLNER & YBARRONDO
ATTORNEYS AT LAW
901 East Morton Place
Hemet, California 92343
(714) 925-6666

APR. 13, 1989

Photographed By TICOR

Apr. 13, 1989

Photographed By: ICOR

1 decedent's Will on that date, and ever since has been and now is
2 the Executor of the decedent's Will.

3 The time for filing or presenting claims has expired,
4 and the estate now is in a condition to be closed.

5 No claims have been filed or presented against the
6 estate.

7 All debts of the decedent and of the estate and all
8 expenses of administration thereof except closing expenses,
9 executor's commissions, and attorneys' fees have been paid.

10 All personal property taxes due and payable by this
11 estate have been paid.

12 No federal estate tax return has been made or filed for
13 this estate for the reason that there is not sufficient estate to
14 require such a return, and no federal estate tax is due.

15 No California state or federal income taxes are due
16 or payable by this estate.

17 There will be no further closing expenses.

18 The Executor has waived his right to compensation for
19 his services rendered in the administration of this estate.

20 The Executor should be authorized and directed to pay
21 his attorneys, KELLNER & YBARRONDO, the sum hereafter specified
22 as their statutory fees for their services rendered in the
23 administration of this estate.

24 All the assets of the estate are the separate property
25 of the decedent.

26 Distribution should be ordered as prayed for.

27 IT IS ORDERED AND ADJUDGED THAT:

28 ////

KELLNER & YBARRONDO
ATTORNEYS AT LAW
301 East Mission Place
14th Fl. San Jose
HUNTER, CALIFORNIA 95128
(415) 295-9999

-2-

Judgment on Waiver

Apr. 13, 1989

Photographed by ICOR

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

TO JAMES E. WILDE, JR.:

1/2 interest in furniture and furnishings.

1/2 interest in 1946 Dodge four-door automobile.

1/2 interest in 1949 Plymouth four-door automobile.

1/2 interest in 1941 Studebaker two-door automobile.

TO HAZEL KINNAMAN:

1/2 interest in furniture and furnishings.

1/2 interest in 1946 Dodge four-door automobile.

1/2 interest in 1949 Plymouth four-door automobile.

1/2 interest in 1941 Studebaker two-door automobile.

5. Any other property of the estate not now known or discovered which may belong to the estate, or in which the decedent or the estate may have any interest, is distributed in equal shares to JAMES E. WILDE, JR. and HAZEL KINNAMAN.

DATED: APR 03 1989, 1989

William H. Brewer
JUDGE OF THE SUPERIOR COURT

Entered on date filed **156**
Judgment Book 503 Page

KELLNER & YEAPACHOO
ATTORNEYS AT LAW
801 East Mountain Plaza
West PO Box 817
Hemet, California 92343
(714) 925-9888

-4-

Judgment on Waiver



DOC # 2001-080260

03/08/2001 08:00A Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Gary L. Orso
Recorder, County Clerk & Recorder

EXEMPT § 6103
When recorded please mail to:
Mail Stop # 5155



M	B	U	PAGE	SEP	DA	CCOR	NOCOR	ENT	MISC.
									✓ LC
A	R	L	COPY	LONG	REFUND	INDEX	EXAM		

NOTICE OF NONCOMPLIANCE

In the matter of the Property of)
James Rodney Wilde and)
Randy Alan Wilde)

CASE NO. CV00-1693

C
LC

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have commenced with respect to violations of Riverside County Ordinance No. 457, Section 4, described as grading without required permits. Such proceedings are based upon the noncompliance of such real property, located at 24360 Gunther Rd., Romoland, Ca, and more particularly described as Assessor's Parcel No. 327-110-013 and having a legal description of Lot 2 of Parcel Map 8527, as recorded in Map Book 34, Page 58, Records of Riverside County, with the requirements of Ordinance No. 457.

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the County of Riverside Department of Building and Safety, 39493 Los Alamos Rd., Murrieta, CA, Attention Code Enforcement Officer Nohemi Johnston.

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 BUILDING AND SAFETY**

By *Louis Pizatella*
Louis Pizatella, Supervising Code Enforcement Officer
Code Enforcement Division

ACKNOWLEDGEMENT

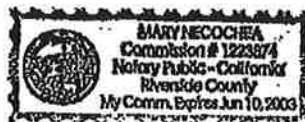
State of California)
County of Riverside)

On March 1, 2001 before me, Mary Necochea, Notary Public, personally appeared Louis Pizatella, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Mary Necochea

Seal of Notary



DOC # 2009-0623378

12/03/2009 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

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



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

NOTICE OF NONCOMPLIANCE for UNAPPROVED GRADING



In the matter of the Property of)
James Rodney Wilde)
Randy Alan Wilde)

Case No.: CV09-06454

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457 (RCC Title 15.12.020 (J)(2)) described as grading without approval from the Department of Building and Safety. Such proceedings are based upon the noncompliance of such real property, located at 24360 Gunther Road, Romoland, CA and more particularly described as Assessment Parcel No. 327-110-013 and having a legal description of 2.34 ACRES NET IN PAR 2 PM 034/058 PM 8527 with the requirements of Ordinance No.457, (RCC Title 15.12.020(J)(2)).

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California 92557, Attention Code Enforcement Officer Edward Torres (951) 485-5840.

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.

NOTICE OF FURTHER GIVEN that pursuant to Riverside County Ordinance 457.96 Section 4, Subdivision 3306.03 the Department of Building and Safety may place a five year hold on the issuance of related building permits and land use approvals for this property. Any property owner aggrieved by this decision has the right to appeal to the County of Riverside Board of Supervisors.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

By: Mary Overholt
Mary Overholt
Code Enforcement Division

ACKNOWLEDGEMENT

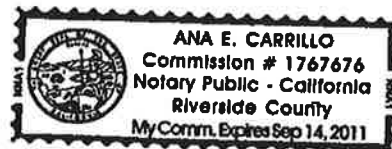
State of California)
County of Riverside)

On 11/27/09 before me, Ana E. Carrillo, 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.

Ana E. Carrillo
Commission # 1767676 Comm. Expires Sep. 14, 2011



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 # 2010-0003522

01/06/2010 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records
 County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
/			/						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC					T:		CTY	UNI	062

NOTICE OF NONCOMPLIANCE

In the matter of the Property of
 James Rodney Wilde
 Randy Alan Wilde

Case No. CV09-06454



NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.457, (RCC Title 15.16.020) described as Substandard Structure / Dwelling (quality lower than prescribed by law). Such Proceedings are based upon the noncompliance of such real property, located at 24360 Gunther Road, Romoland, CA, and more particularly described as Assessor's Parcel Number 327-110-013 and having a legal description of 2.34 ACRES NET IN PAR 2 PM 034/058 PM 8527, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.16.020).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Edward Torres, 951-485-5840.

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
 CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
 Mary Overholt
 Code Enforcement Department

ACKNOWLEDGMENT

State of California)
 County of Riverside)

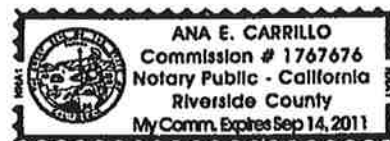
On 01/04/10 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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.

Ana E. Carrillo

Commission # 1767676 Comm. Expires Sep. 14, 2011



DOC # 2006-0176966

03/13/2006 08:00A Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY

DEPARTMENT OF CHILD SUPPORT SERVICES

WHEN RECORDED MAIL TO

DEPARTMENT OF CHILD SUPPORT SERVICES
15400 CIVIC DR
VICTORVILLE, CA 92392



DOCUMENT TITLE

NOTICE OF SUPPORT JUDGMENT

State of California
Department of Child Support Services
CAB580 (Rev. Aug 7, 2003)

ABSTRACT OF SUPPORT JUDGMENT

Page 1 of 3
Code of Civil Procedure, §§674, 697.320, 700.190,
Family Code § 4606

7696/JUL 05 36SLB1 LAS005 ENF

Case number: 0027870



Public Record

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): <input checked="" type="checkbox"/> Recording requested by and return to: JÉFF WASS CHIEF CHILD SUPPORT ATTORNEY DEPARTMENT OF CHILD SUPPORT SERVICES 15400 CIVIC DR VICTORVILLE, CA 92392		0027870 36SLB1	FOR RECORDER'S USE ONLY
TELEPHONE NO.: (866) 402-3944 <input type="checkbox"/> ATTORNEY FOR <input type="checkbox"/> JUDGMENT CREDITOR <input checked="" type="checkbox"/> ASSIGNEE OF RECORD		COUNTY: 33	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO STREET ADDRESS: 14455 CIVIC DRIVE MAILING ADDRESS: 14455 CIVIC DRIVE CITY AND ZIP CODE: VICTORVILLE, CA 92392 BRANCH NAME: SUPERIOR COURT VICTORVILLE			
PETITIONER/PLAINTIFF: COUNTY OF SAN BERNARDINO RESPONDENT/DEFENDANT: RANDY A WILDE OTHER PARENT:			
ABSTRACT OF SUPPORT JUDGMENT		CASE NUMBER: VDA001106	

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

a. Judgment debtor's

Name and last known address

RANDY A WILDE
24322 GUNTHER ROAD
ROMOLAND, CA 92585

b. Driver's license No. and state: **N9060838** **CA** unknown

c. Social Security number: **568-13-3298** unknown


d. Birthdate: **05-10-1961** unknown

FOR COURT USE ONLY

(This document is a notice under Family Code Section 4506. Court stamp not required.)

Date: **02-27-2006**

SAMANTHA BUHL
(TYPE OR PRINT NAME)



(SIGNATURE OF APPLICANT OR ATTORNEY)

- | | |
|--|---|
| <p>2. I CERTIFY that the judgment entered in this action contains an order for payment of spousal, family, or child support.</p> <p>3. Judgment creditor (name):
 SAN BERNARDINO
 DEPARTMENT OF CHILD SUPPORT SERVICES
 whose address appears on this form above the court's name.</p> <p>4. <input checked="" type="checkbox"/> The support is ordered to be paid to the following court officer (name and address):
 SAN BERNARDINO
 DEPARTMENT OF CHILD SUPPORT SERVICES
 CHILD SUPPORT PAYMENTS
 P O BOX 19011
 SAN BERNARDINO, CA 92423-9011</p> | <p>5. Judgment debtor (full name as it appears in judgment):
 RANDY A WILDE</p> <p>6. a. A judgment was entered on (date): 03-05-1993
 b. Renewal was entered on (date):
 c. Renewal was entered on (date):</p> <p>7. <input type="checkbox"/> An execution lien is endorsed on the judgment as follows:
 a. Amount: \$
 b. In favor of (name and address):</p> |
|--|---|

(SEAL)

This document is a notice under Family Code Section 4506. No court seal required.

This abstract issued on
 (date): 02/27/2006

8. A stay of enforcement has
 a. not been ordered by the court.
 b. been ordered by the court effective until (date):
9. This is an installment judgment.
- This document is a notice under Family Code section 4506.
 Clerk, by No signature required., Deputy

ABSTRACT OF SUPPORT JUDGMENT



Order No
Escrow No
Loan No

WHEN RECORDED MAIL TO

Jay and Betty Eller
25280 Antelope rd
Romoland Ca.
92380

381369

RECEIVED FOR RECORD

NCV - 1 1989

Recorder's Office
Riverside County, California

William P. Peralta
Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS
(SHORT FORM)

This DEED OF TRUST, made October 30, 1989, between

EAGLE CONSTRUCTION AND DEVELOPEMENT

herein called TRUSTOR,

whose address is 24040 Gunther rd Romoland Calif. 92380
(Number and Street) (City) (State)

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE, and

Jay and Betty Eller, 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:

The South half of the Westhalf of the North half of the southeast quarter of the Northwest Quarter of section 1, Township 5 south, Range 3 West, San Bernidino base and meridian in the recorder of Riverside County, State of California, according to the official plat thereof.

Together with the rents, issues and profits thereof, but not however, 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 the payment of the sum of \$ 20,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor payable to order of Beneficiary and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference to the recorded terms of the promissory note and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, which is hereby incorporated by reference to the promissory note and interest thereon which are attached to this Deed of Trust to protect the security of this Deed of Trust and with respect to the property herein described. Trustor expressly states each and all of the agreements, and accepts and agrees to perform and be bound by each and all of the terms and provisions set forth in said Section A, and it is mutually agreed that each and all of the terms and provisions set forth in said Section B of the various deeds of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, hereby

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	358	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	9	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	304	762
Amador	133	458	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	813	Los Angeles	13878	874	Sacramento	5019	124	Sonoma	2067	427
Calaveras	185	338	Madras	911	126	San Benito	300	403	St. Helena	1970	56
Calusa	323	391	Marin	1849	122	San Bernardino	8212	748	Sutter	455	588
Colusa	4484	1	Mariposa	92	453	San Francisco	A-804	596	Tahama	457	183
Del Norte	101	549	Merced	467	99	San Joaquin	2855	283	Trinity	108	698
El Dorado	704	435	Modoc	1460	753	San Luis Obispo	1311	137	Tulare	2330	168
Freese	6652	693	Monterey	191	93	San Mateo	4778	178	Tuolumne	177	160
Glenn	469	76	Mono	69	332	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	601	63	Monterey	357	339	Santa Clara	6476	644	Yolo	769	16
Imperial	1189	701	Napa	794	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	362	94	Shasta	600	633			
Kern	3754	690	Orange	7122	18						

shall more to and bind the parties hereto with respect to the property above described. Said agreements, terms and provisions set forth in said Section A and B, when read in full, and parts hereof as herein set forth are by the with a reference thereto incorporated here and made a part of this Deed of Trust. The parties hereto have read the contents of this Deed of Trust and the terms and conditions hereof and have agreed to execute and record this Deed of Trust and the terms and conditions hereof.

whereupon Trustee, requests that each of any notice of default and any notice of sale hereafter by or to be filed in and filed here be returned both

Signature of Trustor

Eagle construction and Development

Raymond G Woodruff

James D Kupflinski

James S Black

James S Black

STATE OF CALIFORNIA
COUNTY OF

I, the undersigned a Notary Public in and for said State, do hereby certify that the foregoing is a true and correct copy of the original as the same appears to me on this day.

My commission expires on the _____ day of _____, 19____.

Public Record

Order No
Escrow No
Loan No

WHEN RECORDED MAIL TO

Jay and Betty Eller
25280 Antelope rd
Romoland Ca.
92380

351369

RECEIVED FOR RECORD
30th Nov 1989

NCV - 1 1989
Notary Public
William F. Bandy
Recorder

(PAGE ABOVE THIS LINE FOR RECORDER'S USE)

DEED OF TRUST WITH ASSIGNMENT OF RENTS
(SHORT FORM)

This DEED OF TRUST, made October 30, 1989

EAGLE CONSTRUCTION AND DEVELOPEMENT

herein called TRUSTOR,

whose address is 24040 Gunther rd Romoland Calif. 92380
(Number and Street) (City) (State)

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE, and

Jay and Betty Eller, 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:

The South half of the Westhalf of the North half of the southeast quarter of the Northwest Quarter of section 1, Township 5 south, Range 3 West, San Bernidino base and meridian in the records of Riverside County, State of California, according to the official plat thereof.

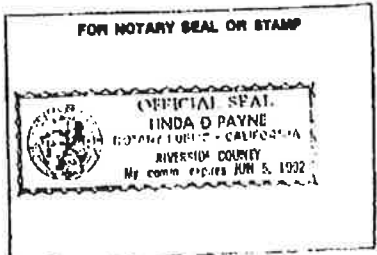
Together with the rents, issues and profits thereof, subject, however, to the right, power and authority, hereafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits
To the Purpose of securing (1) payment of the sum of \$ 20,000.00 with interest thereon according to the terms of the promissory note of date of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor unperformed by reference or extension thereof, all principal and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when or before by a promissory note or notes hereinafter that they are secured by this Deed of Trust.
To protect the security of the Deed of Trust and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the Finance Book of Trust recorded in Orange County August 17, 1984, and in all other counties August 18, 1984, in the back and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	213	Placer	1078	279	Sierra	38	187
Alpine	3	120-11	Lake	437	110	Plumas	166	1207	Siskiyou	508	762
Amador	133	428	Lassen	193	267	Riverside	3778	347	Solano	1287	651
Butte	1230	813	Los Angeles	13278	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	228	Madera	911	126	San Benito	300	405	Stanislaus	1970	56
Colusa	212	393	Maric	1649	122	San Bernardino	4213	748	Sutter	435	285
Contra Costa	4484	1	Mariposa	90	453	San Francisco	A 304	594	Tehama	108	593
Del Norte	701	549	Mendocino	447	89	San Joaquin	2855	283	Tulare	2530	104
El Dorado	704	433	Merced	1640	752	San Luis Obispo	1211	127	Tuolumne	177	150
Fresno	5032	473	Modoc	191	93	San Mateo	4728	173	Ventura	2407	237
Glenn	469	76	Mon	19	322	Santa Barbara	2045	881	Yale	749	16
Humboldt	801	85	Monterey	237	239	Santa Clara	6436	644	Yuba	398	193
Imperial	1187	791	Nevada	704	742	Santa Cruz	1478	607			
Inyo	185	473	Orange	343	94	Shasta	800	623			
Kern	3756	490		7182	18	San Diego	ERIES B	Book 148774			

shall incur to and bind the parties hereto with respect to the property above described. Said agreements, terms and provisions contained in said subdivision A and B, identified in all of them and printed on the reverse side hereof are by this within reference thereto, incorporated herein and made a part of this Deed.

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE } S.S.
On this the 30th day of OCTOBER 1989
before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAY AND BETTY ELLER and JAY AND BETTY ELLER and they acknowledged to me that such partnership executed the same

Witness my hand and seal this 30th day of October 1989
Notary Public
William F. Bandy



Nov. 1, 1989

Photographed By TICOR

1989

Order No.
Escrow No.
Loan No.

APH 327-110-012

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAR 29 1994

Recorder
Fees \$

11-3-14-86

WHEN RECORDED MAIL TO:

RAYMOND G. WOODRUFF
42545 CACTUS VALLEY ROAD
HEMET CA 92543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned grants, assigns and transfers to: RAYMOND G. WOODRUFF

all beneficial interest under that certain Deed of Trust dated OCTOBER 30, 1989
executed by EAGLE CONSTRUCTION AND DEVELOPMENT

to JAY ELLER AND BETTY ELLER AND FIRST AMERICAN TITLE AS Trustor,
and recorded NOVEMBER 1, 1989, as document No. 381369, in Book Page Trustee
of Official Records in the office of the County Recorder of RIVERSIDE County, California,
describing land therein as:

The South half of the Westhalf of the North half of the
Southeast quarter of the Northwest quarter of section 1,
Township 5 South, Range : West, San Bernardino base and
meridian in records of Riverside County, State of Ca.,
according to the official plat thereof.

First American Title Company has recorded this
instrument by request as an accommodation
only and has not examined it for regularity and
sufficiency or as to its effect upon the title in
any real property that may be described herein.

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all
rights accrued or to accrue under said Deed of Trust.

Dated MARCH 28, 1994

Jay E. Eller
Betty E. Eller

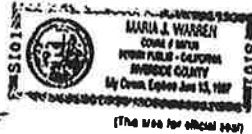
TO BE ATTACHED TO ASSIGNMENT OF DEED OF TRUST DATED MARCH 28, 1994.

STATE OF CALIFORNIA
County of RIVERSIDE

On 3-28-94 before me, MARIA J. WARREN, a Notary Public
in and for said State, personally appeared JAY ELLER AND BETTY ELLER
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
were 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 Maria J. Warren



1064 (6/82)

327-110-012

3 29 94

THIS MICROFILM COPYRIGHTED 1994
BY SECURITY UNION TITLE INSURANCE
COMPANY, ORANGE, CALIFORNIA
GRAPHICS DIVISION.

Order No.
Escrow No.
Loan No.

AP# 327-110-012

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAR 29 1994

First American Title Company
Notary Public
Riverside
California

WHEN RECORDED MAIL TO:
RAYMOND G. WOODRUFF
42545 CACTUS VALLEY ROAD
HEMET CA 92543

SPACE ABOVE THIS LINE FOR RECORDERS USE

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned grants, assigns and transfers to: **RAYMOND G. WOODRUFF**

all beneficial interest under that certain Deed of Trust dated **OCTOBER 30, 1989**
executed by **EAGLE CONSTRUCTION AND DEVELOPMENT**

, Trustor,
, Trustee

to **JAY ELLER AND BETTY ELLER AND FIRST AMERICAN TITLE AS**
and recorded **NOVEMBER 1, 1989**, as document No. **381369**, in Book _____ Page _____
of Official Records in the office of the County Recorder of **RIVERSIDE** County, California,
describing land therein as:

The South half of the Westhalf of the North half of the
Southeast quarter of the Northwest quarter of section 1,
Township 5 South, Range 3 West, San Bernardino base and
meridian in records of Riverside County, State of Ca.,
according to the official plat thereof.

First American Title Company has recorded this
instrument by request as an accommodation
only and has not examined it for regularity and
sufficiency or as to its effect upon the title to
any real property that may be described herein.

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all
rights accrued or to accrue under said Deed of Trust.

Dated... **MARCH 28, 1994**

Jay E. Eller ELLER
Betty E. Eller ELLER

NOTARY PUBLIC
OF CALIFORNIA
RIVERSIDE
3-28-94
I, the undersigned, a Notary Public in and for said State, per
JAY ELLER AND BETTY ELLER
known to me to be the persons whose names are subscribed to the
instrument and acknowledged to me that he/she/they executed
my hand and official seal

(This area for official notarial seal)

1061 (6/92)

REC-3-29-94

3 29 94

THIS INSTRUMENT RECORDED 1994
BY SECURITY FIRST TITLE INSURANCE
COMPANY, ORANGE RICO-
GRAPHICS DIVISION.

FOCO-C5

EXHIBIT “D”



John Boyd
DIRECTOR

Code Enforcement Department
County Of Riverside
Moreno Valley District Office
24318 Hemlock Avenue, Suite C-1
Moreno Valley, California 92553
(951) 485-5840 – Fax (951) 485-4938

CASES#: CV09-06454
A.P.N.: 327-110-013

PROPERTY SITUS: 24360 Gunther Rd, Romoland
DRAWN ON (date) 10-30-2009 DRAWN BY: E. Torres

Provide North Arrow →

FRONT PROPERTY LINE

S
I
D
E

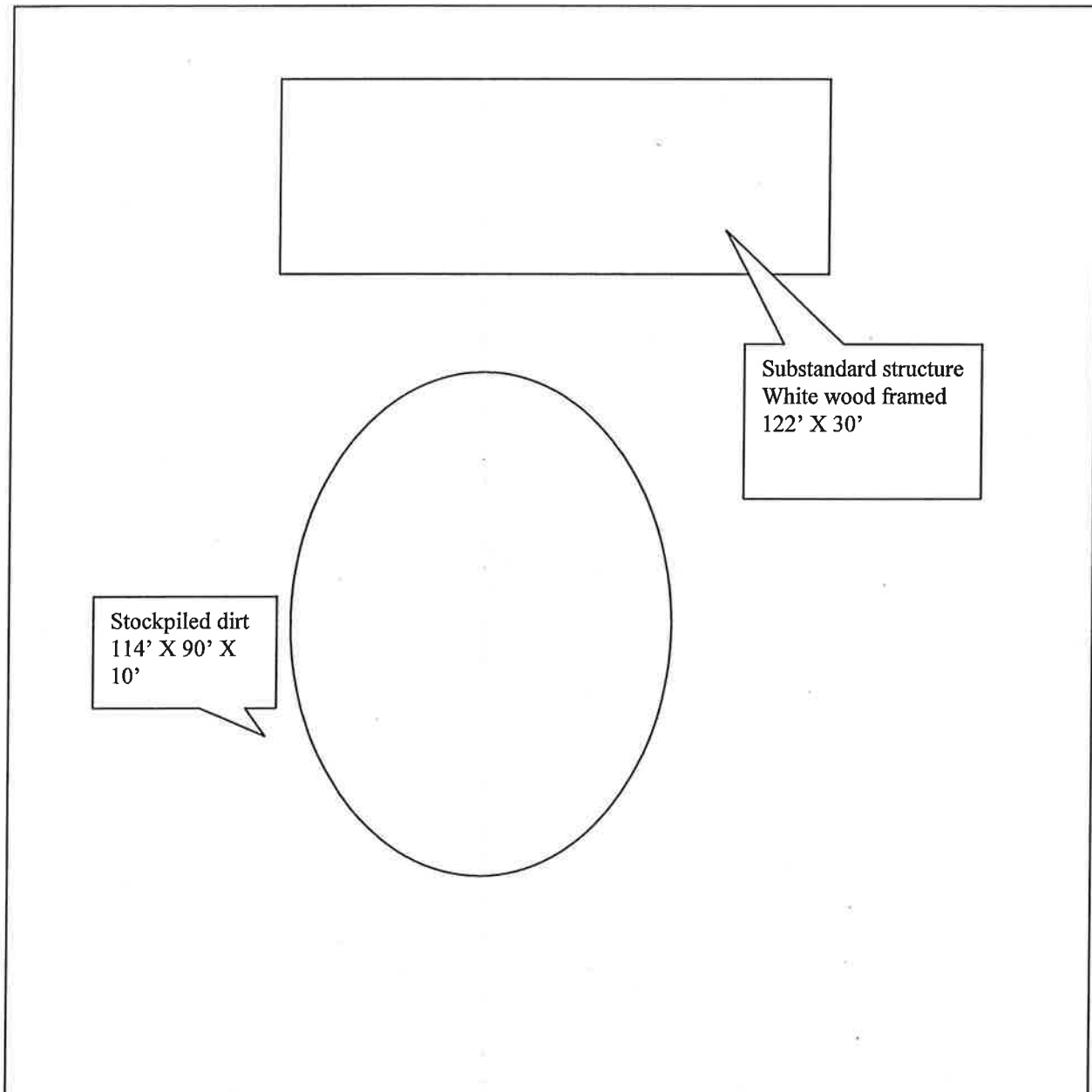
P
R
O
P
E
R
T
Y

L
I
N
E

S
I
D
E

P
R
O
P
E
R
T
Y

L
I
N
E



NOT TO SCALE

REAR PROPERTY LINE

Photographs



SUBSTANDARD STRUCTURE. LPADILLA



SUBSTANDARD STRUCTURE. LPADILLA



SUBSTANDARD STRUCTURE. LPADILLA



Property remains in violation. Lpadilla



Property remains in violation. Lpadilla



Property remains in violation. Lpadilla







EXHIBIT “E”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

FIELD NOTICE OF VIOLATION

March 27, 2014

JAMES RODNEY WILDE / RANDY ALAN WILDE
24262 GUNTHER RD
ROMOLAND, CA 92585

RE CASE NO: CV0906454 at 24360 GUNTHER RD, in the community of ROMOLAND, California, Assessor's Parcel Number 327-110-013

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24360 GUNTHER RD, in the community of ROMOLAND California, Assessor's Parcel Number 327-110-013, is in violation of Section(s) RCC Section No. 15.12.020.J.2 (Ord. 457), 15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.12.020.J.2 (Ord. 457) - No person shall conduct any grading or clearing of any kind without first obtaining a grading permit from the building official, except in accordance with the specific exemptions listed in Ord 457.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY April 11, 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.

Service By: Posted Property Owner Tenant
Signed: [Signature] Print: LANCE PADILLA Date: 3/27/14
(Please SIGN your name here) (Please PRINT your name here)
CDL/CID#: _____ DOB: _____ Daytime Phone #: _____

CODE ENFORCEMENT DEPARTMENT

By: Lanee Padilla, Code Enforcement Officer

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

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

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

Case No. CV09-06454 Address 24360 GUNTHER RD, Romoland CA
 Date 3/27/14 Officer C. PADILLA



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

April 29, 2015

RE CASE NO: CV0906454

I, Lance Padilla, hereby declare:

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

That on 3/27/2014 at 10:00AM, I securely and conspicuously posted Field Notice Of Violation RCC 15.16.020 Substandard Structure, Notice of Defects and Danger Do Not Enter sign at the property described as:

Property Address: 24360 GUNTHER RD, ROMOLAND

Assessor's Parcel Number: 327-110-013

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

Executed on April 29, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Lance Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

FIELD NOTICE OF VIOLATION

March 27, 2014

JAMES RODNEY WILDE / RANDY ALAN WILDE
24262 GUNTHER RD
ROMOLAND, CA 92585

RE CASE NO: CV0906454 at 24360 GUNTHER RD, in the community of ROMOLAND, California, Assessor's Parcel Number 327-110-013

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24360 GUNTHER RD, in the community of ROMOLAND California, Assessor's Parcel Number 327-110-013, is in violation of Section(s) RCC Section No. 15.12.020.J.2 (Ord. 457) ,15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.12.020.J.2 (Ord. 457) - No person shall conduct any grading or clearing of any kind without first obtaining a grading permit from the building official, except in accordance with the specific exemptions listed in Ord 457.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY April 11, 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.

Service By: Posted Property Owner Tenant
Signed: _____ Print: _____ Date: _____
(Please SIGN your name here) (Please PRINT your name here)
CDL/CID#: _____ DOB: _____ Daytime Phone #: _____

CODE ENFORCEMENT DEPARTMENT

By: Lanee Padilla, Code Enforcement Officer

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

UNIFORM HOUSING HEALTH & SAFETY

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. 0009-00454 Address 24360 GUNTHER RD, Romoland CA
 Date 3/27/14 Officer C. PADILLA



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV0906454

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Lanee Padilla, 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 March 27, 2014, I served the following documents(s):

Field Notice of Violation

&

Notice of Defects

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

JAMES RODNEY WILDE / RANDY ALAN WILDE 24262 GUNTHER RD, ROMOLAND, CA 92585

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 March 27, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Lanee Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

August 20, 2014

JAMES RODNEY WILDE / RANDY ALAN WILDE
24262 GUNTHER RD
ROMOLAND, CA 92585

RE CASE NO: CV0906454 at 24360 GUNTHER RD, in the community of ROMOLAND, California, Assessor's Parcel Number 327-110-013

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24360 GUNTHER RD, in the community of ROMOLAND California, Assessor's Parcel Number 327-110-013, is in violation of Section(s) RCC Section No. 15.12.020.J.2 (Ord. 457) ,15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.12.020.J.2 (Ord. 457) - No person shall conduct any grading or clearing of any kind without first obtaining a grading permit from the building official, except in accordance with the specific exemptions listed in Ord 457.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY August 26, 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: Lanee Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

August 20, 2014

Occupant
24360 GUNTHER RD
ROMOLAND, CA 92585

RE CASE NO: CV0906454 at 24360 GUNTHER RD, in the community of ROMOLAND, California, Assessor's Parcel Number 327-110-013

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24360 GUNTHER RD, in the community of ROMOLAND California, Assessor's Parcel Number 327-110-013, is in violation of Section(s) RCC Section No. 15.12.020.J.2 (Ord. 457) ,15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.12.020.J.2 (Ord. 457) - No person shall conduct any grading or clearing of any kind without first obtaining a grading permit from the building official, except in accordance with the specific exemptions listed in Ord 457.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY August 26, 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: Lanee Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

August 20, 2014

Jay and Betty Eller
25280 Antelope Rd
Romoland, Ca 92380

RE CASE NO: CV0906454 at 24360 GUNTHER RD, in the community of ROMOLAND, California, Assessor's Parcel Number 327-110-013

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24360 GUNTHER RD, in the community of ROMOLAND California, Assessor's Parcel Number 327-110-013, is in violation of Section(s) RCC Section No. 15.12.020.J.2 (Ord. 457) ,15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.12.020.J.2 (Ord. 457) - No person shall conduct any grading or clearing of any kind without first obtaining a grading permit from the building official, except in accordance with the specific exemptions listed in Ord 457.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY August 26, 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: Lane Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

August 20, 2014

Raymond G. Woodruff
42545 Cactus Valley Road
Hemet, Ca 92543

RE CASE NO: CV0906454 at 24360 GUNTHER RD, in the community of ROMOLAND, California, Assessor's Parcel Number 327-110-013

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24360 GUNTHER RD, in the community of ROMOLAND California, Assessor's Parcel Number 327-110-013, is in violation of Section(s) RCC Section No. 15.12.020.J.2 (Ord. 457) ,15.16.020 (Ord. 457), of the Riverside County Code.

Said violation is described as:

- 1) 15.12.020.J.2 (Ord. 457) - No person shall conduct any grading or clearing of any kind without first obtaining a grading permit from the building official, except in accordance with the specific exemptions listed in Ord 457.
- 2) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

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

COMPLIANCE MUST BE COMPLETED BY August 26, 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: Lanee Padilla, Code Enforcement Officer

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

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. 0009-00454 Address 24360 GUNTHER RD, Romoland CA

Date 3/27/14 Officer L. PARRILLA

285-925 (4/96)

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



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV0906454

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on August 20, 2014, I served the following document(s):

Notice of Violation

NOTICE OF DEFECTS

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


JAMES RODNEY WILDE / RANDY ALAN WILDE 24262 GUNTHER RD, ROMOLAND, CA 92585
OCCUPANT 24360 GUNTHER RD, ROMOLAND, CA 92585
Jay and Betty Eller 25280 Antelope Rd, Romoland, Ca 92380
Raymond G. Woodruff 42545 Cactus Valley Road, Hemet, Ca 92543

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 20, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Amanda Ricks, Code Enforcement Aide

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <p>Raymond G. Woodruff 42545 Cactus Valley Road Hemet, Ca 92543 CV09-06454 / LP 327</p>	<p>A. Signature <input checked="" type="checkbox"/> Agent X <i>[Signature]</i></p> <p>B. Received by (Printed Name) <input checked="" type="checkbox"/> Addressee <i>Kay Woodruff</i></p> <p>C. Date of Delivery AUG 27 2004 POST OFFICE</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
2. Article Number (Transfer from service label)	7009 2250 0001 6634 6933
PS Form 3811, February 2004	Domestic Return Receipt 102595-02-M-1540

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

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

OFFICIAL USE

Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	
Sent To Raymond G. Woodruff 42545 Cactus Valley Road	
Street, or PO Box Hemet, Ca 92543	
City, State, ZIP+4® CV09-06454 / LP 327	

PS Form 3800, August 2006 See Reverse for Instructions

6634 6933 0001 2250 7009

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____ C. Date of Delivery <u>8/26/14</u></p>	
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Jay and Betty Eller 25280 Antelope Rd Romoland, Ca 92380 CV09-06454 / LP 327</p> </div>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p> <p style="font-size: 2em; font-family: cursive;">JAY ELLER</p>	
<p>2. Article Number (Transfer from service label)</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>7009 2250 0001 6634 6926</p>		
PS Form 3811, February 2004	Domestic Return Receipt	102595-02-M-1540

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

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

OFFICIAL USE

Postage \$ _____	Postmark Here
Certified Fee _____	
Return Receipt Fee (Endorsement Required) _____	
Restricted Delivery Fee (Endorsement Required) _____	
Total F _____	
Sent To Jay and Betty Eller 25280 Antelope Rd Romoland, Ca 92380 CV09-06454 / LP 327	

PS Form 3800, August 2006

See Reverse for Instructions

7009 2250 0001 6634 6926

AUG 27 2014

County of Riverside

Law Enforcement Department
1000 S. Grand Ave
Riverside, CA 92582

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

AMIA

CERTIFIED MAIL™



7009 2250 0001 6634 6919

UNITED STATES POSTAGE
PRIMEV BOWES
02 1R
\$ 06.48⁰⁰
0002004340 AUG 20 2014
MAILED FROM ZIP CODE 92501



RECEIVED
AUG 26 2014
BR

Occupant
24360 GUNTHER RD
ROMOLAND, CA 92585
CV09-06454 / LP 327

NIXLE 918 DE 1009 0008/22/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92582383181 *1004-02853-20-45



7009 2250 0001 6634 6919

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

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

OFFICIAL USE

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

Postmark Here

Sent to
 Street or PO
 City, S

Occupant
 24360 GUNTHER RD
 ROMOLAND, CA 92585
 CV09-06454 / LP 327

RS Form 3800, August 2006 See Reverse for Instructions

County of Riverside

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

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

Noted

JAMES RODNEY WILDE / RANDY ALAN WILDE
24262 GUNTHER RD
ROMOLAND, CA 92585
CV09-06454 / LP 327

BY: *NW*

NIXIE 918 DE 1009 0009/16/14

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

116
9258203831
BC: 92582383181 *1004-02887-20-45

CERTIFIED MAIL™



7009 2250 0001 6634 6902



RECEIVED
SEP 22 2014

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

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

OFFICIAL USE

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

Postmark
Here

JAMES RODNEY WILDE / RANDY ALAN WILDE
24262 GUNTHER RD
ROMOLAND, CA 92585
CV09-06454 / LP 327

7009 2250 0001 6634 6902

EXHIBIT “F”

DOC # 2014-0004985

01/06/2014 03:43P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHGCC						T:	CTY	UNI	013

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
JAMES RODNEY WILDE / RANDY ALAN WILDE)
and DOES I through X, Owners)

Case #: CV-0906454



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: 24360 GUNTHER RD, ROMOLAND CA, 92585
PARCEL #: 327-110-013
LEGAL DESCRIPTION: 2.34 acres in LOT 2 of PM 8527, recorded in PM 34 page 58

VIOLATION(S): Riverside County Code (Ordinance) 15.12.020.J.2 (Ord. 457), 15.16.020 (Ord. 457) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Brian Black
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS
On 12/26/13 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/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 #: 2018834 Expires: May 7, 2017

Signature: Jamison D. Cole (Seal)

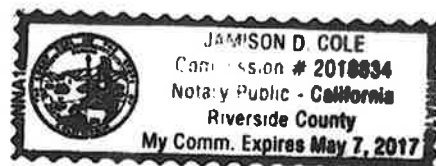


EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

August 27, 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.: CV09-06454
APN: 327-110-013
Property: 24360 Gunther Road, Romoland

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 457 and 725 to consider the substandard structure located on the SUBJECT PROPERTY described as 24360 Gunther Road, Romoland, Riverside County, California, and more particularly described as Assessor's Parcel Number 327-110-013.


YOU ARE HEREBY DIRECTED as owners of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared a public nuisance and be abated by removing the violations 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: 24360 Gunther Road, Romoland;

Case No.: CV09-06454

APN: 327-110-013; District: 5

**JAMES RODNEY WILDE
RANDY ALAN WILDE
24262 GUNTHER ROAD
ROMOLAND, CA 92585**

**JAY AND BETTY ELLER
25280 ANTELOPE ROAD
ROMOLAND, CA 92380**

1 **PROOF OF SERVICE**

2 Case No. CV09-06454

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 VIOLATIONS AND ABATE PUBLIC NUISANCE**
- 9 • **NOTICE LIST**

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

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

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

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

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

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

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

23 
24 SUE JIMENEZ

25
26
27
28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

September 8, 2015

RE CASE NO: CV0906454

I, Lance Padilla, hereby declare:

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

That on 9/8/2015 at 12:00, I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance at the property described as:

Property Address: 24360 GUNTHER RD, ROMOLAND

Assessor's Parcel Number: 327-110-013

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

Executed on September 8, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Lance Padilla, Code Enforcement Officer