

FORM APPROVED COUNTY COUNSEL 9/20/15
 BY: GREGORY P. PRIAMOS DATE
 Departmental Concurrence

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

112B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 December 3, 2015

SUBJECT: Abatement of Public Nuisance [Substandard Structure]
 Case No: CV15-00462 [COAST ENTERPRISES]
 Subject Property: 17312 N. Indian Avenue, North Palm Springs; APN: 666-211-002
 District: 5 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structure (accessory structure) on the real property located at 17312 N. Indian Avenue, North Palm Springs, Riverside County, California, APN: 666-211-002 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. Coast Enterprises, the owner of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

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 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 Grandis*
 Tina Grandis

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: _____

9-25

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

FORM 11: Abatement of Public Nuisance [Substandard Structure]

Case No: CV15-00462 [COAST ENTERPRISES]

Subject Property: 17312 N. Indian Avenue, North Palm Springs, APN: 666-211-002

District: 5

DATE: December 3, 2015

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

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

4. If the owner or whoever has possession or control of the real property does not take the above described actions within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structure 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 Jamison Cole on February 5, 2015. The inspection revealed a substandard structure (accessory 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: lack of or improper water closet, lavatory, bathtub, shower or kitchen sink, lack of hot and cold running water to plumbing fixtures, lack of connection to required sewage system, hazardous plumbing, hazardous wiring, lack of adequate heating facilities, members of walls, partitions or other vertical supports that split, lean list or buckle due to defective material or deterioration, members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration, dampness of habitable rooms, faulty weather protection, general dilapidation or improper maintenance, fire hazard, public and attractive nuisance – abandoned / vacant.

2. There have been approximately five (5) subsequent follow up inspections, with the last inspection being July 24, 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 structures.

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

FORM 11: Abatement of Public Nuisance [Substandard Structure]

Case No: CV15-00462 [COAST ENTERPRISES]

Subject Property: 17312 N. Indian Avenue, North Palm Springs, APN: 666-211-002

District: 5

DATE: December 3, 2015

PAGE: 3 of 3

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration
Exhibits A-G

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**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 15-00462
[SUBSTANDARD STRUCTURE]; APN: 666-211-)
002, 17312 N. INDIAN AVENUE, NORTH PALM) DECLARATION OF CODE
SPRINGS, COUNTY OF RIVERSIDE, STATE OF) ENFORCEMENT OFFICER
CALIFORNIA; COAST ENTERPRISES, OWNER.) JAMISON COLE
_____) [RCO Nos. 457 & 725]

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

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

2. On February 5, 2015, I conducted an inspection of the real property described as 17312 N. Indian Avenue, North Palm Springs, Riverside County, California, and further described as Assessor's Parcel Number 666-211-002 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and incorporated herein by reference as Exhibit "A."

3. A review of County records and documents disclosed that THE PROPERTY is owned by Coast Enterprises (hereinafter referred to as "OWNER"). A certified copy of the County Equalized Assessment Roll for the 2015-2016 tax year and a copy of the report generated from the County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B."

4. Based on the Lot Book Reports from RZ Title Service dated February 3, 2015 and updated on August 11, 2015, there appears to be no other parties that may potentially hold a legal interest in THE PROPERTY. True and correct copies of the Lot Book Reports are attached hereto and incorporated herein by reference as Exhibit "C."

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FORM APPROVED COUNTY COUNSEL

BY: *Sophia H. Choi* 9/21/2015
DATE: SOPHIA H. CHOI

1 5. On February 5, 2015, I arrived at THE PROPERTY to conduct an inspection. The front
2 gate was open allowing access to THE PROPERTY. I entered and observed the following conditions
3 which cause the structure to be substandard and THE PROPERTY to constitute a public nuisance in
4 violation set forth in Riverside County Ordinance ("RCO") No. 457.

5 Accessory Structure:

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

21 6. On February 5, 2015, Notice of Violation, Notice of Defects and a "Danger Do Not Enter"
22 sign were posted on THE PROPERTY.

23 7. On February 25, 2015, a Notice of Violation and Notice of Defects were mailed to
24 OWNER by certified mail, return receipt requested, and first class mail.

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

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

 10. There have been approximately five (5) subsequent follow up inspections, with the last
inspection being July 24, 2015. THE PROPERTY continues to be in violation of RCO No. 457.

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

1 12. A recent inspection showed the substandard structure (accessory structure) remains on
2 THE PROPERTY and constitute a public nuisance in violation of the provisions set forth of RCO No. 457.

3 13. A Notice of Pendency of Administrative Proceedings regarding the substandard structure
4 was recorded in the Office of the County Recorder, County of Riverside, State of California, on April 28,
5 2015. A true and correct copy is attached hereto and incorporated herein by reference as Exhibit "F."

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

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

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

15 (a) the structure (accessory structure) be condemned as a substandard building,
16 public and attractive nuisance;

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

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

28 ///

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

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

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

12 Executed this 14TH day of September, 2015, at San Jacinto, California.

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14 
15 _____
16 JAMISON COLE
17 Code Enforcement Officer
18 Code Enforcement Department
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EXHIBIT “A”

CV15-00462

17312 N. Indian Ave., Palm Springs

APN: 666-211-002



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



REPORT PRINTED ON... 8/19/2015 11:28:26 AM

© Riverside County TLMA GIS

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

Notes
 Thomas Bros. Page 726
 Grid D2

EXHIBIT “B”

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

Assessment #666211002-0		Parcel # 666211002-0	
Assessee:	COAST ENTERPRISES	Land	47,000
Mail Address:	6700 E SWARTHMORE DR	Structure	1,000
City, State Zip:	ANAHEIM CA 92807	Full Value	48,000
Real Property Use Code:	C1	Total Net	48,000
Base Year	2015		
Conveyance Number:	0454031		
Conveyance (mm/yy):	11/2014		
PUI:	C110000		
TRA:	61-215		
Taxability Code:	0-00		
ID Data:	Lot 2 MB 022/047 GARNET GARDENS 2		
Situs Address:	17312 N INDIAN AVE N PALM SPG CA 92258		

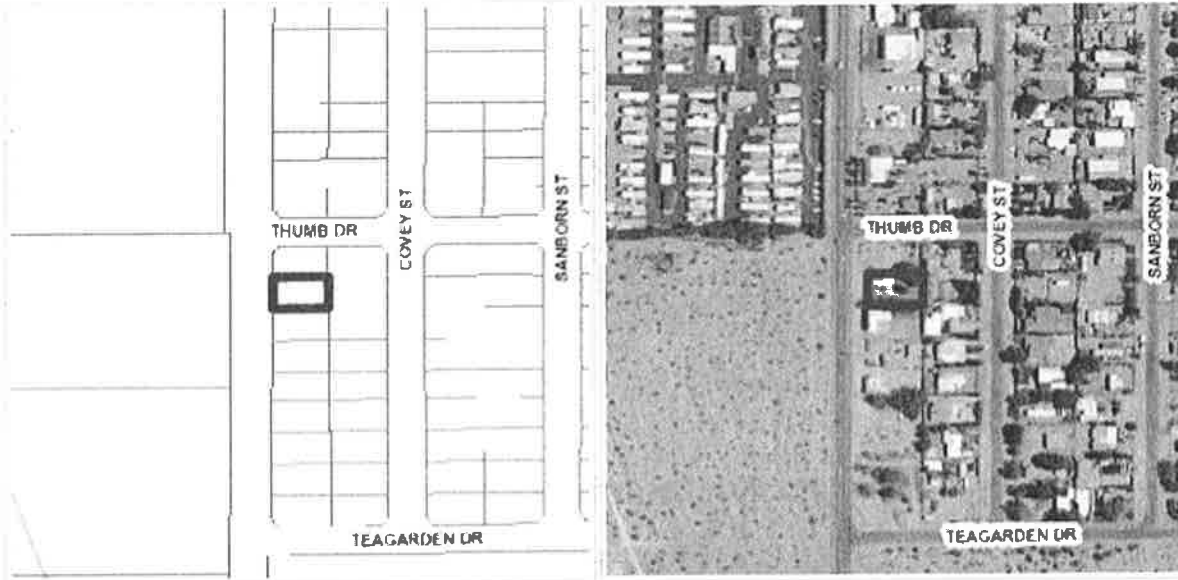
View Parcel Map



Riverside County Parcel Report
APN 666-211-002
Disclaimer

Report Date: Monday, August 31, 2015

MAPS/IMAGES



PARCEL

APN	666-211-002-0	Supervisory District 2011	MARION ASHLEY, DISTRICT 5
		Supervisory District 2001	MARION ASHLEY, DISTRICT 5
Previous APN	000000000	Township/Range	T3SR4E SEC 11
Owner Name	COAST ENTERPRISES	Elevation Range	No Elevation Range available
Address	17312 N INDIAN AVE N PALM SPG, CA 92258	Thomas Bros. Map Page/Grid	PAGE: 726 GRID: D2
Mailing Address	6700 E SWARTHMORE DR ANAHEIM CA, CA 92807	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: <u>MB 22/47</u> Subdivision Name: GARNET GARDENS 2 Lot/Parcel: 2 Block: C Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary City Sphere: DESERT HOT SPRINGS Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 0.00 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

PARCEL

Property Characteristics	No Property Description Available	County Service Area	In or partially within N PALM SPRINGS #13 - Street Lighting
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PLANNING

Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
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Land Use Designations	LI	Agricultural Preserve	Not in an agricultural preserve
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General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	PROJECT AREA NAME: MCPA SUBAREA NAME: Garnet - Sub Area AMENDMENT NUMBER: 0 ADOPTION DATE: 2010-05-13 ACREAGE: 2588 ACRES
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Area Plan (RCIP)	Western Coachella Valley	Airport Influence Areas	Not in an Airport Influence Area
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General Plan Policy Areas	None	Airport Compatibility Zones	Not in an Airport Compatibility Zone
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Zoning Classifications (ORD. 348)	Zoning: C-1/C-P CZNumber: 0	Zoning Districts and Zoning Areas	PASS & DESERT, DIST
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Zoning Overlays	Not in a Zoning Overlay	Community Advisory Councils	Not in a Community Advisory Council Area
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ENVIRONMENTAL

<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group
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CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Not in a Conservation Area	WRMSHCP Cell Number	None
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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
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<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>	None	Vegetation (2005)	No Data Available
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ENVIRONMENTAL

FIRE

High Fire Area (Ord. 787)	Not in a High Fire Area	Fire Responsibility Area	Not in a Fire Responsibility Area
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DEVELOPMENT FEES

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
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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)	WESTERN COACHELLA VALLEY
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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
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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
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TRANSPORTATION

Circulation Element Ultimate Right-of-Way	IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.	Road Book Page	172
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor

HYDROLOGY

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

GEOLOGIC

GEOLOGIC

Fault Zone	Not in a Fault Zone
Faults	WITHIN A 1/2 MILE OF SAN ANDREAS FAULT
Liquefaction Potential	Moderate
Subsidence	Susceptible

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.

MISCELLANEOUS

School District	PALM SPRINGS UNIFIED
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Tax Rate Areas
 061215
 CITRUS PEST CONTROL 2
 COACHELLA VALLEY RESOURCE CONSERVATION COUNTY FREE LIBRARY COUNTY SERVICE AREA 13 *
 COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152
 CV MOSQ & VECTOR CONTROL
 DESERT COMMUNITY COLLEGE
 DESERT HOSPITAL
 DESERT HOT SPRINGS CO WTR IMP B
 DESERT HOT SPRINGS COUNTY WATER
 DESERT WATER AGENCY 6TH FRINGE
 FLOOD CONTROL ADMINISTRATION
 FLOOD CONTROL ZONE 6
 GENERAL
 GENERAL PURPOSE MID-COUNTY PRJ AMD 2-AB1290
 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

Communities	North Palm Springs
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Lighting (Ord. 655)	Zone B, 43.16 Miles From Mt. Palomar Observatory
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2010 Census Tract	044522
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Farmland	URBAN-BUILT UP LAND
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Special Notes	No Special Notes
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PERMITS/CASES/ADDITIONAL

Building Permits

Case #	Description	Status
No Building Permits	Not Applicable	Not Applicable

PERMITS/CASES/ADDITIONAL**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
CV1500125	NEIGHBORHOOD ENFORCEMENT	OPEN
CV1500462	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: CV15-00462 / Regina Keyes\33026
 IN RE: COAST ENTS

Property Address: 17312 N. Indian Ave.
 North Palm Springs CA 92258

Order Number: **33484**

Order Date: 8/12/2015
 Dated as of: 8/11/2015

County Name: Riverside

FEE(s):
 Report: \$60.00

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

All exceptions are as follows:

Assessor's Parcel No. : 666-211-002-0

Assessments:	Land Value:	\$36,877.00
	Improvement Value:	\$28,152.00
	Exemption Value:	\$0.00
	Total Value:	\$65,029.00

Property Taxes for the Fiscal Year	2014-2015
Total Annual Tax	\$817.16
Status: Paid through	06/30/2015

A Notice of Administrative Proceedings by the

City of	San Jacinto
County of	Riverside
Recorded	04/28/2015
Document No.	2015-0172380

A Notice of Administrative Proceedings by the

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

Order Number: 33484
Reference: CV15-00462 / Re

County of	Riverside
Recorded	04/28/2015
Document No.	2015-0172381

NO OTHER EXCEPTIONS

DOC # 2015-0172380

04/28/2015 02:35P Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Peter Aidana

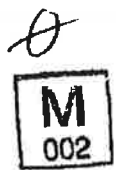
Assessor, County Clerk & Recorder

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
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nchacc						T:	CTY	UNI	002



(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case #: CV-1500125

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: 17312 N INDIAN AVE, N PALM SPG CA, 92258
PARCEL #: 666-211-002
LEGAL DESCRIPTION: LOT 2 of GARNET GARDENS 2, recorded in MB 22 page 47

VIOLATION(S): Riverside County Code (Ordinance) 17.12.040 (Ord. 348) , 15.08.010 (Ord. 457) , 15.08.010 (Ord. 457) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By:
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

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

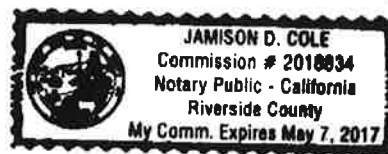
State of California)
County of Riverside)

On 4/2/15 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is 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)

DOC # 2015-0172381

04/28/2015 02:35P Fee:NC

Page 1 of 2

Recorded in Official Records

County of Riverside

Peter Aldana

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
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(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case #: CV-1500462

COAST ENTS)
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: 17312 N INDIAN AVE, N PALM SPG CA, 92258
PARCEL #: 666-211-002
LEGAL DESCRIPTION: LOT 2 of GARNET GARDENS 2, recorded in MB 22 page 47

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

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By:
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

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

State of California)
County of Riverside)

On 4/3/15 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #:2018834 Expires: May 7, 2017



Signature: Jamison D. Cole (Seal)



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

Lot Book Report

Order Number: **33026**

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV15-00462 / 33026

IN RE: COAST ENTS

Order Date: 2/10/2015

Dated as of: 2/3/2015

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 17312 N Indian Ave.

North Palm Springs

CA 92258

Assessor's Parcel No. : 666-211-002-0

Assessments:

Land Value:	\$36,877.00
Improvement Value:	\$28,152.00
Exemption Value:	\$0.00
Total Value:	\$65,029.00

Tax Information

Property Taxes for the Fiscal Year	2014-2015
Total Annual Tax	\$817.16
Status: Paid through	06/30/2015

Property Vesting

The last recorded document transferring title of said property

Dated 11/20/2014

Recorded 11/26/2014



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

Order Number: 33026

Reference: CV15-00462 / 330

Document No.	2014-0454031
D.T.T.	\$52.80
Grantor	Alta W. Davis, a widow
Grantee	Coast Enterprises, a Nevada Corporation

Deeds of Trust

No Deeds of Trust of Record

Additional Information

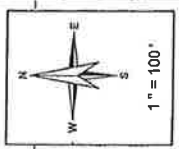
NO JUDGMENTS AND/OR LIENS FOUND.

Legal Description

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

LOT 2 BLOCK C OF GARNET GARDENS UNIT NO. 2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 22, PAGE 47 OF MAPS, RECORDS OF SAID COUNTY.

666-21
24-39-1



Legend

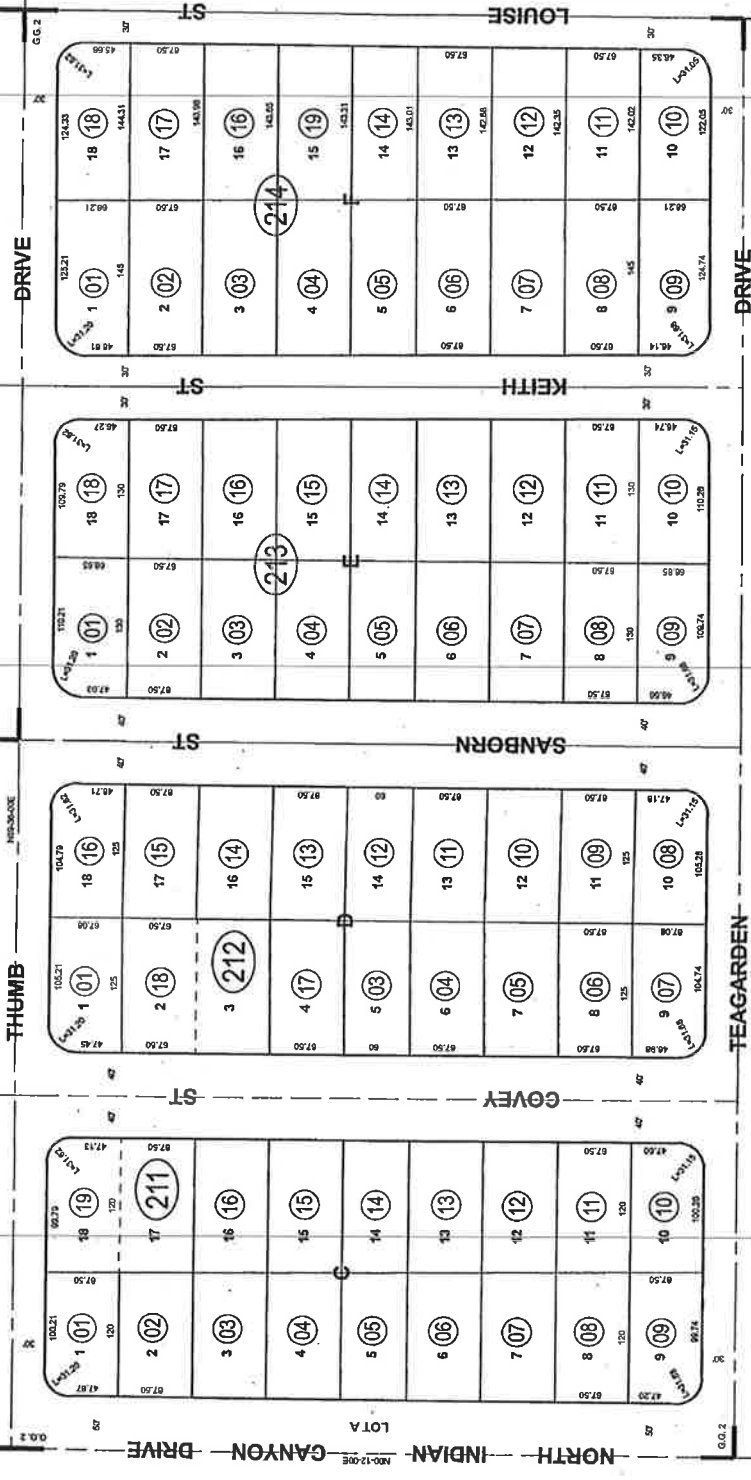
- Lot Lines
- Right-of-Way
- - - Old Lot Lines
- - - Reference R.O.W
- - - Other Easements
- Lease Area
- Submittal T.C. Mark

DATE	OLD NUMBER	NEW NUMBER
11/19/11	11-11	11-11
02/07/12	11-421	11-418
02/07/12	11-123	11

T.R.A. 081-215

S 1/2, NW 1/4, SW 1/4, SEC. 11, T.3S., R.4E.

SEP 29 2011



Aug 2011

Map Reference *
MS 2247-D GARNET GARDENS UNIT NO. 2

Pg 20	Pg 22
Pg 14	Pg 23
Pg 15	Pg 24
	Pg 26

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED BY THE COUNTY ASSESSOR'S OFFICE FOR ANY ERRORS OR OMISSIONS. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE COUNTY ASSESSOR'S OFFICE MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



ASSESSOR'S MAP BK666 PG.21
Riverside County, Calif.

JHernandez

RECORDING REQUESTED BY:
Orange Coast Title Company

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**

Coast Enterprises, a Nevada Corporation
6700 East Swarthmore Drive
Anaheim, CA 92807

APN: 666-211-002-0
TITLE ORDER NO.: 210-1617013-10
TRA: 061-215
ESCROW NO.: 10789-PD

DOC # 2014-0454031
11/26/2014 01:59 PM Fees: \$18.00
Page 1 of 2 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

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

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare that the **DOCUMENTARY TRANSFER TAX IS: \$ 52.80 Riverside County**
XX computed on the full value of the interest of property conveyed, or
___ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
___ OR transfer is EXEMPT from tax for the following reason

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Alta W. Davis, a Widow

HEREBY GRANT(S) to Coast Enterprises, a Nevada Corporation

All that real property situated in the City of North Palm Springs, County of Riverside, State of California, described as:
**LOT 2 BLOCK C OF GARNET GARDENS UNIT NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 22, PAGE 47 OF
MAPS, RECORDS OR RIVERSIDE COUNTY, CALIFORNIA.**

Commonly Known As: 17312 N. Indian Avenue, North Palm Springs, CA 92258

Dated: November 20, 2014

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On NOVEMBER 25, 2014, before me,
JON M. LIZARRAGA, a Notary Public

personally appeared Alta W. Davis

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

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

WITNESS my hand and official seal.

Signature

Alta W. Davis



(SEAL)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:
Orange Coast Title Company

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

Coast Enterprises, a Nevada Corporation
6700 East Swarthmore Drive
Anaheim, CA 92807

APN: 666-211-002-0
TITLE ORDER NO.: 210-1617013-10
TRA: 061-215
ESCROW NO.: 10789-PD

CERTIFICATION

Under the provisions of Government Code 27361.7 I
certify under the penalty that the following is a
true copy of illegible wording found in the attached
document:

Date: 11-26-14
Signature: [Signature]
Print Name: Liz Fowler

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare that the **DOCUMENTARY TRANSFER TAX IS: \$ 52.80 Riverside County**
XX computed on the full value of the interest of property conveyed, or
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
 OR transfer is EXEMPT from tax for the following reason

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Dated: November 20, 2014

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE }

On NOVEMBER 25, 2014, before me,

JON M. LIZARRAGA, a Notary Public

personally appeared Alta W. Davis

[Signature]
Alta W. Davis

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

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



WITNESS my hand and official seal.

[Signature]
Signature

(SEAL)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

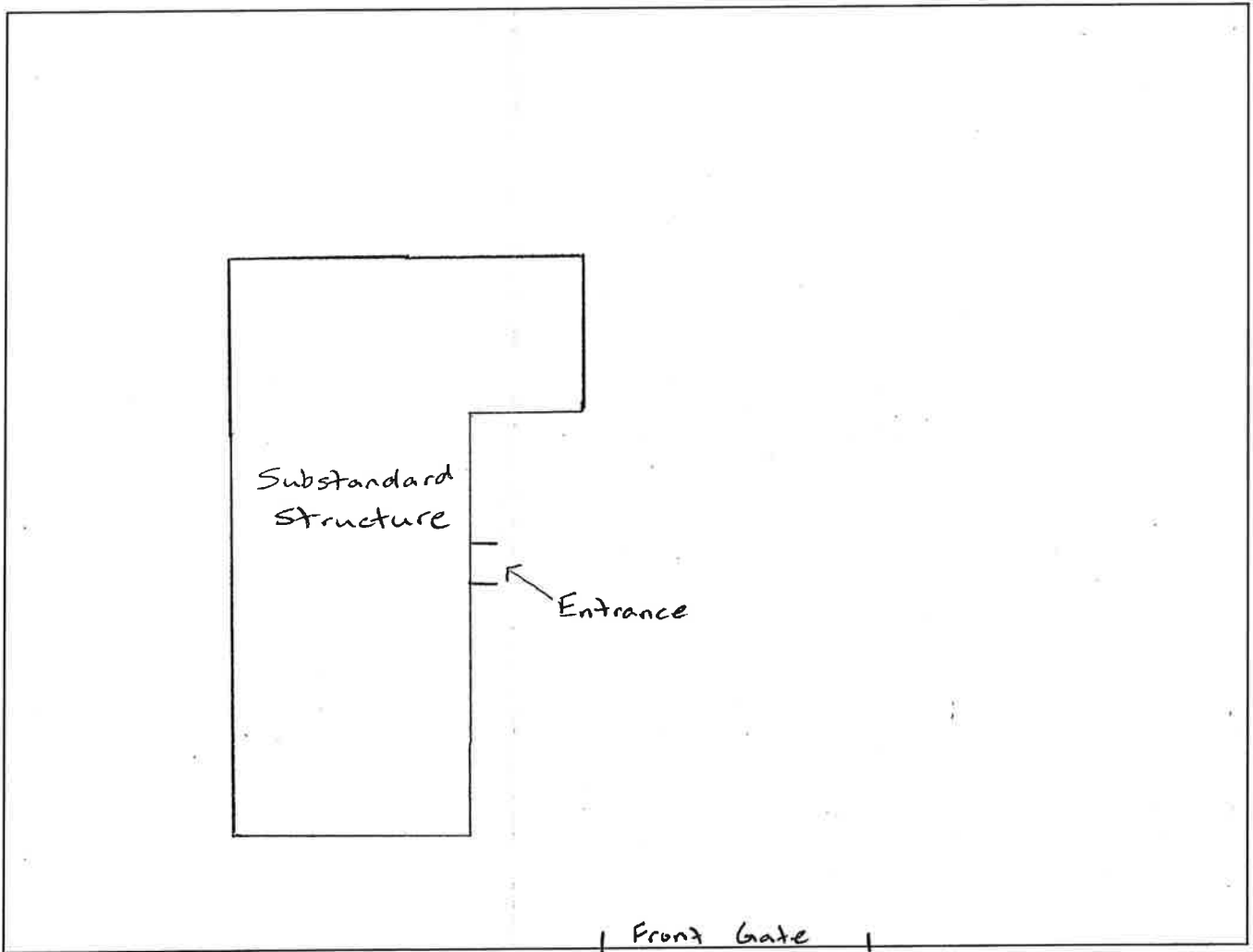
EXHIBIT “D”

SITE PLAN: Case # CV-1500462

OWNER(S): COAST ENTS
SITE ADDRESS: 17312 N INDIAN AVE, N PALM SPG
ASSESSOR'S PARCEL: 666-211-002
ACREAGE: 0.00

NORTH ARROW: ←

REAR PROPERTY LINE



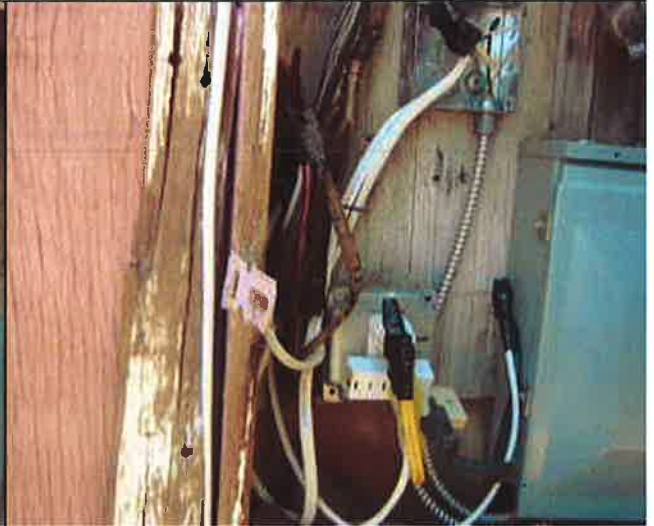
FRONT PROPERTY LINE: 17312 N INDIAN AVE, N PALM SPG

PREPARED BY: J. COLE DATE: 6/15/15

Photographs



02/05/15 - Substandard Structure - NOD# 6,14,15,17 - Pike



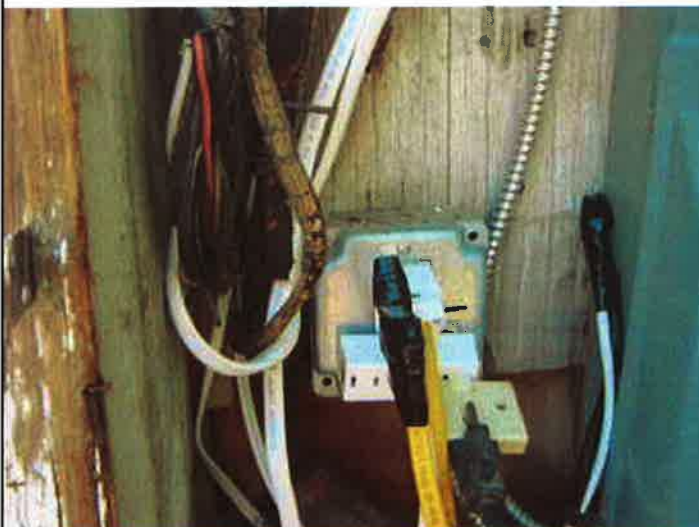
02/05/15 - Substandard Structure - NOD# 6,14,15 - Pike



02/05/15 - Substandard Structure - NOD# 6,14,15,17 - Pike



02/05/15 - Substandard Structure - NOD# 6,14,15 - Pike



02/05/15 - Substandard Structure - NOD#6,14,15,17 -



02/05/15 - Substandard Structure - NOD# 6,14,15



02/05/15 - Substandard Structure - NOD# 6,14,15,17 - Pike



02/05/15 - Substandard Structure - NOD# 6,14,15 Pike



02/05/15 - Substandard Structure - NOD# 7,13,14,17 - Pike



02/05/15 - Substandard Structure - NOD#7,13,14, Pike



02/05/15 - Substandard Structure - NOD#6,14,15,17 - Pike



02/05/15 - Substandard Structure - NOD# 11,12,13,14,17 - Pike



02/05/15 - Substandard Structure - NOD# 11,12,13,14,17 - Pike



02/05/15 - Substandard Structure - NOD# 11,12,13,14,17 - Pike



02/05/15 - Substandard Structure - NOD#11,12,13,14,17 - Pike



02/05/15 - Substandard Structure - NOD# 11,12,13,14,17 - Pike



02/05/15 - Substandard Structure - NOD# 11,12,13,14,17 - Pike



02/05/15 - Substandard Structure - NOD#11,12,13,14,17 - Pike



02/05/15 - Substandard Structure - NOD# 11,12,13,14,17 - Pike



02/05/15 - Substandard Structure - NOD# 1,2,3,4,14,17 - Pike



02/05/15 - Substandard Structure - NOD#1,2,3,4,14,17 - Pike



02/05/15 - Substandard Structure - NOD# 6,15 - J



02/05/15 - Substandard Structure - NOD#17 - Pike



02/05/15 - Substandard Structure - NOD# 17 - P



02/05/15 - Substandard Structure - NOD# 17 - Pike



02/05/15 - Substandard Structure - NOD# - Pik



02/05/15 - Substandard Structure - NOD# 17 - Pike



02/05/15 - Substandard Structure - NOD# 17 - P



02/05/15 - Substandard Structure - NOD# 4 - Pike



02/05/15 - Substandard Structure - NOD# 4 - Pi



02/05/15 - Substandard Structure - NOD# 4 - Pike



02/05/15 - Substandard Structure - NOD# 12,17 -



02/05/15 - Substandard Structure - NOD# 11,12,13,14,17- Pike



02/05/15 - Substandard Structure - NOD#11,12,13,14,17 - Pike



02/05/15 - Substandard Structure - NOD#11,12,13,14,17 - Pike



02/05/15 - Substandard Structure - NOD#11,12,13,14,17 - Pike



02/05/15 - Substandard Structure -
NOD#11,12,13,14,17 - Pike



02/05/15 - Substandard Structure -
NOD#11,12,13,14,17 - Pike



02/05/15 - Substandard Structure - Posting - Pike



02/05/15 - Substandard Structure -
NOD#11,12,13,14,17 - Pike



02/05/15 - Substandard Structure - Bus Stop Area -
Pike



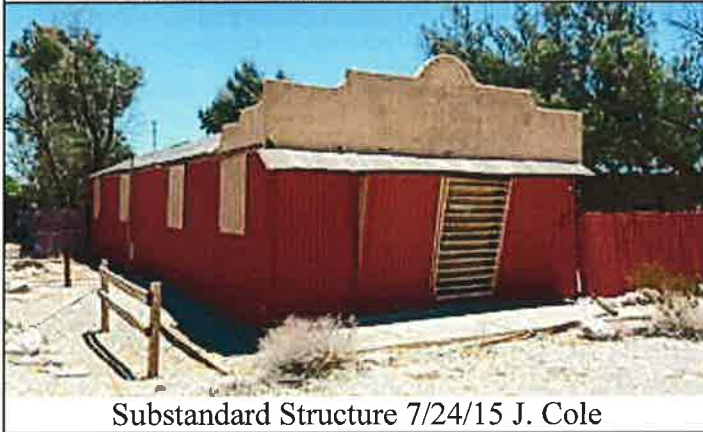
02/05/15 - Substandard Structure - Bus Stop Area
Pike



Substandard Structure 6/5/15 J. Cole



Substandard Structure 7/24/15 J. Cole



Substandard Structure 7/24/15 J. Cole

EXHIBIT “E”



COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV - ^{TBA}

THE PROPERTY AT: 17312 N. FIDIAN AVE., N. Palm Springs APN#: 6116-21-052

WAS INSPECTED BY OFFICER: PIKE / COLE ID#: 59/108 ON 02/05/15 AT 1351 am/pm

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

<input type="radio"/>	5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="radio"/>	17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/>	8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/>	17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input checked="" type="radio"/>	8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input checked="" type="radio"/>	15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="radio"/>	17. _____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/>	15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input checked="" type="radio"/>	15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="radio"/>	17. _____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/>	15.48.010 (RCO 457)	Unpermitted Mobile Home - Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input type="radio"/>	17. _____ (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than _____ square feet at the rear of the property.
<input type="radio"/>	15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="radio"/>		

COMMENTS: Approx. 36' x 39' AREA OF RUBBISH
Approx 80' OF OUTSIDE STORAGE

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 02/20/15. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO **\$500.00** PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS. YOU WILL HAVE THE RIGHT TO OBJECT TO THESE CHARGES BY FILING A REQUEST FOR HEARING WITH THE DEPARTMENT OF CODE ENFORCEMENT WITHIN TEN (10) DAYS OF SERVICE OF THE SUMMARY OF CHARGES, PURSUANT TO RIVERSIDE COUNTY ORDINANCE 725 AND RIVERSIDE COUNTY CODE 1.16.

SIGNATURE POSSEO PRINT NAME 2/5/15 DATE PROPERTY OWNER TENANT

CDL/CID# _____ D.O.B. _____ TEL. NO. _____ **POSTED**

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

UNIFORM HOUSING HEALTH & SAFETY

SUBSTANDARD BUILDING CONDITIONS:

CODE SECTIONS CODE SECTIONS

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

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

Case No. TBA Address 17312 INDIAN CANYON N. PALMS SPRINGS

Date 02/05/15 Officer PIKE #59 / COLE #108



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

February 25, 2015

RE CASE NO: CV1500462

I, Jamison Cole, 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 2/5/15 at 1:55 p.m., I securely and conspicuously posted a Notice of Violation for RCC 15.16.020 - Substandard Structure and RCC 8.120.010 - Accumulated Rubbish, a Notice of Defects, and a Danger/Do Not Enter sign at the property described as:

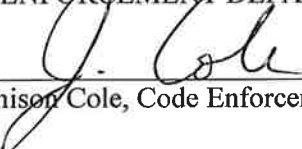
Property Address: 17312 N INDIAN AVE, N PALM SPG

Assessor's Parcel Number: 666-211-002

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

Executed on February 25, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Jamison Cole, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

February 25, 2015

COAST ENTS
6700 E. SWARTHMORE DR.
ANAHEIM, CA 92807

RE CASE NO: CV1500462 at 17312 N INDIAN AVE, in the community of N PALM SPG, California, Assessor's Parcel Number 666-211-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 17312 N INDIAN AVE, in the community of N PALM SPG California, Assessor's Parcel Number 666-211-002, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

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

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

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

- 2) 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) 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.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY March 25, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

NOTICE IS HEREBY GIVEN ! AT AT THE CONCLUSION OF TH 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: Jamison Cole, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

February 25, 2015

Occupant
17312 N INDIAN AVE
N PALM SPG, CA 92258

RE CASE NO: CV1500462 at 17312 N INDIAN AVE, in the community of N PALM SPG, California, Assessor's Parcel Number 666-211-002

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 17312 N INDIAN AVE, in the community of N PALM SPG California, Assessor's Parcel Number 666-211-002, is in violation of Section(s) RCC Section No. 15.16.020 (Ord. 457), 8.120.010 (Ord. 541), of the Riverside County Code.

Said violation is described as:

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

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

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- 2) 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) 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.
- 2) Remove all rubbish and dispose of it in an approved, legal landfill.

COMPLIANCE MUST BE COMPLETED BY March 25, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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CODE ENFORCEMENT DEPARTMENT

By: Jamison Cole, Code Enforcement Officer

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

SUBSTANDARD BUILDING CONDITIONS:

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

- | | | |
|--|--------------|-----------------|
| 1. <input checked="" type="checkbox"/> Lack of or improper water closet, lavatory, bathtub, shower or kitchen sink..... | 1001(b)1,2,3 | 17920.3(a)1,2,3 |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 2. <input checked="" type="checkbox"/> Lack of hot and cold running water to plumbing fixtures | 1001(b)4,5 | 17920.3(a)4,5 |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 3. <input checked="" type="checkbox"/> Lack of connection to required sewage system..... | 1001(b)14 | 17920.3(a)14 |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 4. <input checked="" type="checkbox"/> Hazardous plumbing..... | 1001(f) | 17920.3(e) |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 checked="" type="checkbox"/> Hazardous Wiring..... | 1001(e) | 17920.3(d) |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 7. <input checked="" type="checkbox"/> Lack of adequate heating facilities..... | 1001(o)6 | 17920.3(a)6 |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 8. <input type="checkbox"/> Deteriorated or inadequate foundation..... | 1001(c)1 | 17920.3(b)1 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 9. <input type="checkbox"/> Defective or deteriorated flooring or floor supports..... | 1001(c)2 | 17920.3(b)2 |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 10. <input checked="" type="checkbox"/> Members of walls, partitions or other vertical supports that <u>split</u> , lean, list or <u>buckle</u>
due to defective material or deterioration..... | 1001(c)4 | 17920.3(b)4 |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" 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 type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 12. <input checked="" type="checkbox"/> Dampness of habitable rooms..... | 1001(b)11 | 17920.3(a)11 |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 13. <input checked="" type="checkbox"/> Faulty weather protection..... | 1001(h)1-4 | 17920.3(g)1-4 |
| A. Deteriorated or ineffective weather proofing of exterior walls, roof or floors
including <u>broken windows or doors</u> , <u>lack of paint</u> or other approved wall covering. | | |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 14. <input checked="" type="checkbox"/> General dilapidation or improper maintenance..... | 1001(b)13 | 17920.3(a)13 |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 15. <input checked="" type="checkbox"/> Fire hazard..... | 1001(i) | 17920.3(h) |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 16. <input type="checkbox"/> Extensive fire damage..... | | |
| OBTAIN PERMIT TO: <input type="checkbox"/> Repair Per Applicable Building Codes <input type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 17. <input checked="" type="checkbox"/> Public and attractive nuisance - abandoned/vacant..... | | |
| OBTAIN PERMIT TO: <input checked="" type="checkbox"/> Repair Per Applicable Building Codes <input checked="" type="checkbox"/> Demolish Or Rehabilitate Structure | | |
| 18. <input type="checkbox"/> Improper occupancy..... | 1001(n) | 17920.3(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. TBA Address 17312 INDIAN CAMPON, N. PALMSPRINGS
 Date 02/05/15 Officer PIKE #59 / COLE #1108



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1500462

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 February 25, 2015, I served the following documents(s):

Notice of Violation

NOTICE OF DEFECTS

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


COAST ENTS 6700 E. SWARTHMORE DR., ANAHEIM, CA 92807
OCCUPANT 17312 N INDIAN AVE, N PALM SPG, CA 92258

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 February 25, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Amanda Ricks, Code Enforcement Aide

CERTIFIED MAIL™

COUNTY OF RIVERSIDE

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



02 1R
0002004053
MAILED FROM ZIP CODE 92501

7011 1570 0003 2126 5863



RETURN RECEIPT REQUESTED

Undeliverable as requested

- Moved, Left No Address
- Unclaiming
- Refused
- Attempted, Not Known
- No Such S.

Occupant

17312 N INDIAN AVE
N PALM SPG, CA 92258
CV15-00462 / COLE 666

7011 1570 0003 2126 5863

POSTNET
MAR 04 2015

BY:

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

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

OFFICIAL USE

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

Postmark Here

Sent To
Street, /
or PO B
City, Sta

Occupant
17312 N INDIAN AVE
N PALM SPG, CA 92258
CV15-00462 / COLE 666

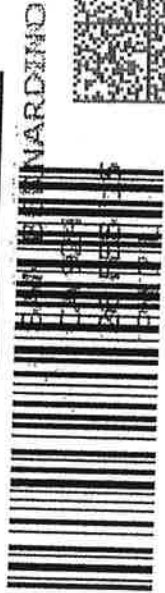
NIXIE 915 5E 1009 0002/28/15

RETURN TO SENDER
NO MAIL RECEIPT
UNABLE TO FORWARD

BC: 92522383151 *2994-05202-25-41



CERTIFIED MAIL™



7011 1570 0003 2126 5856

UNITED STATES POSTAGE
PRINLEY BOWES
02 1R \$06.48⁰⁰
0002004053 FEB 26 2015
MAILED FROM ZIP CODE 92501

DELIVERED
APR 01 2015

COAST ENTS
6700 E. SWARTHMORE DR.
ANAHEIM, CA 92807
CV15-00462 / COLE 666

BY 16

WIXIE
*SIX SE 1609 0003/26/15
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 92582383181 *3004-03568-26-40
92582383181

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

RETURN RECEIPT REQUESTED
RETURN RECEIPT REQUESTED

7011 1570 0003 2126 5856

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)			

COAST ENTS
6700 E. SWARTHMORE DR.
ANAHEIM, CA 92807
CV15-00462 / COLE 666

EXHIBIT “F”

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

DOC # 2015-0172381
04/28/2015

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

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

(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

COAST ENTS)
and DOES I through X, Owners)...

Case #: CV-1500462

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: 17312 N INDIAN AVE, N PALM SPG CA, 92258

PARCEL #: 666-211-002

LEGAL DESCRIPTION: LOT 2 of GARNET GARDENS 2, recorded in MB 22 page 47

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

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
Brian Black, Code Enforcement Department

COPY

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
(See Attached Proof of Service
and Responsible Parties List)

Case No.: CV15-00462
APN: 666-211-002
Property: 17312 N. Indiana Avenue, North Palm Springs

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 17312 N. Indiana Avenue, North Palm Springs, Riverside County, California, and more particularly described as Assessor's Parcel Number 666-211-002.

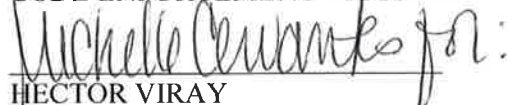
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared a public nuisance and be abated by removing the violations from the real property.

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


HECTOR VIRAY
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 17312 N. Indian Avenue, North Palm Springs;
Case No.: CV15-00462
APN: 666-211-002; District: 5

COAST ENTERPRISES
6700 E. SWARTHMORE DRIVE
ANAHEIM, CA 92807

REGISTERED AGENTS, INC.
401 RYLAND STREET, STE 200-A
RENO, NV 89502

1 **PROOF OF SERVICE**

2 Case No. CV15-00462

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

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

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

12 **OWNER**
13 **(SEE ATTACHED NOTICE LIST)**

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

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

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

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

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

25 
26 _____
27 SUE JIMENEZ
28



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

November 13, 2015

RE CASE NO: CV1500462

I, Jamison Cole, 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 11/12/15 at 10:50 a.m., I securely and conspicuously posted the Notice to Correct County Ordinance Violations and Abate Public Nuisance and the attached notice list on the front gate at the property described as:

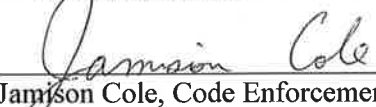
Property Address: 17312 N INDIAN AVE, N PALM SPG

Assessor's Parcel Number: 666-211-002

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

Executed on November 13, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Jamison Cole, Code Enforcement Officer