

FORM APPROVED COUNTY COUNSEL 9/13/15
 BY: GREGORY P. PRIAMOS DATE

Departmental Concurrence

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

114B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:

December 3, 2015

SUBJECT: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
 Case No: CV13-03799 [PERRYMAN]
 Subject Property: Parcel East of 68190 St. Moritz Drive, Pinyon Pines;
 APN: 635-262-015
 District: 3 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The excessive outside storage of materials and accumulation of rubbish on the real property described as Parcel East of 68190 St. Moritz Drive, Pinyon Pines, Riverside County, California, APN: 635-262-015 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Larry Richard Perryman, the owner of the subject real property, be directed to abate the excessive outside storage and accumulated rubbish on the property by removing the same from real property within ninety (90) days.

(Continued)

Greg Flannery
 GREG FLANNERY
 Code Enforcement Official

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

SOURCE OF FUNDS	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*
 Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

9-22

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

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
Case No: CV13-03799 [PERRYMAN]
Subject Property: Parcel East of 68190 St. Moritz Drive, Pinyon Pines;
APN: 635-262-015
District: 3**

DATE: December 3, 2015

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. If the owner or whoever has possession of the real property does not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, may abate the excessive outside storage and accumulation of rubbish by removing and disposing of the same from the real property.

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

5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excessive outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An inspection was made on the subject property by Code Enforcement Officer Wayne Durant on January 29, 2014. The Inspection revealed excessive outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinances Nos. 348 and 541. The items included but were not limited to: wood, barrels, scrap metal, appliances, furniture, boxes, and other miscellaneous items, of about 2,000 square feet.

2. There have been approximately five (5) subsequent follow up inspections, with the last inspection occurring on July 20, 2015. The property continues to be in violation of Riverside County Ordinance Nos. 348 and 541.

3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of the excessive outside storage and accumulated rubbish.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

N/A

Additional Fiscal Information

N/A

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

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
Case No: CV13-03799 [PERRYMAN]
Subject Property: Parcel East of 68190 St. Moritz Drive, Pinyon Pines;
APN: 635-262-015
District: 3**

DATE: December 3, 2015

PAGE: 3 of 3

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration
Exhibits A-G

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 13-03799
4 [EXCESSIVE OUTSIDE STORAGE AND)
5 ACCUMULATED RUBBISH]; APN:635-262-015,) DECLARATION OF CODE
6 PARCEL EAST OF 68190 ST. MORITZ DRIVE,) ENFORCEMENT OFFICER
7 PINYON PINES, COUNTY OF RIVERSIDE, STATE) WAYNE DURANT
8 OF CALIFORNIA; LARRY RICHARD PERRYMAN,)
9 OWNER.)
10 [RCO Nos. 348, 541 & 725]

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

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

17 2. On January 29, 2014, I conducted an inspection of the real property described as Parcel
18 East of 68190 St. Moritz Drive, Pinyon Pines, Riverside County, California and further described as
19 Assessor's Parcel Number 635-262-015 (hereinafter described as "THE PROPERTY"). A true and
20 correct copy of a Thomas Brothers map page indicating the location of THE PROPERTY is attached
21 hereto and incorporated herein by reference as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY is owned by
23 Larry Richard Perryman (hereinafter referred to as "OWNER"). A certified copy of the County Equalized
24 Assessment Roll for 2015-2016 tax year and a copy of the report generated from the County Geographic
25 Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B." The
26 property is an unimproved parcel approximately 1.0 acre in size and is located within the R-1-1 (One –
27 Family Dwelling) zone classification. Since this is an unimproved parcel, no amount of outside storage is
28 allowed on THE PROPERTY. Accumulated rubbish is not permitted on any property within the County of
Riverside.

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APPROVED COUNTY COUNSEL
9/2/15
DATE
Sophia H. Choi
SOPHIA H. CHOI

1 4. Based on the Lot Book Reports from RZ Title Service dated April 27, 2015, it is
2 determined that other parties may potentially hold an interest in THE PROPERTY, to wit: Rita A. Deam,
3 and Larry Richard Perryman, LLC, a Nevada Liability Company, (hereinafter referred to as
4 "INTERESTED PARTIES"). A true and correct copy of the Lot Book Report is attached hereto and
5 incorporated herein by reference as Exhibit "C."

6 5. On January 29, 2014, I arrived at THE PROPERTY to conduct an inspection. I observed
7 excess outside storage and accumulated rubbish on THE PROPERTY. The outside storage of materials
8 and accumulated rubbish consisted of, but was not limited to: wood, barrels, scrap metal, appliances,
9 furniture, appliances, boxes and miscellaneous items, of about 2,000 square feet. This condition causes
10 THE PROPERTY to constitute a public nuisance in violation of the provisions set forth in Riverside
11 County Ordinance ("RCO") Nos. 348 and 541.

12 6. On May 7, 2015, a Notice of Violation was mailed to OWNER and INTERESTED
13 PARTIES by certified mail, return receipt requested and was posted on THE PROPERTY on May 11,
14 2015.

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

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

19 9. There have been approximately five (5) subsequent follow up inspections, with the last
20 inspection being July 20, 2015. Each inspection revealed the accumulated rubbish and excess outside
21 storage of materials remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

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

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

27 ///

28 ///

1 12. Notices of Pendency of Administrative Proceedings regarding the excessive outside
2 storage and accumulation of rubbish were recorded in the Office of the County Recorder, County of
3 Riverside, State of California, on September 24, 2014, as Instrument Number 2014-0361693 and on July
4 30, 2015, as Instrument Number 2015-0340331. True and correct copies of which are attached hereto
5 and incorporated herein by reference as Exhibit "F."

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

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

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

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

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

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

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

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

6 Executed this 26TH day of AUGUST, 2015, at SAN JACINTO, California.


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8 
9 WAYNE DURANT
10 Code Enforcement Officer
11 Code Enforcement Department
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EXHIBIT “A”

CV13-03799

Parcel East of 68190 St. Moritz Drive, Pinyon Pines APN: 635-262-015



Legend

- TBM Page
- TBM Grid
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 624 1,249 Feet



REPORT PRINTED ON... 8/5/2015 1:10:48 PM

© Riverside County TLMA GIS

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

Thomas Bros. Page 907
Grid E4

EXHIBIT “B”

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

Assessment #635262015-4		Parcel # 635262015-4	
Assessee:	LARRY RICHARD PERRYMAN	Land	11,000
Mail Address:	P O BOX 439	Full Value	11,000
City, State Zip:	MTN CENTER CA 92561	Total Net	11,000
Real Property Use Code:	YR		
Base Year	2006		
Conveyance Number:	0976798		
Conveyance (mm/yy):	7/2009		
PUI:	R070000		
TRA:	61-068		
Taxability Code:	0-00		
ID Data:	Lot 140 RS 031/039		

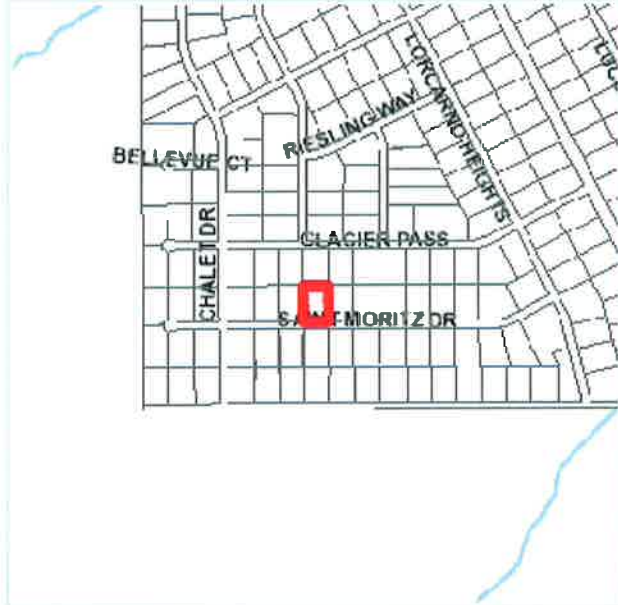
[View Parcel Map](#)





Riverside County Parcel Report
APN 635-262-015
Disclaimer

Report Date: Wednesday, August 05, 2015



APN	<u>635-262-015-4</u>	Supervisorial District 2011	CHUCK WASHINGTON, DISTRICT 3
		Supervisorial District 2001	JEFF STONE, DISTRICT 3
Previous APN	000000000	Township/Range	T6SR5E SEC 33
Owner Name	LARRY RICHARD PERRYMAN	Elevation Range	3,904 - 3,912
Address	No address available	Thomas Bros. Map Page/Grid	PAGE: 907 GRID: E4
Mailing Address	P O BOX 439 MTN CENTER CA, CA 92561	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: <u>RS 31/39</u> Subdivision Name: Lot/Parcel: 140 Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 1.00 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF

			THE MARCH JOINT POWERS AUTHORITY
Property Characteristics	No Property Description Available	County Service Area	In or partially within PINYON FLATS #60 Fire Protection
Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	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)	REMAP	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	None	Airport Compatibility Zones	Not in an Airport Compatibility Zone
<u>Zoning Classifications (ORD. 348)</u>	Zoning: R-1-1 CZNumber: 0	Zoning Districts and Zoning Areas	PINON FLATS, DIST
<u>Zoning Overlays</u>	Not in a Zoning Overlay	Community Advisory Councils	PINYON(CC)
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Not in a Conservation Area	WRMSHCP Cell Number	None
CVMSHCP Fluvial Sand Transport Special Provision Areas	Not in a Fluvial Sand Transport Special Provision Area	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	None
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation</u>	None	Vegetation (2005)	No Data Available

Plan) Plan Area			
High Fire Area (Ord. 787)	Y	Fire Responsibility Area	STATE RESPONSIBILITY AREA
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA	DIF (Development Impact Fee Area Ord. 659)	REMAP
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	NOT WITHIN THE WESTERN TUMF FEE AREA	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	Not within a SKR Fee Area
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. EAST	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	194
		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	WHITEWATER
Water District	DWA	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	WITHIN A 1/2 MILE OF Deep Canyon Fault		
Liquefaction Potential	No potential for Liquefaction exists		
Subsidence	Not in Subsidence Area		
School District	PALM SPRINGS UNIFIED	Tax Rate Areas	061068 CITRUS PEST CONTROL 2 COACHELLA VALLEY RESOURCE CONSER COUNTY FREE LIBRARY COUNTY SERVICE AREA 60 * COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 CSA 153 CV MOSQ & VECTOR CONTROL DESERT COMMUNITY COLLEGE DESERT HOSPITAL DESERT WATER AGENCY 4TH FRINGE FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 6 GENERAL GENERAL PURPOSE PALM SPRINGS PUBLIC CEMETERY PALM SPRINGS UNIF B & I 1992-A PALM SPRINGS UNIFIED SCHOOL RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION SUPERVISORIAL ROAD DISTRICT 4
Communities	Pinyon Pines		
Lighting (Ord. 655)	Zone B, 28.13 Miles From Mt. Palomar Observatory		
2010 Census Tract	044402		
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
CV1303799	NEIGHBORHOOD ENFORCEMENT	OPEN

EXHIBIT “C”



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

Lot Book Report

Order Number: **33164**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV13-03799 / E. Ross

IN RE: PERRYMAN, LARRY RICHARD

Order Date: 4/30/2015

Dated as of: 4/27/2015

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No. : 635-262-015-4

Assessments:

Land Value:	\$11,000.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$11,000.00

Tax Information

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$79.86
Penalty	\$7.98
Status	NOT PAID-DELINQUENT
Second Installment	\$79.86
Penalty	\$46.61
Status	NOT PAID-DELINQUENT
Prior Delinquencies for tax defaulted year(s)	2013
Redemption Amount	\$262.86
If paid by	05/31/2015



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

Order Number: 33164

Reference: CV13-03799 / E.

Property Vesting

The last recorded document transferring title of said property

Dated	03/25/2009
Recorded	06/08/2009
Document No.	2009-0289022
D.T.T.	\$0.00
Grantor	Larry R. Perryman and Pacific Holding and Development LTD., a Nevada for Profit Corporation
Grantee	Larry Richard Perryman, LLC, a Nevada limited liability company

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	11/09/2005
Recorded	11/23/2005
Document No.	2005-0976799
Amount	\$28,800.00
Trustor	Larry R. Perryman
Trustee	Commerce Title, a California Corporation
Beneficiary	Rita A. Deam, an unmarried woman
Modification of Deed of Trust Recorded	06/08/2009
Document No.	2009-0289023
Modified to	delete the name of Perryman as Trustor, and to substitute therein and confirm that Pacific Holding is the true and actual trustor under said Deed of Trust



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

Order Number: 33164
Reference: CV13-03799 / E.

Additional Information

A Notice of Administrative Proceedings by the

City of	Murrieta
County of	Riverside
Recorded	09/24/2014
Document No.	2014-0361693

Notice of Power to Sell Tax-Defaulted Property

Recorded	09/01/2011
Document No.	2011-0390939

A Bankruptcy filed by

Social Security Number(s)	Larry R Perryman
Date filed	none show
Case No.	03/25/2011
	19731

A Bankruptcy filed by

Social Security Number(s)	Larry R Perryman
Date filed	none shown
Case No.	05/31/2011
	27839

A Bankruptcy filed by

Social Security Number(s)	Larry R Perryman
Date filed	None Shown
Case No.	03/19/2012
	16793

Legal Description

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

PARCEL 140 OF RECORD OF SURVEY OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 5 EAST AND THE WEST 1/2 OF THE FRACTIONAL SECTION 3 AND A PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 31 PAGES 39 THROUGH 43, INCLUSIVE OF RECORDS OF SURVEY, OFFICIAL RECORDS OF RIVESIDE COUNTY, CALIFORNIA.

RECORDING REQUESTED BY

DOC # 2009-0289022
06/08/2009 08:00A Fee:25.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Larry U. Ward
Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO
NAME LARRY RICHARD PERRYMAN LLC

MAILING P. O. Box 439
ADDRESS

CITY, STATE Mountain Center, CA
ZIP CODE 92561

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			3						1
M	A	L	465	428	PCOR	NCOR	SME	NCHG	EXAM
					T:		CTY	UNI	002

DTT: 0

TITLE(S)

26

C
002

GRANT DEED

GRANT DEED

Documentary transfer tax: None. This instrument is executed to confirm and correct title between a corporation and its principal. No monetary consideration has been exchanged or given for this Deed.

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, LARRY R. PERRYMAN and PACIFIC HOLDING AND DEVELOPMENT LTD., A NEVADA FOR PROFIT CORPORATION, hereby grant, convey and transfer over to LARRY RICHARD PERRYMAN, LLC, a Nevada limited liability company, all that real property located in Riverside, County, California legally described as follows:

Lot 140 of Record of Survey, captioned "record of Survey of Section 33, Township 6 South, Range 5 East and the West Half of the fractional section 3 and a portion of the East half of the East half of Section 9, Township 7 South, Range 5 East, San Bernardino Base and Meridian, as per map recorded in Book 31, pages 39 through 43, inclusive of records of survey in the office of the county recorder of said county, also known as 635-262-015, Mountain Center, California, 92561 ("property")

The undersigned Grantee hereby acknowledges and accepts this Deed recognizing and agreeing to assuming all obligations owed under all loan documents in connection with that certain Deed of Trust executed by Pacific Holding and Development LTD, a Nevada corporation, by Larry R. Perryman, as Trustor, in favor of Rita A. Deam, as beneficiary, and Commerce Title as Trustee, in the face amount of \$28,800.00, which Deed of trust recorded against the property on November 23, 2005, as instrument no. 2005-0976799 ("Deam Deed of Trust"). The undersigned Grantee hereby further acknowledges, understands and agrees to accept and assume responsibility for all obligations owed under said Deam Deed of Trust and any and all revisions and modifications of said instrument, the terms and conditions of which are incorporated herein by reference.

DATED: 3-25, 2009.

GRANTOR:

PACIFIC HOLDING AND DEVELOPMENT LTD, a Nevada corporation

By: [Signature]
LARRY R. PERRYMAN

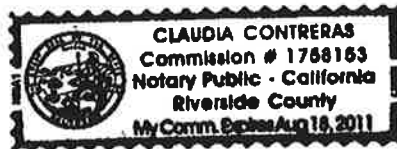
STATE OF CALIFORNIA)
COUNTY OF ..) ss.

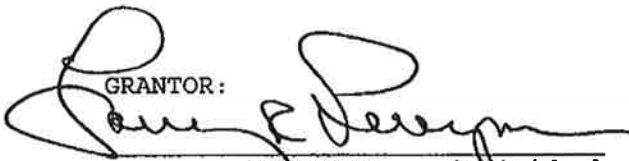
On March 25, 09, before me, Claudia Contreras, Notary Public, personally appeared LARRY R. PERRYMAN, who proved to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Signature]



GRANTOR:

LARRY R. PERRYMAN, an individual

STATE OF CALIFORNIA)
COUNTY OF ✓) ss.

On March 25th, 09, before me, Claudia Contreras, Notary Public, personally appeared LARRY R. PERRYMAN, who proved 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.

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

WITNESS my hand and official seal.

Signature Claudia Contreras



ACKNOWLEDGMENT AND ACCEPTANCE

The undersigned Grantee, LARRY RICHARD PERRYMAN, LLC, hereby accepts this Grant Deed on the terms and conditions set forth above and acknowledges and assumes all responsibility for the obligations under the Deam Deed of Trust and the underlying loan documents, which Deed of Trust was originally executed by Perryman as trustor and Deam as beneficiary, and Commerce Title, a California corporation, as trustee, which recorded in Riverside County on November 23, 2005, as inst. no. 2005-0976799.

DATED: 3/25, 2009.

GRANTEE:

LARRY RICHARD PERRYMAN, LLC, a Nevada Limited Liability Company

By: 
LARRY R. PERRYMAN

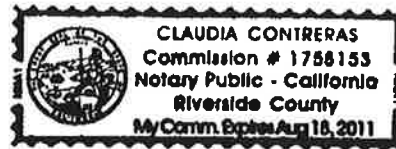
STATE OF CALIFORNIA)
COUNTY OF ✓ Riverside) ss.

On March 25, 09, before me, Claudia Contreras, Notary Public, personally appeared LARRY R. PERRYMAN, who proved 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.

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

WITNESS my hand and official seal.

Signature Claudia Contreras



COMMERCE TITLE

RECORDING REQUESTED BY:
COMMERCE TITLE

AND WHEN RECORDED MAIL TO:

RITA A. DEAM
P.O. BOX 1407
PALM SPRINGS, CA 92263

DOC # 2005-0976799

11/23/2005 08:00A Fee:22.00

Page 1 of 3

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



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A	R	L				CPY	LONG	REFUND	NCHG	EXAM

Escrow No.: 055688-LJ

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

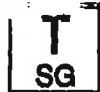
386928.41

THIS DEED OF TRUST, made November 9, 2005

A.P. #635-262-015

LARRY R. PERRYMAN, herein called Trustor,
whose address is 701 SCENIC VIEW DRIVE, PALM SPRINGS CA 92264 and

COMMERCE TITLE, a California Corporation, herein called Trustee, and RITA A. DEAM, an Unmarried Woman, herein called
BENEFICIARY,



WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE that Property in Riverside County, California, described as:
Lot 140 ON RECORD ON SURVEY, CAPTIONED "RECORD OF SURVEY OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 5 EAST AND THE WEST HALF OF WEST HALF OF THE FRACTIONAL SECTION 3 AND A PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 5 EAST, SAN BERNARDINO AND MERIDIAN", IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 39 THROUGH 43 INCLUSIVE OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN 635-262-015
Also Known as: 635-262-015, MOUNTAIN CENTER, CA 92561

DUE ON SALE: "Should the trustor or his successors in interest, without the consent in writing of the beneficiary, sell, transfer or convey or permit to be sold, transferred or conveyed, his interest in the property, or any part thereof, then the beneficiary may, at his option, declare all sums secured hereby immediately due and payable."

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits. For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extensions or renewal thereof, in the principal sum of \$28,800.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property may borrow from Beneficiary, when evidenced by another note (or notes) reciting it so secured.

DATED November 9, 2005

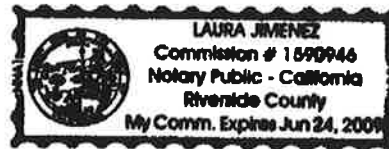
STATE OF CALIFORNIA
COUNTY OF Riverside
On November 9, 2005
Before me, LAURA JIMENEZ
A Notary Public in and for said State, personally appeared LARRY R. PERRYMAN -

Pacific Holding and Development LTD, a Nevada Corporation

By: Larry Perryman
LARRY R. PERRYMAN

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature: Laura Jimenez

(This area for official notarial seal)

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that the provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, 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, viz.:

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	34	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	389
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
Eldorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	181	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	5327	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2 Book 1961 Page 183887				

(which provisions, identical in all counties are printed on the reverse hereof) are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

DO NOT RECORD

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid

To: COMMERCE TITLE, Trustee:

Dated: _____

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

MAIL RECONVEYANCE TO	

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

DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county of California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

To Protect the Security of This Deed of Trust, Trustor Agrees:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and material furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof, not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
4. To pay; at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may, make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purpose; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
5. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
6. That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such money(ies) received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
7. That by accepting payment of any sum secured hereby its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
8. That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
9. That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).
10. That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
11. That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.
After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.
After deducting all costs, fees and expenses of Trustee and of this trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of; all sums expended under the terms hereof not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.
12. Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.
13. That this Deed applies to inures, to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby whether, or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
14. That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

RECORDING REQUESTED BY

DOC # 2009-0289023
06/08/2009 08:00A Fee:33.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO
NAME HALL & BAILEY
MAILING 6761 BROCKTON AVE
ADDRESS
CITY, STATE RIVERSIDE, CA
ZIP CODE 92506

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TITLE(S)

34

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002

MODIFICATION OF SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Legal Solutions Co. Plus LS-201

**MODIFICATION OF SHORT FORM DEED OF TRUST AND
ASSIGNMENT OF RENTS**

THIS MODIFICATION AGREEMENT ("AGREEMENT"), is made by and between Pacific Holding and Development LTD, a Nevada Corporation ("Pacific Holding"), Larry Richard Perryman, LLC, a Nevada limited liability company ("Perryman LLC"), Larry R. Perryman, an individual ("Perryman"), [hereinafter collectively referred to as "Trustors"], and Rita A. Deam, an unmarried woman, hereinafter called Beneficiary and/or Deam, and Commerce Title Company, a California corporation, as original Trustee ("Trustee").

WHEREAS, on or about November 9, 2005, Perryman, as Trustor, did execute and deliver to Deam, as Beneficiary, that certain Short Form of Deed of Trust and Assignment of Rents ("deed of trust") recorded on November 23, 2005, as Instrument No. 2005-0976799, in the Official Records, in the Office of the County Recorder of Riverside County, State of California, securing a promissory note dated November 9, 2005, for \$28,800.00 in favor of Rita A. Deam and covering the following described property:

Lot 140 of Record of Survey, captioned "record of Survey of Section 33, Township 6 South, Range 5 East and the West Half of the fractional section 3 and a portion of the East half of the East half of Section 9, Township 7 South, Range 5 East, San Bernardino Base and Meridian, as per map recorded in Book 31, pages 39 through 43, inclusive of records of survey in the office of the county recorder of said county, also known as 635-262-015, Mountain Center, California, 92561 ("property").

WHEREAS, said deed of trust incorrectly described Perryman as the Trustor, when in fact said deed of trust was to name and be executed by Pacific Holding as the Trustor.

WHEREAS, Perryman and Pacific Holding intend to convey and transfer the subject property to Perryman LLC.

WHEREAS, the parties hereto desire to modify and correct said deed of trust to accurately reflect the Trustor which was incorrectly stated as "LARRY R. PERRYMAN," when in truth and in fact it should have stated the Trustor as "PACIFIC HOLDING AND DEVELOPMENT LTD, A Nevada Corporation."

NOW THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, the parties hereto do hereby modify and correct said deed of trust as follows:

1. **Modification:** It is hereby agreed that said Deed of Trust is hereby corrected and modified to delete the name of Perryman as Trustor, and

3/17/09

Page 1 of 4

to substitute therein and confirm that Pacific Holding is the true and actual trustor under said deed of trust.

2. **Validity and Enforceability:** Except as modified hereinabove, said deed of trust is hereby deemed valid and enforceable and shall remain in full force and effect, and be binding hereon.

3. **Successors:** It is further agreed that said deed of trust and this modification agreement shall inure to and bind the heirs, devisees, successors, transferees and assigns of the parties hereto, and specifically shall be binding upon Pacific Holding, Perryman and its transferee, Perryman LLC.

4. **Counterparts:** This agreement may be executed in one or more counterparts, when executed, shall constitute one agreement.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

Dated: 3/25/09

PACIFIC HOLDING AND DEVELOPMENT LTD, A Nevada corporation

By: [Signature]
Larry R. Perryman
Authorized Officer

Dated: 3/25/09

LARRY RICHARD PERRYMAN, LLC, a Nevada Limited Liability Company

By: [Signature]
Larry R. Perryman

Dated: 3/25/09

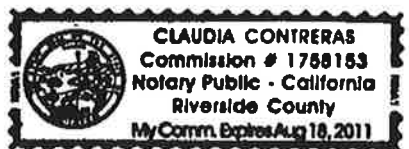
[Signature]
Larry R. Perryman, an individual

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On March 25, 2009, before me, Claudia Contreras Notary Public, personally appeared Larry R. Perryman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that 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.

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

WITNESS my hand and official seal.
[Signature]



Modification Agreement
Page Three of Four

DATED: June 3, 2009

Rita A. Deam
RITA A. DEAM, an individual

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.

On June 3, 2009, before me, Diana M. Sellin,
Notary Public, personally appeared Rita A. Deam, who proved to me on the basis
of satisfactory evidence to be the person whose name is subscribed to the
within instrument and acknowledged to me that she executed the same in her
authorized capacity, and that by her signature on the instrument the person,
or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Diana M. Sellin



Modification Agreement
Page Four of Four

The undersigned is the original Trustee under said Deed of Trust and does hereby accept and consent to the terms of the above Modification.

DATED: June 3, 2009

TRUSTEE:

COMMERCE TITLE COMPANY, a
California Corporation

By: Jefferson E. Howeth
Jefferson E. Howeth
Executive Vice President and
General Counsel

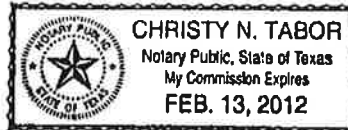
STATE OF Texas)
COUNTY OF Dallas) ss.

On June 3, 2009, before me, Christy N. Tabor,
Notary Public, personally appeared Jefferson E. Howeth, who proved to
me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged to me that she executed
the same in her authorized capacity, and that by her signature on the
instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

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

WITNESS my hand and official seal.

Christy N. Tabor



RECORDING REQUESTED BY:
 County of Riverside
 Code Enforcement Department

AND WHEN RECORDED MAIL TO:
 County of Riverside
 Code Enforcement Department
 37600 Sky Canyon Drive, Suite G
 Murrieta, California 92563
 Mail Stop #5155

DOC # 2014-0361693

09/24/2014 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry H. Ward

Assessor, County Clerk & Recorder



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002

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
LARRY RICHARD PERRYMAN)
 and DOES I through X, Owners)

Case #: CV-1303799

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: Parcel E/O 68190 St. Moritz Dr, PINYON PINES CA, 92561
PARCEL #: 635-262-015
LEGAL DESCRIPTION: 1 acres in LOT 140 of , recorded in RS 31 page 39

VIOLATION(S): Riverside County Code (Ordinance) 17.12.040 (Ord. 348) Excessive Outside Storage ,17.12.040 (Ord. 348) Occupied Recreational Vehicle. 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: Hector Viray
 Hector Viray, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
 County of Riverside)SS
 On 09.11.2014 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray 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/his 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 #:2015670 Expires: March 28, 2017

Signature: Elizabeth B-Ross (Seal)



TREASURER-TAX COLLECTOR
STOP 1110

DON KENT
TAX COLLECTOR
4080 LEMON ST - 4TH FLOOR
RIVERSIDE, CALIFORNIA 92501

DOC # 2011-0390939

09/01/2011 04:09P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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02284 DESERT SUN

NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY



Which, pursuant to law was declared to be Tax-Defaulted on
for the nonpayment of delinquent taxes in the amount of
for the fiscal year 2005-2006, Default Number

JUNE 30, 2006

\$278.20

2006-635262015-0000

Notice is hereby given by the Tax Collector of RIVERSIDE County that pursuant to Revenue and Taxation Code §3691 the property described herein is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Tax Collector of said County before sale. The real property subject to this notice is assessed to:

LARRY RICHARD PERRYMAN

and is situated in said county, State of California, described as follows:
OUTSIDE CITY

635262015-4

Assessor's Parcel Number

PARCEL 140 OF RECORD OF SURVEY OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 5 EAST AND THE WEST 1/2 OF THE FRACTIONAL SECTION 3 AND A PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 31 PAGES 39 THROUGH 43, INCLUSIVE OF RECORDS OF SURVEY, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

State of California Executed on
RIVERSIDE County JULY 1, 2011

By Don Kent
Tax Collector

On 8/22/2011, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that 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.

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.
Larry W. Ward, Assessor, Clerk Recorder

By: Sandy Stealy
Deputy

Seal



§§3691, 3691.1, 3691.2 R&T Code

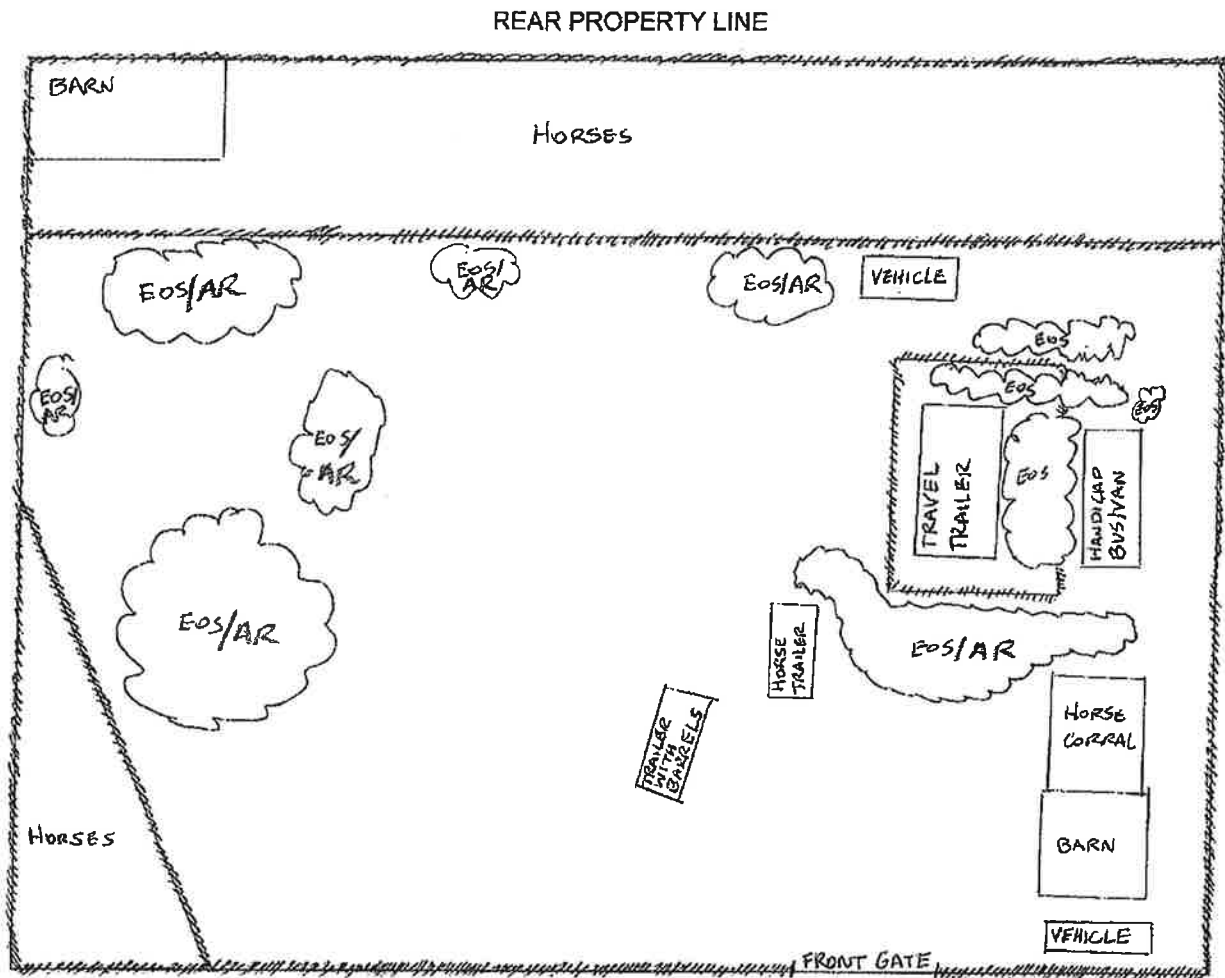
TDL 7-01 (1-98)

EXHIBIT “D”

SITE PLAN: Case # CV-1303799

OWNER(S): LARRY RICHARD PERRYMAN
SITE ADDRESS: Parcel E/O 68190 St Moritz Dr, PINYON PINES
ASSESSOR'S PARCEL: 635-262-015
ACREAGE: 1

NORTH ARROW: 



FRONT PROPERTY LINE: Parcel E/O 68190 St Moritz Dr, PINYON PINES

PREPARED BY: W. DURANT

DATE: 4-29-15

Photographs



Picture 097.jpg



Picture 098.jpg



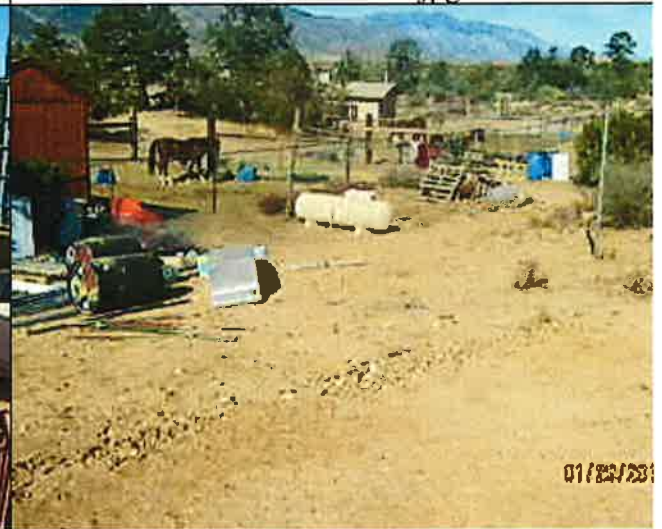
Picture 099.jpg



Picture 100.jpg



Picture 101.jpg



Picture 102.jpg



Picture 103.jpg



Picture 104.jpg



Picture 105.jpg



barrles



current conditions



current conditions



current conditions

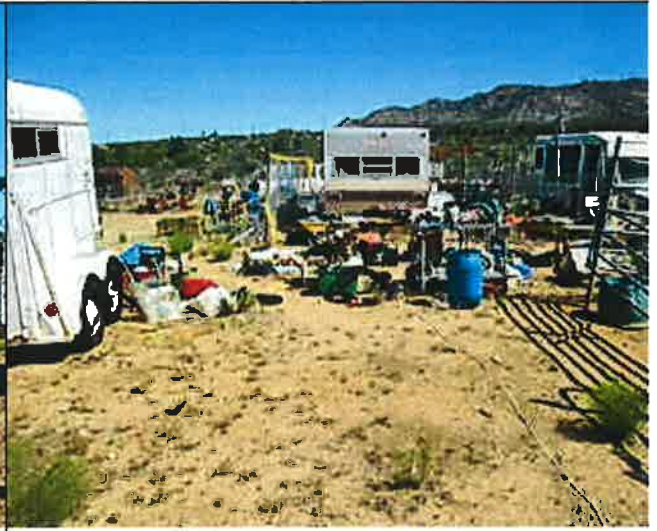


photo of current site conditions



photo of current site conditions



photo of current site conditions



photo of current site conditions



photo of current site conditions



photo of current site conditions



photo of current site conditions



photo of current site conditions



photo of current site conditions



photo of current site conditions



photo of current site conditions



photo of current site conditions



photo of current site conditions



photo of current site conditions



current photo of site from ROW



EOS & AR visible on site from ROW



EOS & AR visible on site from ROW



EOS & AR visible on site from ROW

EXHIBIT “E”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

May 7, 2015

LARRY RICHARD PERRYMAN
P O BOX 439
MTN CENTER, CA 92561

RE CASE NO: CV1303799 at Parcel E/O 68190 St. Moritz Dr, in the community of PINYON PINES, California,
Assessor's Parcel Number 635-262-015

NOTICE IS HEREBY GIVEN that property owned or controlled by you at Parcel E/O 68190 St. Moritz Dr, in the community of PINYON PINES California, Assessor's Parcel Number 635-262-015, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) ,17.12.040 (Ord. 348) ,8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - No land, building, or structure shall be used, constructed, altered, or maintained except in conformance with the provisions of this title-Occupied Recreational Vehicle.
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- 3) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.

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

- 1) Vacate the occupied travel trailer and remove all utilities. (Recreational vehicle, travel trailer, motor home or camper).
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- 3) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY May 22, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

May 7, 2015

Rita A. Deam
P.O. Box 1407
Palm Springs, Ca 92263

RE CASE NO: CV1303799 at Parcel E/O 68190 St. Moritz Dr, in the community of PINYON PINES, California,
Assessor's Parcel Number 635-262-015

NOTICE IS HEREBY GIVEN that property owned or controlled by you at Parcel E/O 68190 St. Moritz Dr, in the community of PINYON PINES California, Assessor's Parcel Number 635-262-015, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) ,17.12.040 (Ord. 348) ,8.120.010 (Ord. 541), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

May 7, 2015

Larry R. Perryman
701 Scenic View Drive
Palm Springs, Ca 92264

RE CASE NO: CV1303799 at Parcel E/O 68190 St. Moritz Dr, in the community of PINYON PINES, California,
Assessor's Parcel Number 635-262-015

NOTICE IS HEREBY GIVEN that property owned or controlled by you at Parcel E/O 68190 St. Moritz Dr, in the community of PINYON PINES California, Assessor's Parcel Number 635-262-015, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) ,17.12.040 (Ord. 348) ,8.120.010 (Ord. 541), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

May 7, 2015

Hall & Bailey
6761 Brockton Avenue
Riverside, Ca 92506

RE CASE NO: CV1303799 at Parcel E/O 68190 St. Moritz Dr, in the community of PINYON PINES, California,
Assessor's Parcel Number 635-262-015

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CODE ENFORCEMENT DEPARTMENT



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

May 7, 2015

Larry R. Perryman and Pacific Holding and Development
112 N. Curry Street
Carson City, NV 89703-4934

RE CASE NO: CV1303799 at Parcel E/O 68190 St. Moritz Dr, in the community of PINYON PINES, California,
Assessor's Parcel Number 635-262-015

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CODE ENFORCEMENT DEPARTMENT



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

May 7, 2015

STATE AGENT AND TRANSFER SYNDICATE, INC.
112 N. Curry Street
Carson City, NV 89703-4934

RE CASE NO: CV1303799 at Parcel E/O 68190 St. Moritz Dr, in the community of PINYON PINES, California,
Assessor's Parcel Number 635-262-015

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CODE ENFORCEMENT DEPARTMENT



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

May 7, 2015

Larry R. Perryman
68190 St Moritz Drive
Mountain Center, Ca 92561-3583

RE CASE NO: CV1303799 at Parcel E/O 68190 St. Moritz Dr, in the community of PINYON PINES, California,
Assessor's Parcel Number 635-262-015

NOTICE IS HEREBY GIVEN that property owned or controlled by you at Parcel E/O 68190 St. Moritz Dr, in the community of PINYON PINES California, Assessor's Parcel Number 635-262-015, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) ,17.12.040 (Ord. 348) ,8.120.010 (Ord. 541), of the Riverside County Code.

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CODE ENFORCEMENT DEPARTMENT



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

May 7, 2015

Larry R. Perryman, LLC
112 N. Curry Street
Carson City, NV 89703-4934

RE CASE NO: CV1303799 at Parcel E/O 68190 St. Moritz Dr, in the community of PINYON PINES, California,
Assessor's Parcel Number 635-262-015

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CODE ENFORCEMENT DEPARTMENT



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1303799

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Elizabeth Ross, 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 May 7, 2015, I served the following documents(s):

Notice of Violation

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

LARRY RICHARD PERRYMAN P O BOX 439, MTN CENTER, CA 92561

Rita A. Deam P.O. Box 1407, Palm Springs, Ca 92263

Larry R. Perryman 701 Scenic View Drive, Palm Springs, Ca 92264

Hall & Bailey 6761 Brockton Avenue, Riverside, Ca 92506

Larry R. Perryman and Pacific Holding and Development 112 N. Curry Street, Carson City, NV 89703-4934

STATE AGENT AND TRANSFER SYNDICATE, INC. 112 N. Curry Street, Carson City, NV 89703-4934

Larry R. Perryman 68190 St Moritz Drive, Mountain Center, Ca 92561-3583

Larry R. Perryman, LLC 112 N. Curry Street, Carson City, NV 89703-4934

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 May 7, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. VOID AT FOOTED LINE

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Larry R. Perryman
 701 Scenic View Drive
 Palm Springs, Ca 92264
 CV13-03799 / 635-262

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

Mail Express Mail
 Return Receipt for Merchandise
 Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7012 1010 0000 9130 0902

PS Form 3811, August 2001

Domestic Return Receipt

102586-02-M-1540

7012 1010 0000 9130 0902

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

Larry R. Perryman
 701 Scenic View Drive
 Palm Springs, Ca 92264
 CV13-03799 / 635-262

PS Form 3800, August 2006

See Reverse for Instructions

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LARRY RICHARD PERRYMAN
P O BOX 439
MTN CENTER, CA 92561
CV13-03799 / 635-262

COMPLETE THIS SECTION ON DELIVERY

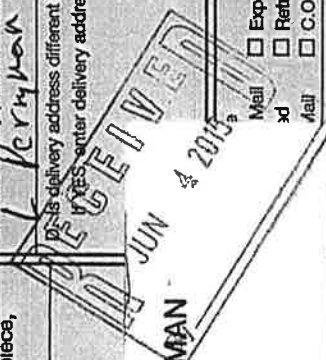
Signature *[Signature]* Agent
 Addressee

B. Received by (Printed Name) *Larry Perryman*

C. Date of Delivery *6-1-15*

Is delivery address different from item 1? Yes

YES, enter delivery address below: No



Express Mail
 Return Receipt for Merchandise
 C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

PS Form 3811, August 2001

7012 1010 0000 9130 0926

Domestic Return Receipt

102595-02-M-1540

7012 1010 0000 9130 0926

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

LARRY RICHARD PERRYMAN
P O BOX 439
MTN CENTER, CA 92561
CV13-03799 / 635-262

PS Form 3800, August 2006

See Reverse for Instructions

CERTIFIED MAIL™

SAN BERNARDINO



15

7012 1010 0000 9130 0919

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
37600 SKY CANYON DR # 507
MURRIETA, CA 92563



02 1R
0002004339 MAY 12 2015
MAILED FROM ZIP CODE 92554



KT KILL 5/15
0005/30/15

NIXIE 918 SE 1009
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 92563269199 *2704-06990-12-37

9256314696

May 7, 2015

Rita A. Deam
P.O. Box 1407
Palm Springs, Ca 92263

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

Rita A. Deam
P.O. Box 1407
Palm Springs, Ca 92263
CV13-03799 / 635-262

7012 1010 0000 9130 0919

COMPLETE THIS SECTION ON DELIVERY

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Larry R. Perryman
68190 St Moritz Drive
Mountain Center, Ca 92561-3583
CV13-03799 / 635-262

A. Signature *L Perryman*
 B. Received By (Printed Name) *L Perryman*
 C. Date of Delivery *6-7-15*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

*PO 437
 92561*

Express Mail
 Return Receipt for Merchandise
 C.O.D.

4. Restricted Delivery? (Extra Fee) Yes No

7012 1010 0000 9130 0865

2. Article Number
 (Transfer from service label)
 PS Form 3811, August 2001

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

7012 1010 0000 9130 0865

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

Postmark
Here

Larry R. Perryman
68190 St Moritz Drive
Mountain Center, Ca 92561-3583
CV13-03799 / 635-262

PS Form 3800, August 2006

See Reverse for Instructions

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

7012 1010 0000 9130 0896

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

Postmark
Here

Hall & Bailey
 6761 Brockton Avenue
 Riverside, Ca 92506
 CV13-03799 / 635-262

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Hall & Bailey
 6761 Brockton Avenue
 Riverside, Ca 92506
 CV13-03799 / 635-262

COMPLETE THIS SECTION ON DELIVERY

A. Signature

J. Rickard

- Agent
 Addressee

B. Received by (Printed Name)

J. Rickard

C. Date of Delivery

5/18/15

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

RECEIVED
 MAY 18 2015

- Mail Express Mail
 Return Receipt for Merchandise
 C.O.D.

Delivery? (Extra Fee) Yes

2. Article Number
 (Transfer from service label)

7012 1010 0000 9130 0896

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Larry R. Perryman and Pacific Holding and Development
 112 N. Curry Street
 Carson City, NV 89703-4934
 CV13-03799 / 635-262

2. Article Number
 (Transfer from service label)

7012 1010 0000 9130 0889
 PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

B. Received by (Printed Name) Date of Delivery

D. Is delivery address different from item 1? Yes
 if YES, enter delivery address below: No

3. Restricted Delivery? (Extra Fee) Yes

4. Restricted Delivery? (Extra Fee) Yes

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

Larry R. Perryman and Pacific Holding and Development
 112 N. Curry Street
 Carson City, NV 89703-4934
 CV13-03799 / 635-262

7012 1010 0000 9130 0872

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

STATE AGENT AND TRANSFER SYNDICATE, INC.
112 N. Curry Street
Carson City, NV 89703-4934
CV13-03799 / 635-262

PS Form 3800, August 2006

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

STATE AGENT AND TRANSFER SYNDICATE, INC.
112 N. Curry Street
Carson City, NV 89703-4934
CV13-03799 / 635-262

2. Article Number
(Transfer from service label)

7012 1010 0000 9130 0872

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten Name]

C. Date of Delivery

[Handwritten Date]

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

- Mail Express Mail
- Mail Return Receipt for Merchandise
- Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes



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

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

OFFICIAL USE

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

Postmark
Here

Larry R. Perryman, LLC
 112 N. Curry Street
 Carson City, NV 89703-4934
 CV13-03799 / 635-262

PS Form 3800, August 2006

See Reverse for Instructions

9590 0216 0000 0101 2102

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE ADDRESS RETURNED TO THE SENDER

SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Larry R. Perryman, LLC
 112 N. Curry Street
 Carson City, NV 89703-4934
 CV13-03799 / 635-262

COMPLETE THIS SECTION ON DELIVERY

- A. Signature X Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

Mail Express Mail
 Return Receipt for Merchandise
 C.O.D.
 Delivery? (Extra Fee) Yes

2. Article Number

(Transfer from service label)

7012 1010 0000 9130 085A

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

July 20, 2015

RE CASE NO: CV1303799

I, Wayne Durant, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155.

That on 5/11/2015 at 1:30 PM, I securely and conspicuously posted Notice of Violation for R.C.C. 17.12.040 (ORD 348) SECTION 3.3 described as EXCESSIVE OUTSIDE STORAGE and R.C.C. 8.120.010 (ORD 541) SEC 2 described as ACCUMULATED RUBBISH at the property described as:

Property Address: Parcel E/O 68190 St. Moritz Dr, PINYON PINES

Assessor's Parcel Number: 635-262-015

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

Executed on July 20, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

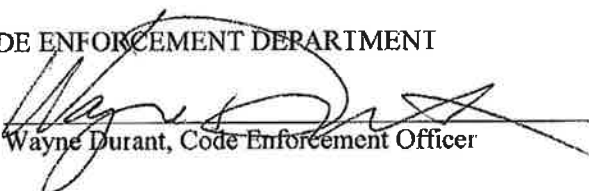
By:  Wayne Durant, Code Enforcement Officer

EXHIBIT “F”

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

DOC # 2014-0361693

09/24/2014 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155



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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case #: CV-1303799

LARRY RICHARD PERRYMAN)
and DOES I through X, Owners)

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

ADDRESS: Parcel E/O 68190 St. Moritz Dr, PINYON PINES CA, 92561
PARCEL #: 635-262-015
LEGAL DESCRIPTION: 1 acres in LOT 140 of , recorded in RS 31 page 39

VIOLATION(S): Riverside County Code (Ordinance) 17.12.040 (Ord. 348) Excessive Outside Storage .17.12.040 (Ord. 348) Occupied Recreational Vehicle. 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: Hector Viray
Hector Viray, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)SS

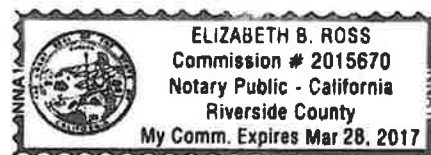
On 09.11.2014 before me, Elizabeth B. Ross, Notary Public, personally appeared Hector Viray who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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 #:2015670 Expires: March 28, 2017

Signature: Elizabeth B. Ross (Seal)



RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155

2015-0340331

07/30/2015 03:12 PM

Customer Copy Label

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

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

(space for recorder's use)

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

LARRY RICHARD PERRYMAN)
and DOES I through X, Owners)

COPY

Case #: CV-1303799

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: Parcel E/O 68190 St. Moritz Dr, PINYON PINES CA, 92561
PARCEL #: 635-262-015

LEGAL DESCRIPTION: 1 acres in LOT 140 of , recorded in RS 31 page 39

VIOLATION(S): Riverside County Code (RCC) 8.120.010 [Riverside County Ordinance (RCO) 541]] described as accumulated rubbish; and 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: Mary Ortiz
Mary Ortiz, Code Enforcement Department

ACKNOWLEDGEMENT

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

State of California)
County of Riverside)

COPY

On 07-23-2015 before me, Elizabeth B. Ross, Notary Public, personally appeared Mary Ortiz 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 #:2015670 Expires: March 28, 2017



Signature: Elizabeth B. Ross (Seal)

EXHIBIT “G”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Greg Flannery
Code Enforcement Official

November 6, 2015

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE

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

Case No.: CV13-03799
APN: 635-262-015
Property: Parcel East of 68190 St. Moritz Drive, Pinyon Pines

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") Nos. 348, 541 and 725 to consider the abatement of the excess outside storage of materials and accumulated rubbish located on the SUBJECT PROPERTY described as Parcel East of 68190 St. Moritz Drive, Pinyon Pines, Riverside County, California, and more particularly described as Assessor's Parcel Number 635-262-015.

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

SAID HEARING will be held on **Tuesday, December 15, 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

Michelle Cervantes for:
HECTOR VIRAY
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: Parcel East of 68190 St. Moritz Drive, Pinyon Pines

Case No.: CV13-03799

APN: 635-262-015; District 3

LARRY RICHARD PERRYMAN
P.O. BOX 439
MOUNTAIN CENTER, CA 92561

RITA A. DEAM
P.O. BOX 1407
PALM SPRINGS, CA 92263

LARRY RICHARD PERRYMAN, LLC.
P.O. BOX 439
MOUNTAIN CENTER, CA 92561

LARRY RICHARD PERRYMAN, LLC
112 N. CURRY STREET
CARSON CITY, NV 89703-4934

STATE AGENT AND TRANSFER
SYNDICATE, INC.
112 N. CURRY STREET
CASRSON CITY, NV 89703-4934.

PROOF OF SERVICE

Case No. CV13-03799

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STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Sue Jimenez, the undersigned, 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 4080 Lemon Street, 12th Floor, Riverside, California 92501.

That on November 6, 2015, I served the following document(s):

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

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

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

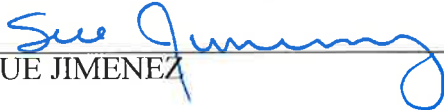
XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside, California, in the ordinary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

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

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

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

EXECUTED ON November 6, 2015, at Riverside, California.


SUE JIMENEZ



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

November 9, 2015

RE CASE NO: CV1303799

I, Wayne Durant, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is:
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155.

That on 11/09/2015 at 9:52 AM, I securely and conspicuously posted NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE at the property described as:

Property Address: Parcel E/O 68190 St. Moritz Dr, PINYON PINES

Assessor's Parcel Number: 635-262-015

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

Executed on November 9, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Wayne Durant, Code Enforcement Officer