

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE: 9/21/15

Departmental Concurrence

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

102B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:

March 16, 2016

SUBJECT: Abatement of Public Nuisance [Excessive Outside Storage]
 Case No: CV12-02911 [TRUST SERVICES OF CIMA]
 Subject Property: 1 Parcel North of 35061 Barbara Lee Road, Mountain Center;
 APN: 568-094-003
 District: 3 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The excessive outside storage of materials on the real property described as 1 Parcel North of 35061 Barbara Lee Road, Mountain Center, Riverside County, California, APN: 568-094-003 be declared a public nuisance and a violation of Riverside County Ordinance No. 348.
2. Trust Services of Cima, the owner of the subject real property, be directed to abate the excessive outside storage on the property by removing the same from real property within ninety (90) days.

[Signature]
 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: *[Signature]*
 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: _____

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

FORM 11: Abatement of Public Nuisance [Excessive Outside Storage]

Case No: CV12-02911 [TRUST SERVICES OF CIMA]

Subject Property: 1 Parcel North of 35061 Barbara Lee Road, Mountain Center;

APN: 568-094-003

District: 3

DATE: March 16, 2016

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 excess 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 excess outside storage of materials on the real property is declared to be in violation of Riverside County Ordinance No. 348, 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 Brett Pollard on August 13, 2012. The Inspection revealed excess outside storage of materials on the subject property in violation of Riverside County Ordinances No. 348. The items included but were not limited to: three (3) flatbeds trailers and holiday decorations, of about 720 square feet.

2. There have been approximately eleven (11) subsequent follow up inspections, with the last inspection being on August 6, 2015. The property continues to be in violation of Riverside County Ordinance No. 348.

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 excess outside storage.

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]

Case No: CV12-02911 [TRUST SERVICES OF CIMA]

Subject Property: 1 Parcel North of 35061 Barbara Lee Road, Mountain Center;

APN: 568-094-003

District: 3

DATE: March 16, 2016

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 12-02911
4 [EXCESSIVE OUTSIDE STORAGE]; APN: 568-)
5 094-003, 1 PARCEL NORTH OF 35061 BARBARA) DECLARATION OF CODE
6 LEE ROAD, MOUNTAIN CENTER, COUNTY OF) ENFORCEMENT OFFICER
7 RIVERSIDE, STATE OF CALIFORNIA; TRUST) WAYNE DURANT
8 SERVICES OF CIMA, OWNER.)
9 _____) [RCO Nos. 348 & 725]

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

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

16 2. I am informed and believe and based thereon allege that on August 13, 2012, Officer
17 Brett Pollard conducted an inspection of the real property described as 1 Parcel North of 35061 Barbara
18 Lee Road, Mountain Center, Riverside County, California, and further described as Assessor's Parcel
19 Number 568-094-003 (hereinafter described as "THE PROPERTY"). A true and correct copy of a
20 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and
21 incorporated herein by reference as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY is owned by
23 Trust Services of Cima (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 0.11 acres in size and is located within the R-1-2 1/2
27 (One-Family Dwelling) zone classification. Since this is an unimproved parcel no outside storage is
28 allowed.

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FORM APPROVED COUNTY COUNSEL
BY: *Sophia H. Choi* 09/21/2015
DATE
SOPHIA H. CHOI

1 4. Based on the Lot Book Reports from RZ Title Service dated April 17, 2013, and updated on June
2 25, 2014, May 5, 2015 and July 2, 2015, it is determined that other parties may potentially hold a legal
3 interest in THE PROPERTY, to wit: Randi Fjaeran (hereinafter referred to as "INTERESTED PARTY").
4 True and correct copies of the Lot Book Reports are attached hereto and incorporated herein by
5 reference as Exhibit "C."

6 5. I am informed and believe and thereon allege that on August 13, 2012, Officer Pollard
7 drove to THE PROPERTY to conduct an inspection from the road right of way. Officer Pollard observed
8 excess outside storage on THE PROPERTY. The outside storage of materials consisted of, but was not
9 limited to: three (3) flatbed trailers and holiday decorations, of about 720 square feet. This condition
10 causes THE PROPERTY to constitute a public nuisance in violation of the provisions set forth in
11 Riverside County Ordinance ("RCO") No. 348.

12 6. On August 13, 2012, a Notice of Violation was posted on THE PROPERTY.

13 7. On August 14, 2012, a Notice of Violation was mailed to OWNER by first class mail.

14 8. On June 10, 2013, a Notice of Violation was mailed to OWNER and INTERESTED
15 PARTY by first class mail, and was posted on THE PROPERTY on June 11, 2013.

16 9. On September 2, 2014, a Notice of Violation was mailed to OWNER and INTERESTED
17 PARTY by certified mail, return receipt requested.

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

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

22 12. There have been approximately eleven (11) subsequent follow up inspections, with the
23 last inspection being August 6, 2015. Each inspection revealed the excessive outside storage remained
24 on THE PROPERTY in violation of RCO No. 348.

25 13. Based upon my experience, knowledge and visual observations, it is my determination
26 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the
27 general public.

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1 14. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO
2 No. 348.

3 15. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
4 County Recorder, County of Riverside, State of California, on December 4, 2012, as Instrument Number
5 2012-0586889. A true and correct copy of which is attached hereto and incorporated herein by reference
6 as Exhibit "F."

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

12 17. The removal of all excess outside storage of materials currently on THE PROPERTY is
13 required to bring THE PROPERTY into compliance with RCO No. 348, and the Health and Safety Code.

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

15 (a) the excess outside storage of materials on THE PROPERTY to be deemed and
16 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 of materials on THE PROPERTY in strict accordance with the
19 provisions of RCO No. 348.

20 (c) that if the materials are not removed and disposed of in strict accordance with all
21 Riverside County Ordinances, including but not limited to RCO No. 348, within ninety (90) days of the
22 date of the posting and mailing of the Board's Order to Abate Nuisance, the outside storage of materials
23 may be abated and disposed of by representatives of the Riverside County Code Enforcement
24 Department, a contractor, or the Sheriff's Department upon receipt of owner's consent or a Court Order
25 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.

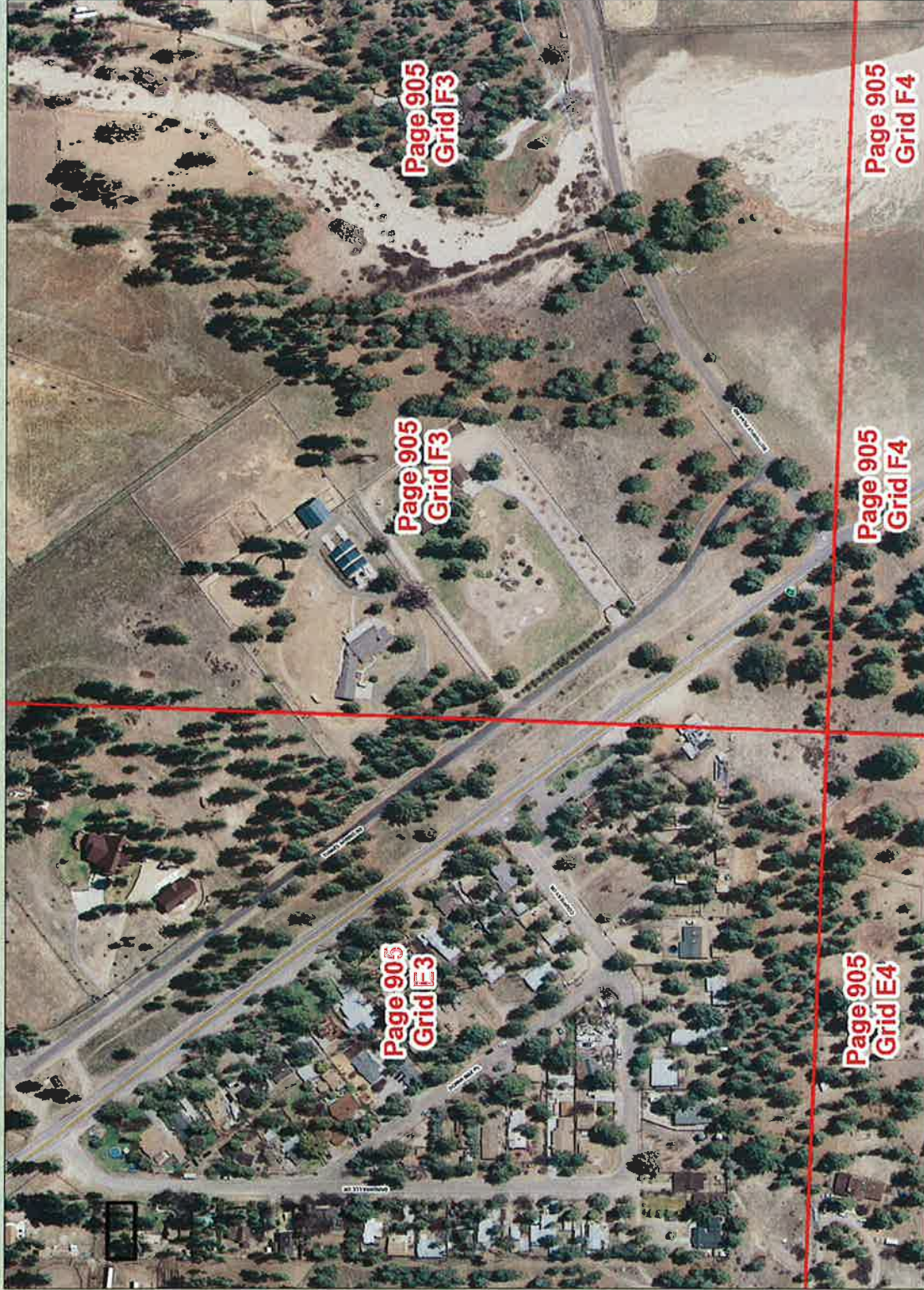
6 Executed this 15TH day of SEPTEMBER, 2015, at SAN JACINTO, California.

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

CV12-02911

1 Parcel North of 35061 Barbara Lee Dr., Pine Meadows



Legend

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

Notes

Thomas Bros. Page 905
Grid E3

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

0 333 666 Feet



REPORT PRINTED ON... 7/29/2015 10:11:21 AM

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

Assessment #568094003-3		Parcel # 568094003-3	
Assessee:	TRUST SERVICES OF CIMA	Land	31,833
Mail Address:	P O BOX 54	Full Value	31,833
City, State Zip:	CIMA CA 92323	Total Net	31,833
Real Property Use Code:	YY		
Base Year	2007		
Conveyance Number:	0167236		
Conveyance (mm/yy):	11/2009		
PUI:	Y040000		
TRA:	71-305		
Taxability Code:	0-00		
ID Data:	SEE ASSESSOR MAPS		

View Parcel Map

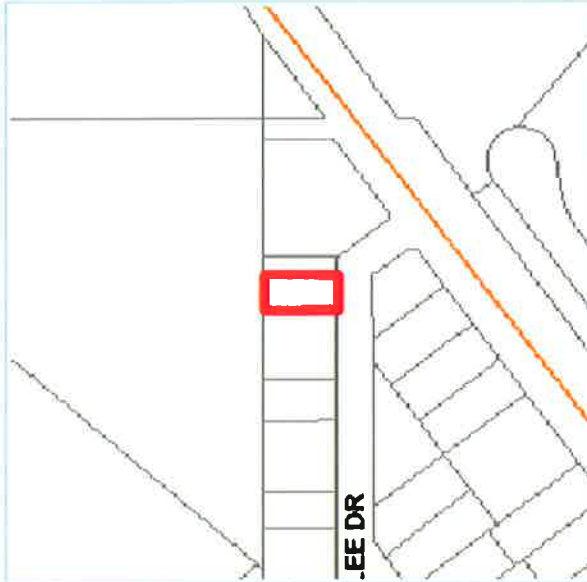




Riverside County Parcel Report
APN 568-094-003
CV1202911
[Disclaimer](#)

Report Date: Monday, June 01, 2015

MAPS/IMAGES



PARCEL

APN	568-094-003-3	Supervisory District 2011	CHUCK WASHINGTON, DISTRICT 3
		Supervisory District 2001	JEFF STONE, DISTRICT 3
Previous APN	000000000	Township/Range	T6SR3E SEC 36
Owner Name	TRUST SERVICES OF CIMA	Elevation Range	4,540 - 4,548
Address	No address available	Thomas Bros. Map Page/Grid	PAGE: 905 GRID: E3
Mailing Address	P O BOX 54 CIMA CA, CA 92323	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Page: Not Available Subdivision Name: Not Available Lot/Parcel: Not Available Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 0.11 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	Not in a County Service Area
PLANNING			
Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	EDR	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-1-2 1/2 CZNumber: 0	Zoning Districts and Zoning Areas	GARNER VALLEY, DIST
<u>Zoning Overlays</u>	Not in a Zoning Overlay	Community Advisory Councils	Not in a Community Advisory Council Area
ENVIRONMENTAL			
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Not in a Conservation Area	WRMSHCP Cell Number	None
CVMSHCP Fluvial Sand Transport Special Provision Areas	Not in a Fluvial Sand Transport Special Provision Area	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	None
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>	None	Vegetation (2005)	Montane Coniferous Forest
FIRE			
High Fire Area (Ord. 787)	Y	Fire Responsibility Area	STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	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)	Not within the Eastern TUMF Fee Area	DA (Development Agreements)	Not in a Development Agreement Area

TRANSPORTATION

Circulation Element Ultimate Right-of-Way	Not in a Circulation Element Right-of-Way	Road Book Page	160A
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor

HYDROLOGY

Flood Plan Review	Not Required	Watershed	SAN JACINTO VALLEY
Water District	None	California Water Board	None
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		

GEOLOGIC

Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT
Faults	WITHIN A 1/2 MILE OF SAN JACINTO FAULT		
Liquefaction Potential	No potential for Liquefaction exists		
Subsidence	Not in Subsidence Area		

GEOLOGIC

PALEONTOLOGICAL
RESOURCES SUBJECT
TO ADVERSE IMPACTS.

MISCELLANEOUS

School District	HEMET UNIFIED	Tax Rate Areas	071305 COUNTY FREE LIBRARY COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 CSA 153 FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 4 GENERAL GENERAL PURPOSE HEMET UNIFIED SCHOOL MT SAN JACINTO JUNIOR COLLEGE RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION SAN JACINTO BASIN RESOURCE CONS VALLEY HEALTH SYSTEM HOSP DIST
Communities	Pine Meadows		
Lighting (Ord. 655)	Zone B, 22.40 Miles From Mt. Palomar Observatory		
2010 Census Tract	044402		
Farmland	NOT MAPPED		
Special Notes	No Special Notes		

PERMITS/CASES/ADDITIONAL

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
CV1202911	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 INFORCEMENT

Order Number: **33420**

4080 Lemon Street
 Riverside CA 92501

Order Date: 6/30/2015

Dated as of: 7/2/2015

County Name: Riverside

Attn: Brent Steele
 Reference: CV12-02911 / Regina Keyes\33178
 IN RE: TRUST SERVICES OF CIMA

FEE(s):
 Report: \$60.00

Property Address: Vacant Land

CA

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. : 568-094-003-3

Assessments:	Land Value:	\$31,210.00
	Improvement Value:	\$0.00
	Exemption Value:	\$0.00
	Total Value:	\$31,210.00

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$174.76
Penalty	\$17.47
Status	NOT PAID-DELINQUENT
Second Installment	\$174.76
Penalty	\$56.10
Status	NOT PAID-DELINQUENT

NO OTHER EXCEPTIONS



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

Updated Lot Book

Customer:
 RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

Order Number: **33178**

4080 Lemon Street
 Riverside CA 92501

Order Date: 1/13/2015

Dated as of: 5/5/2015

County Name: Riverside

Attn: Brent Steele
 Reference: CV12-02911 / E.Ross\31860
 IN RE: TRUST SERVICES OF CIMA

FEE(s):
 Report: \$60.00

Property Address: Vacant Land

CA

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. : 568-094-003-3

Assessments:	Land Value:	\$31,210.00
	Improvement Value:	\$0.00
	Exemption Value:	\$0.00
	Total Value:	\$31,210.00

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$174.76
Penalty	\$17.47
Status	NOT PAID-DELINQUENT
Second Installment	\$174.76
Penalty	\$56.10
Status	NOT PAID-DELINQUENT
Prior Delinquencies for tax defaulted year(s)	2011-2013
Redemption Amount	\$2,281.17
If paid by	05/31/2015



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

Order Number: 33178

Reference: CV12-02911 / E.R

NO OTHER EXCEPTIONS



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside CA 92501

Attn: Brent Steele
 Reference: CV12-02911/E. Ross
 IN RE: TRUST SERVICES OF CIMA

Order Number: **31860**

Order Date: 6/25/2014
 Dated as of: 6/25/2014
 County Name: Riverside

FEE(s):
 Report: \$60.00

Property Address: Vacant Land

CA

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. : 568-094-003-3

Assessments:	Land Value:	\$31,070.00
	Improvement Value:	\$0.00
	Exemption Value:	\$0.00
	Total Value:	\$31,070.00

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$174.77
Penalty	\$17.47
Status	NOT PAID-DELINQUENT
Second Installment	\$174.77
Penalty	\$54.97
Status	NOT PAID-DELINQUENT

NO OTHER EXCEPTIONS



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

Lot Book Report

Order Number: **28528**

Customer:

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

Order Date: 4/23/2013
Dated as of: 4/17/2013
County Name: Riverside

Attn: Brent Steele
Reference: CV12-02911/Angela Sarmiento
IN RE: TRUST SERVICES OF CIMA

FEE(s):
Report: \$120.00

Property Address: Vacant Land

CA

Assessor's Parcel No.: 568-094-003-3

Assessments:

Land Value:	\$30,461.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$30,461.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
First Installment	\$171.38
Penalty	\$17.31
Status	NOT PAID-DELINQUENT
Second Installment	\$171.38
Penalty	\$54.63
Status	NOT PAID-DELINQUENT
Prior Delinquencies for tax defaulted year(s)	2011
Redemption Amount	\$1,005.65
If paid by	04/30/2013



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

Order Number: 28528
Reference: CV12-02911/Ange

Property Vesting

The last recorded document transferring title of said property

Dated	03/06/2006
Recorded	03/08/2006
Document No.	2006-0167236
D.T.T.	\$0.00
Grantor	Otto William Strauss II
Grantee	Trust Services of Cima

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	07/12/1993
Recorded	08/17/1993
Document No.	320737
Amount	\$8,000.00
Trustor	Otto William Strauss, II, an unmarried man
Trustee	Perris Valley Escrows, Inc., a California Corporation
Beneficiary	Randi Fjaeran, a single woman

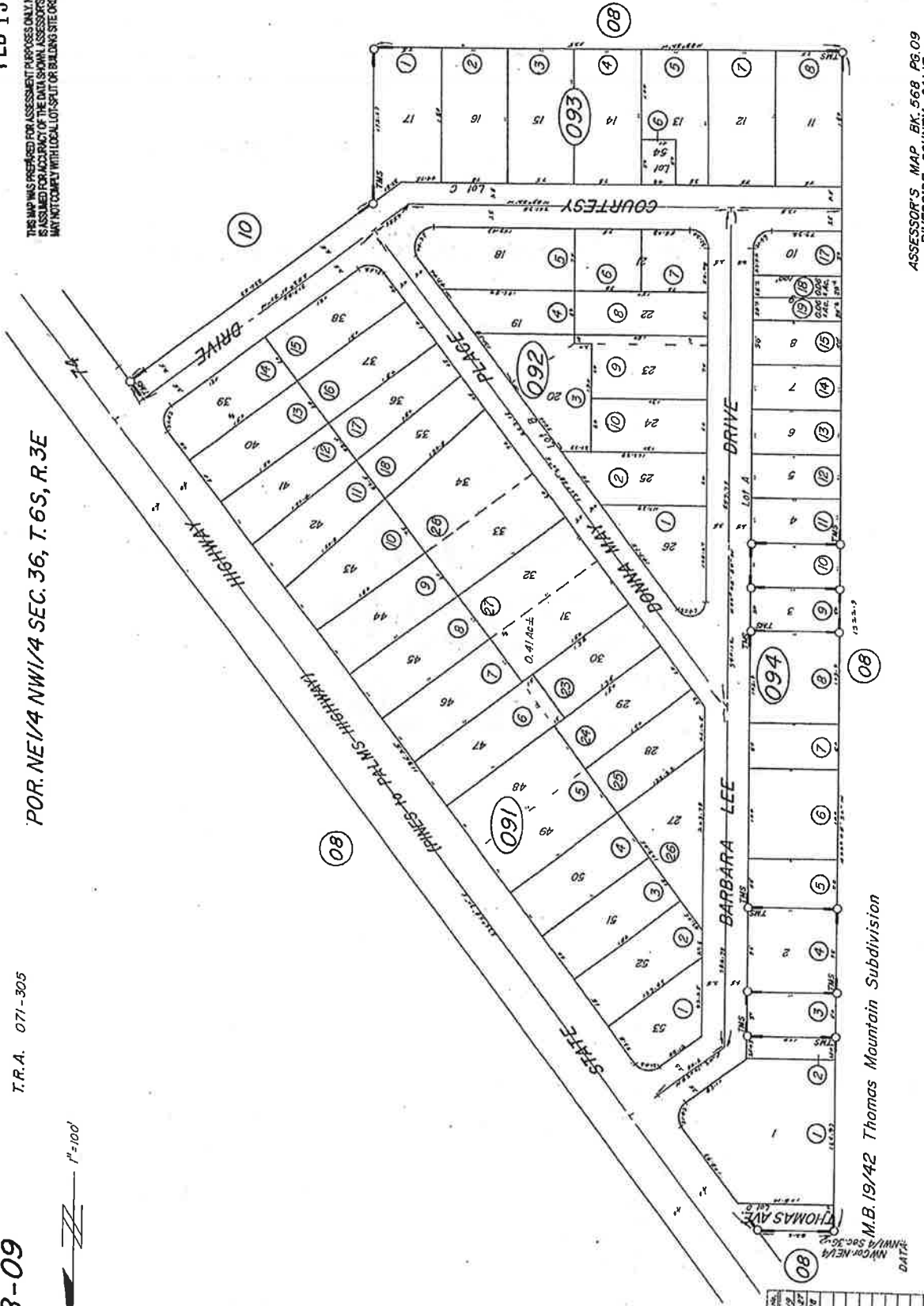
Additional Information

A Notice of State Tax Lien Recorded	08/05/2003
Document No.	2003-592643
Amount	\$3,695.14
Account No.	570313065
Certificate No.	03192384019

POR. NE 1/4 NW 1/4 SEC. 36, T. 6S, R. 3E

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

1"=100'



DATE	OLD No.	NEW No.
3-12-04	568-09	568-09
11-28-02	568-09	568-09
2005	568-09	568-09

M.B. 19/42 Thomas Mountain Subdivision

ASSESSOR'S MAP BK. 568 PG. 09 RIVERSIDE COUNTY, CALIF.

QUIT CLAIM DEED

STATE OF: California
COUNTY OF: Riverside

KNOW ALL MEN BY THESE PRESENTS


THAT, Otto William Strauss II whose address is 1999 Stonelake Rd. Bemidji MN 56601, hereinafter called GRANTOR, for and in consideration of the sum of Ten and No/100 (\$10.00) dollars cash and other good and valuable considerations in hand paid by Trust Services of Cima, hereinafter called GRANTEE, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and hereinafter CONVEYED and by these presents does GRANT, SELL and Convey unto GRANTEE, all their interest in that certain lot, tract or parcel of land, together with all improvements thereon, lying and being situated in the County of Riverside, State of California, described as follows, to-wit:

That portion of the NE 1/4 of the NW 1/4 of section 36, Township 6 South, Range 3 East, San Bernardino Base and Meridian, Parcel shown on Thomas Mountain Subdivision on file in Book 19, Page 42 of maps, riverside County Records: Lying west of Barbara Lee Drive and Lying south of lot 1 and lying north of lot 2, all within said Thomas Mountain Subdivision, Parcell shown as 'NOT A PART'

APN 568-049-003

This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements and outstanding mineral and/or royalty interests in the oil, gas, and other minerals and leases, assessments, taxes, and future assessments enforced by the Riverside County Assessor thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's Office of Riverside County, California, but only to the effect they are still in force and effect.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under them, but not otherwise.


Otto William Strauss II

Dated this 6th Day of ^{March} ~~Feb.~~ 2006
Grantor: Otto William Strauss II
Address: 1999 Stonelake Rd. Bemidji MN 56601



2006-0167236
03/08/2006 08:08A
2 of 3

Order No. Stewart Title Co.
 Escrow No.
 Loan No.

RECEIVED FOR RECORD
 AT 808 CUYLOCK
 AUG 17 1993
 Orange County Recorder
 Page 2

WHEN RECORDED MAIL TO:
 Randi Fjaeran
 P O Box 1097
 Carlsbad, CA 92018

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF INTEREST
 (SHORT FORM)

This DEED OF TRUST, made July 12, 1993, between
 OTTO WILLIAM STRAUSS, II, an unmarried man, herein called TRUSTOR,
 whose address is 9A Thomas Mountain, Mountain Center, CA 92561 (City)
 Perris Valley Escrows, Inc., a California corporation, herein called TRUSTEE, and RANDI FJAERAN, A SINGLE WOMAN***
 herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the County of Riverside, State of California, described as:
 That portion of the Northeast quarter of the Northwest quarter of Section 36, Township 6 South, Range 3 East, San Bernardino Base and Meridian, Parcel shown on Thomas Mountain subdivision on file in Book 19 Page 42 of Maps, Riverside County Records, lying west of Barbara Lee Drive and Lying South of Lot 1 and lying North of Lot 2, all within said Thomas Mountain Subdivision, Parcel shown as "not a part".
 This trust deed is given to secure a portion of the purchase price of subject property.

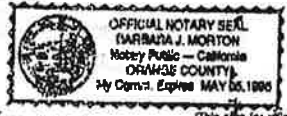
Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.
 For the Purpose of Securing (1) payment of the sum of \$ 8000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.
 To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1984, and in all other counties August 18, 1984, in the book and on the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	854	Kings	858	713	Placer	1018	379	Sierra	98	187
Alpine	5	130-31	Lake	437	110	Plumas	164	1307	Siskiyou	386	762
Amador	123	628	Lasare	192	367	Riverside	3778	347	Solano	1287	621
Butte	1222	212	Los Angeles	13878	874	Sacramento	3029	124	Sonoma	2667	427
Calaveras	182	353	Madara	711	126	San Benito	300	403	Stanislaus	1970	84
Calusa	257	491	Marin	1849	122	San Bernardino	6213	746	Sutter	222	422
Central Coast	4454	1	Mariposa	98	453	San Francisco	A-304	396	Tahoe	457	183
Del Norte	181	549	Mendocino	647	99	San Joaquin	2825	283	Tulare	108	592
El Dorado	704	615	Merced	1640	732	San Luis Obispo	1311	137	Tulsa	2530	188
Fresno	5027	613	Monterey	191	92	San Mateo	4778	173	Tuolumne	177	180
Glenn	469	76	Napa	69	332	Santa Barbara	2043	881	Ventura	2607	237
Humboldt	401	83	Occidental	357	239	Santa Clara	6626	644	Yolo	769	16
Insonal	1172	781	Nevada	784	742	Santa Cruz	1638	607	Yuba	298	699

109267-07
 8 17 93
 THIS MICROFILM COPYRIGHTED 1993 BY SECURITY UNION TITLE INSURANCE COMPANY.

STATE OF CALIFORNIA)
 County of Orange)
 On August 12, 1993 before me, the undersigned, a Notary Public in and for said State, personally appeared Otto William Strauss, II personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
 Signature: *[Signature]*



In said subdivision a part of this Deed hereby provided
 inbefore set forth.

Recording Requested by

STATE OF CALIFORNIA
FRANCHISE TAX BOARD
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section
PO BOX 2952
Sacramento CA 95812-2952

DOC # 2003-592643

08/05/2003 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



NOTICE OF STATE TAX LIEN

FILED WITH: RIVERSIDE

CERTIFICATE NUMBER: 03192384019

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer as follows:

Name of Taxpayer(s) : OTTO W STRAUSS II

FTB Account Number : 570313065

Social Security Number(s) : 570-31-3065

Last Known Address : 189 HC 34 POB 189
: BEMIDJI MN 56601-0000

For Taxable Years : 1998

TAX	PENALTY	INTEREST	COLLECTION FEES	PAYMENTS	ADJUSTMENTS	* TOTAL
\$2,494.00	\$533.50	\$1,001.64	\$26.00	\$0.00	\$-360.00	\$3,695.14

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

DATED: 07/16/03

FRANCHISE TAX BOARD
of the State of California

Collection Bureau
Telephone Number: (916) 845-4350

By:

*Additional interest is accruing at the rate prescribed by law.

Authorized facsimile signature.

FTB 2930 V1 ARCS (REV 02-2001)

Public Record

When recorded please mail to:
Mail Stop# 5155
Riverside County
Code Enforcement Department
39493 Los Alamos Rd.
Murrieta, CA 92563

DOC # 2009-0400298

07/31/2009 08:00R Fee:NC

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



059 M
059

NOTICE OF NONCOMPLIANCE

In the matter of the Property of

Case No.: CV09-03810

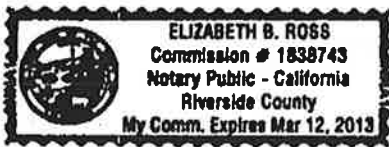
OTTO WILLIAM STRAUSS

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.348,(RCC Title 17.24.010), described as EXCESSIVE OUTSIDE STORAGE. Such Proceedings are based upon the noncompliance of such real property, located at 1 PARCEL NORTH OF 35061 BARBARA LEE DRIVE, MOUNTAIN, CA, and more particularly described as Assessor's Parcel Number 568-094-003 and having a legal description of POR NW 1/4 OF SEC 36 T6S R3E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS. Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.24.010)

The owner has been advised to immediately correct the above-referenced violation to avoid further action by the County of Riverside, which may include remediation or restoration to abate the public nuisance or other remedies available to the department by a court of competent jurisdiction. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 39493 Los Alamos Road, Murrieta, CA,; Attention Code Enforcement Officer Roy Ryder (951) 600-6140.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT



By:

Hector Viray

Hector Viray
Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 07/28/09 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/hers/their authorized capacity(ies), and that by his/hers/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.

Elizabeth B. Ross

Commission # 1838743 Comm. Expires March 12, 2013

Public Record

TREASURER-TAX COLLECTOR
STOP 1110

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

DOC # 2011-0390870

09/01/2011 04:02P Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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

02599 HEMET NEWS

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

\$153.56

2006-568094003-0000

M
026

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:

TRUST SERVICES OF CIMA

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

568094003-3

Assessor's Parcel Number

OUTSIDE CITY

THAT PORTION ON THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN ON THOMAS MOUNTAIN SUBDIVISION ON FILE IN BOOK 19, PAGE 42 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WEST OF BARBARA LEE DRIVE AND LYING SOUTH OF LOT 1 AND NORTH OF LOT 2, ALSO SHOWN AS 'NOT A PART' IN SAID THOMAS MOUNTAIN SUBDIVISION.

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 Terly Seal
Deputy



§§3691, 3691.1, 3691.2 R&T Code

TDL 7-01 (1-98)

Public Record

EXHIBIT “D”

SITE PLAN: Case # CV-1202911

OWNER(S): TRUST SERVICES OF CIMA

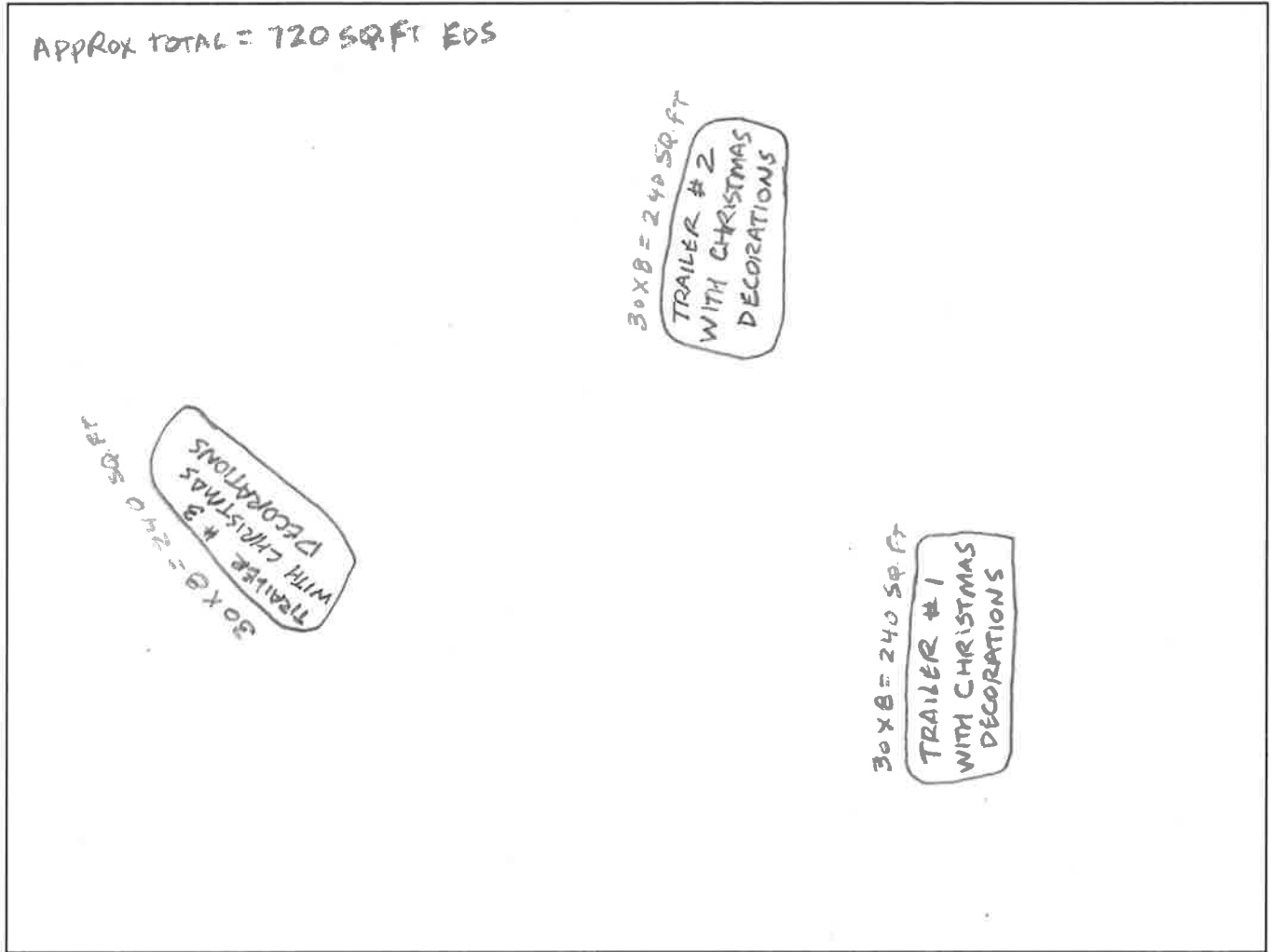
SITE ADDRESS: 0 , PINE MEADOWS

ASSESSOR'S PARCEL: 568-094-003

ACREAGE: 0.11

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 0 , PINE MEADOWS

PREPARED BY: W. DURANT

DATE: 9-2-2014

Photographs



B POLLARD 062112 overall from ROW



B POLLARD 062112 EOS



B POLLARD 062112 EOS



B POLLARD 062112 EOS



B POLLARD 062112 EOS



B POLLARD 062112 EOS



B POLLARD 091312 EOS from ROW



B POLLARD 091312 EOS from ROW



B POLLARD 101612 posted cite



B POLLARD 101612 EOS



B POLLARD 112712 almost all EOS removed(for the holidays).



B POLLARD 112712 almost all EOS removed(fo holidays).



B POLLARD 112712 almost all EOS removed(for the holidays).



B POLLARD 012813 EOS



B POLLARD 012813 EOS



B POLLARD 012813 EOS



B POLLARD 031313 EOS



B POLLARD 031313 EOS



B POLLARD 031313 EOS



B POLLARD 031313 EOS



019.JPG



020.JPG



021.JPG



022.JPG



violation remains



current photo of site



current photo of site



current photo of site



current photo of site



current photo of site



current photo of site



current photo of site



EXHIBIT “E”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

AFFIDAVIT OF POSTING OF NOTICES

August 14, 2012

RE CASE NO: CV1202911

I, B Pollard, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 37600 Sky Canyon Drive, Suite G, French Valley, California 92563 .

That on 081312 at 1116, I securely and conspicuously posted Notice of Violation for Excessive Outside Storage (RCC 17.12.040 / Ord. 348 sec. 303) at the property described as:

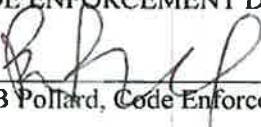
Property Address: 1 PAR N of 35601 Barbara Lee, PINE MEADOWS

Assessor's Parcel Number: 568-094-003

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

Executed on August 14, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: B Pollard, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

NOTICE OF VIOLATION

August 14, 2012

TRUST SERVICES OF CIMA
P O BOX 54
CIMA, CA 92323

RE CASE NO: CV1202911 at 1 PAR N of 35601 Barbara Lee, in the community of PINE MEADOWS, California,
Assessor's Parcel Number 568-094-003

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 1 PAR N of 35601 Barbara Lee, in the community of PINE MEADOWS California, Assessor's Parcel Number 568-094-003, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.

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

- 1) Remove all outside storage.

COMPLIANCE MUST BE COMPLETED BY August 28, 2012. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1202911

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 August 14, 2012, I served the following documents(s):

NOTICE RE: Notice of Violation

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

TRUST SERVICES OF CIMA P O BOX 54, CIMA, CA 92323

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON August 14, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

June 10, 2013

TRUST SERVICES OF CIMA
P O BOX 54
CIMA, CA 92323

RE CASE NO: CV1202911 at 1 PAR N of 35061 Barbara Lee Ln., in the community of Mtn. Center, California,
Assessor's Parcel Number 568-094-003

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 1 PAR N of 35061 Barbara Lee Ln., in the community of Mtn. Center California, Assessor's Parcel Number 568-094-003, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 2) 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-Illegal Use.

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

- 1) Remove all outside storage.
- 2) Discontinue use. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information. Illegal Business, storage yard.

COMPLIANCE MUST BE COMPLETED BY June 25, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

June 10, 2013

TRUST SERVICES OF CIMA
ATTN: ANDY TEASLY
PO BOX 6101
La Quinta, CA 92248

RE CASE NO: CV1202911 at 1 PAR N of 35061 Barbara Lee Ln., in the community of Mtn. Center, California, Assessor's Parcel Number 568-094-003

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 1 PAR N of 35061 Barbara Lee Ln., in the community of Mtn. Center California, Assessor's Parcel Number 568-094-003, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 2) 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-Illegal Use.

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

- 1) Remove all outside storage.
- 2) Discontinue use. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information. Illegal Business, storage yard.

COMPLIANCE MUST BE COMPLETED BY June 25, 2013. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: B Pollard, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1202911

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 June 10, 2013, I served the following documents(s):

NOTICE RE: Notice of Violation

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

TRUST SERVICES OF CIMA P O BOX 54, CIMA, CA 92323
OCCUPANT 1 PAR N of 35061 Barbara Lee Ln., Mtn. Center, CA 92561
TRUST SERVICES OF CIMA ATTN: ANDY TEASLY PO BOX 6101, La Quinta, CA 92248
Otto William Strauss, II 1999 Stonelake Rd., Bemidjii, MN 56601
Randi Fjaeran P. O. Box 1097, Carlsbad, CA 92018
Franchise Tax Board PO Box 2952 Special Procedures Section, Sacramento, CA 95812

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 June 10, 2013, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

June 11, 2013

RE CASE NO: CV1202911

I, B Pollard, hereby declare:

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

That on 061113 at 1257, I securely and conspicuously posted Notice of Violation for Excess Outdoor Storage (RCC17.12.040 / RCO 348, sec. 3.3) & Zoning Violation Illegal Use (RCC17.12.040 / RCO 348, sec. 3.3) at the property described as:

Property Address: 1 PAR N of 35061 Barbara Lee Ln., Mtn. Center

Assessor's Parcel Number: 568-094-003

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

Executed on June 10, 2013 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

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

By: B Pollard, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

September 2, 2014

TRUST SERVICES OF CIMA
P O BOX 54
CIMA, CA 92323

RE CASE NO: CV1202911 at Parcel on Pine Meadows, in the community of PINE MEADOWS, California, Assessor's Parcel Number 568-094-003

NOTICE IS HEREBY GIVEN that property owned or controlled by you at Parcel on Pine Meadows, in the community of PINE MEADOWS California, Assessor's Parcel Number 568-094-003, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348) ,17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 2) 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-Illegal Use.

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

- 1) Remove all outside storage.
- 2) Discontinue use. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information. Illegal Business, storage yard.

COMPLIANCE MUST BE COMPLETED BY September 17, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: Wayne Durant, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

September 2, 2014

TRUST SERVICES OF CIMA
ATTN: ANDY TEASLY
PO BOX 6101
La Quinta, CA 92248

RE CASE NO: CV1202911 at Parcel on Pine Meadows, in the community of PINE MEADOWS, California, Assessor's Parcel Number 568-094-003

NOTICE IS HEREBY GIVEN that property owned or controlled by you at Parcel on Pine Meadows, in the community of PINE MEADOWS California, Assessor's Parcel Number 568-094-003, is in violation of Section(s) RCC Section No. 17.12.040 (Ord. 348), 17.12.040 (Ord. 348), of the Riverside County Code.

Said violation is described as:

- 1) 17.12.040 (Ord. 348) - All outdoor storage is required to conform to the standards provided in the permitted uses for the size and type of property.
- 2) 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-Illegal Use.

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

- 1) Remove all outside storage.
- 2) Discontinue use. Riverside County Planning Department approval and completed conditions are necessary prior to conducting this use. Contact the Planning Department at 951-955-3200 for further information. Illegal Business, storage yard.

COMPLIANCE MUST BE COMPLETED BY September 17, 2014. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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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: Wayne Durant, Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

PROOF OF SERVICE

Case No. CV1202911

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 September 2, 2014, 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:

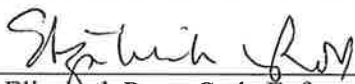
TRUST SERVICES OF CIMA P O BOX 54, CIMA, CA 92323
OCCUPANT Parcel on Pine Meadows, PINE MEADOWS, CA
TRUST SERVICES OF CIMA ATTN: ANDY TEASLY PO BOX 6101, La Quinta, CA 92248
Otto William Strauss, II 1999 Stonelake Rd., Bemidjii, MN 56601
Randi Fjaeran P. O. Box 1097, Carlsbad, CA 92018
Franchise Tax Board PO Box 2952 Special Procedures Section, Sacramento, CA 95812

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON September 2, 2014, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Elizabeth Ross, Code Enforcement Aide

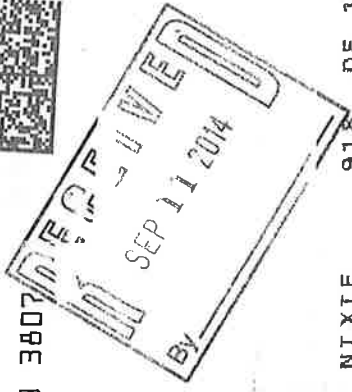
CERTIFIED MAIL™

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



7011 0470 0003 0133 3807

UNITED STATES POSTAGE
FITNEY BOWES
02 1R
0002004339 SEP 03 2014
\$ 06.48
MAILED FROM ZIP CODE 92501



Undeliverable

September 2, 2014
TRUST SERVICES OF CIMA
P O BOX 54
CIMA, CA 92323

NIXIE 918 DE 1009 0009/06/14

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 92563269232 *1004-13486-03-46

92563 02692



7011 0470 0003 0133 3807

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

TRUST SERVICES OF CIMA
P O BOX 54
CIMA, CA 92323
CV12-02911 / 568-094

PS Form 3800, August 2006

See Reverse for Instructions

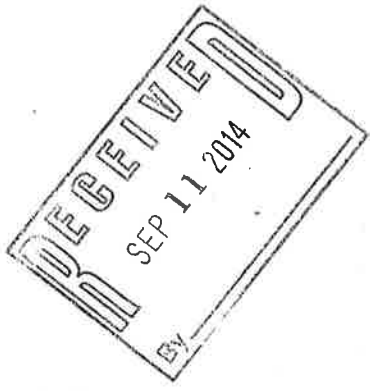
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS; FOLD AT DOTTED LINE

CERTIFIED MAIL™

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



7011 0470 0003 0133 3722



September 2, 2014

TRUST SERVICES OF CIMA
ATTN: ANDY TEASLY
PO BOX 6101

NIXIE 918 DC 1 0009/08/14

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 92563269232 *1004-13487-03-45

92563 02692

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

7011 0470 0003 0133 3722

TRUST SERVICES OF CIMA
ATTN: ANDY TEASLY
PO BOX 6101
La Quinta, CA 92248
Cv12-02911 / 568-094

PS Form 3800, August 2006

See Reverse for Instructions

EXHIBIT “F”

When recorded please mail to:
Riverside County Code Enforcement Department
(District 3 French Valley Office)
37600 Sky Canyon Dr. Ste G #507, Murrieta, CA 92563
Mail Stop No. 5155

DOC # 2012-0586889

12/04/2012 09:38A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case No.: CV12-02911

TRUST SERVICES OF CIMA)

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 North of 35061 Barbara Lee Lane, Mountain Center, CA

PARCEL #: 568-094-003

LEGAL DESCRIPTION: 0.11 Acres, POR NW 1/4 OF SEC 36 T6S R3E

VIOLATIONS: RCO348-RCC Title 17.12.040-Excessive Outside Storage

that such proceedings are based upon the noncompliance of such structure or land with the requirements of Ordinances ((Riverside County Codes) listed above that every owner of said real property waives his right to hearing on such proceedings unless he makes a proper request in the form and within the time prescribed by the Code cited; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien.

Notice is Further Given in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE
DEPARTMENT OF CODE ENFORCEMENT

Date: November 15, 2012

By: 
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

State of California)
County of Riverside)

On 11/21/2012 before me, Elizabeth B. Ross, 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 # 1838743 Comm. Expires March 12, 2013

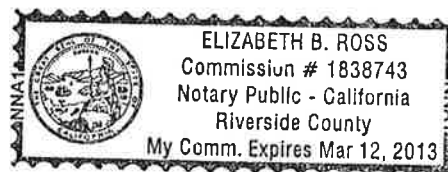


EXHIBIT “G”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Greg Flannery
Code Enforcement Official

February 9, 2016

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

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

Case No.: CV12-02911
APN: 568-094-003
Property: 1 Parcel North of 35061 Barbara Lee Road,
Mountain Center

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors pursuant to Riverside County Ordinance ("RCO") No. 348 and 725 to consider the abatement of the excess outside storage of materials located on the SUBJECT PROPERTY described as 1 Parcel North of 35061 Barbara Lee Road, Mountain Center, Riverside County, California, and more particularly described as Assessor's Parcel Number 568-094-003.

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, March 29, 2016, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1st Floor Annex, Riverside, California at which time and place pertinent evidence will be received and/or testimony from all concerned parties will be heard. Failure to appear on your behalf will result in the exclusion of your testimony, and facts as known to the Code Enforcement Department ("Department") will be presented to the Board of Supervisors for consideration and deliberation in this matter.

Please be advised that the costs already accrued in this case, including but not limited to, enforcement and investigation costs, are recoverable by the Department, as allowed under RCO No. 725. The Department may seek recovery of such costs from the property owner(s) which may result in a special assessment lien against the SUBJECT PROPERTY. Additionally, should the Department abate the property, the costs associated therewith, as well as all abatement costs allowed under RCO No. 725, will be sought from the property owner(s) and/or may result in a special assessment lien against the property.

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

GREG FLANNERY
CODE ENFORCEMENT OFFICIAL


HECTOR VIRAY
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 1 Parcel North of 35061 Barbara Lee Road, Mountain Center

Case No.: CV12-02911

APN: 568-094-003; District 5

TRUST SERVICES OF CIMA
P.O. BOX 54
CIMCA, CA 92323

ANDY TEASLEY, AGENT FOR
TRUST SERVICES OF CIMA
P.O. BOX 6101
LA QUINTA, CA 92248

RANDI FJAERAN
P.O. BOX 1097
CARLSBAD, CA 92018

1 **PROOF OF SERVICE**

2 Case No. CV12-02911

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 February 9, 2016, 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 (SEE ATTACHED NOTICE LIST)

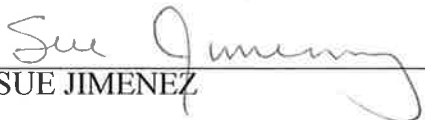
13 XX **BY FIRST CLASS MAIL.** I am "readily familiar" with the office's practice of collection
14 and processing correspondence for mailing. Under that practice it would be deposited with
15 the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
California, in the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

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

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

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

22 EXECUTED ON February 9, 2016, at Riverside, California.

23 
24 _____
25 SUE JIMENEZ
26
27
28



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

AFFIDAVIT OF POSTING OF NOTICES

February 11, 2016

RE CASE NO: CV1202911

I, Anita Bustillos, 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 02/11/2016 at 10:19 a.m., I securely and conspicuously posted Notice to Correct County Ordinance Violations and Abate Public Nuisance and Notice List at the property described as:

Property Address: 1 Parcel North of 35061 Barbara Lee Road, Mountain Center

Assessor's Parcel Number: 568-094-003

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

Executed on February 11, 2016 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Anita Bustillos, Code Enforcement Technician