

FORM APPROVED COUNTY COUNSEL  
 BY: Marsha L. Victor 4/15/16  
 DATE: 4/15/16  
 MARSHA L. VICTOR

Departmental Concurrence

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

File



**FROM:** TLMA – Code Enforcement Department

**SUBMITTAL DATE:**  
 April 14, 2016

**SUBJECT:** Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]  
 Case No: CV14-03374 [ESTATE OF EDWARDS]  
 Subject Property: 2 Lots East of 63695 Paseo Yucca Vista, Desert Hot Springs  
 APN: 664-250-025  
 District: 5 [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors move that:

1. The excessive outside storage of materials and accumulation of rubbish on the real property described as 2 Lots East of 63695 Paseo Yucca Vista, Desert Hot Springs, Riverside County, California, APN: 664-250-025 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. The Estate of Jane A. Edwards, the owner of the subject real property, be directed to abate the excessive outside storage and accumulated rubbish on the property by removing the same from real property within ninety (90) days.

(Continued)

*Tracey Towner*  
 TRACEY TOWNER  
 Interim Code Enforcement Official

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

**SOURCE OF FUNDS** Budget Adjustment: \_\_\_\_\_  
 For Fiscal Year: \_\_\_\_\_

**C.E.O. RECOMMENDATION:**

APPROVE

BY: *Tina Grande*  
 Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District: 5

Agenda Number:

9-4

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

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]  
Case No: CV14-03374 [ESTATE OF EDWARDS]  
Subject Property: 2 Lots East of 63695 Paseo Yucca Vista, Desert Hot Springs;  
APN: 664-250-025  
District: 5**

**DATE:** April 14, 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 and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

**BACKGROUND:**

1. An inspection was made on the subject property by Code Enforcement Technician David Jurden on November 14, 2014. The inspection revealed excess outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinances Nos. 348 and 541. The items included but were not limited to: green waste, telephone poles, spent building materials, and metal piping, of about 9,180 square feet.
2. There have been approximately four (4) subsequent follow up inspections, with the last inspection occurring on March 2, 2016. The property continues to be in violation of Riverside County Ordinance Nos. 348 and 541.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of the excess outside storage and accumulated rubbish.

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

N/A

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

**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]  
Case No: CV14-03374 [ESTATE OF EDWARDS]  
Subject Property: 2 Lots East of 63695 Paseo Yucca Vista, Desert Hot Springs;  
APN: 664-250-025  
District: 5**

**DATE:** April 14, 2016

**PAGE:** 3 of 3

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS**

Declaration  
Exhibits A-G

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

3 IN RE ABATEMENT OF PUBLIC NUISANCE ) CASE NO. CV 14-03374  
4 [EXCESSIVE OUTSIDE STORAGE AND )  
5 ACCUMULATED RUBBISH]; APN: 664-250-025, ) DECLARATION OF CODE  
6 2 LOTS EAST OF 63695 PASEO YUCCA VISTA, ) ENFORCEMENT OFFICER  
7 DESERT HOT SPRINGS, COUNTY OF ) JIM PALMER  
8 RIVERSIDE, STATE OF CALIFORNIA; ESTATE )  
9 OF JANE A. EDWARDS, OWNER. )  
10 \_\_\_\_\_ ) [RCO Nos. 348, 541 & 725]

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

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

17 2. I am informed and believe and thereon allege that on November 14, 2014, Code  
18 Enforcement Technician Dave Jurden conducted an inspection of the real property described as 2 Lots  
19 East of 63695 Paseo Yucca Vista, Desert Hot Springs, Riverside County, California and further  
20 described as Assessor's Parcel Number 664-250-025 (hereinafter described as "THE PROPERTY"). A  
21 true and correct copy of a Thomas Brothers map page indicating the location of THE PROPERTY is  
22 attached hereto and incorporated herein by reference as Exhibit "A."

23 3. A review of County records and documents disclosed that THE PROPERTY is owned by  
24 the Estate of Jane A. Edwards (hereinafter referred to as "OWNER"). A certified copy of the County  
25 Equalized Assessment Roll for 2015-2016 tax year and a copy of the report generated from the County  
26 Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as  
27 Exhibit "B." THE PROPERTY is located within the W-2-M (Controlled Development Area with  
28 Mobilehomes) zone classification. Since this is an unimproved parcel, no amount of outside storage is  
allowed on THE PROPERTY. Accumulated rubbish is not permitted on any property within the County of  
Riverside.

BY: Sophia Chui DATE: 3/19/2016  
SOPHIA CHUI

1           4.       Based on the Lot Book Reports from RZ Title Service dated December 2, 2014 and  
2 updated on May 5, 2015 and February 17, 2016, it is determined that other parties may potentially hold  
3 an interest in THE PROPERTY, to wit: Jane A. Edwards, Trustee of the Jane A. Edwards Trust dated  
4 May 26, 1986 and Brian Edwards (hereinafter referred to as "INTERESTED PARTIES"). True and  
5 correct copies of the Lot Book Reports are attached hereto and incorporated herein by reference as  
6 Exhibit "C."

7           5.       I am informed and believe and thereon allege that on November 14, 2014, Code  
8 Enforcement Technician Dave Jurden met with Mr. Brian Edwards who granted permission to inspect.  
9 Code Enforcement Technician Jurden observed excess outside storage and accumulated rubbish on  
10 THE PROPERTY. The outside storage of materials and accumulated rubbish consisted of, but was not  
11 limited to: green waste, telephone poles, spent building materials, and metal piping, of about 9,180  
12 square feet. This condition causes THE PROPERTY to constitute a public nuisance in violation of the  
13 provisions set forth in Riverside County Ordinance ("RCO") Nos. 348 and 541.

14           6.       On November 14, 2014, a Notice of Violation was posted on THE PROPERTY.

15           7.       On January 13, 2015, a Notice of Violation was mailed to OWNER and INTERESTED  
16 PARTY Brian Edwards by certified mail, return receipt requested, and was posted on THE PROPERTY  
17 on January 21, 2015.

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

20           9.       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           10.      There have been approximately four (4) subsequent follow up inspections, with the last  
23 inspection being March 2, 2016. Each inspection revealed the accumulated rubbish and excess outside  
24 storage of materials remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

25           11.      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.

28       ///

1           12.     Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO  
2 Nos. 348 and 541.

3           13.     A Notice of Pendency of Administrative Proceedings was recorded in the Office of the  
4 County Recorder, County of Riverside, State of California, on March 24, 2015, as Instrument Number  
5 2015-0117268. A true and correct copy of which is attached hereto and incorporated herein by reference  
6 as Exhibit "F."

7           14.     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  
9 and INTERESTED PARTIES, by first class mail and was posted on THE PROPERTY. True and correct  
10 copies of the Notices, together with the Proofs of Service, and the Affidavit of Posting of Notices are  
11 attached hereto and incorporated herein by reference as Exhibit "G."

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

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

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

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

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

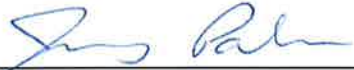
27 ///

28 ///

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 10 day of MARCH, 2016, at SAN JACINTO, California.

7  
8   
9 \_\_\_\_\_  
10 JIM PALMER  
11 Senior Code Enforcement Officer  
12 Code Enforcement Department  
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# **EXHIBIT “A”**

# CV14-03374

2 Parcels East of 63695 Paseo Yucca Vista, Desert Hot Springs APN: 664-250-025



### Legend

- TBM Page
- TBM Grid



0 330 659 Feet



REPORT PRINTED ON... 8/26/2015 9:33:40 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 696  
Grid C4

# **EXHIBIT “B”**

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

<b>Assessment #664250025-8</b>		<b>Parcel # 664250025-8</b>	
<b>Assessee:</b>	EDWARDS JANE A	<b>Land</b>	2,793
<b>Mail Address:</b>	63655 PASEO YUCCA VISTA	<b>Full Value</b>	2,793
<b>City, State Zip:</b>	DSRT HOT SPGS, CA 92240	<b>Total Net</b>	2,793
<b>Real Property Use Code:</b>	YY		
<b>Base Year</b>	1975		
<b>Conveyance Number:</b>	0185501		
<b>Conveyance (mm/yy):</b>	5/1992		
<b>PUI:</b>	Y040000		
<b>TRA:</b>	61-020		
<b>Taxability Code:</b>	0-00		
<b>ID Data:</b>	Lot A MB 041/009 TR 2060		

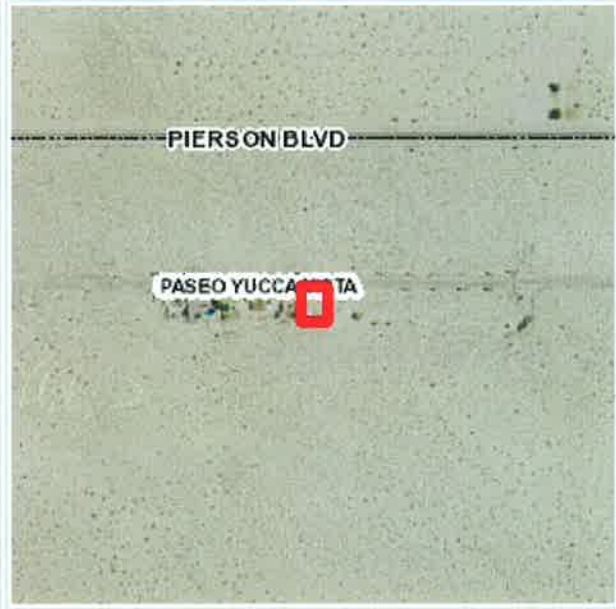
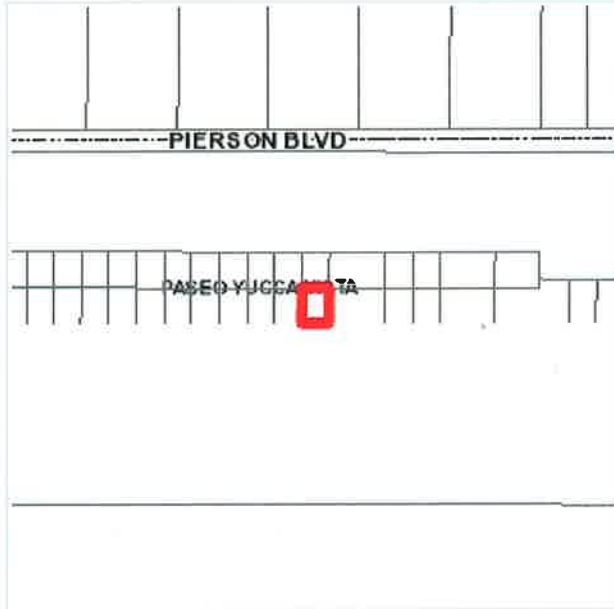
**View Parcel Map**





**Riverside County Parcel Report**  
**APN 664-250-025**  
[Disclaimer](#)

Report Date: Wednesday, August 26, 2015



<b>APN</b>	<u>664-250-025-8</u>	<b>Supervisorial District 2011</b>	MARION ASHLEY, DISTRICT 5
		<b>Supervisorial District 2001</b>	MARION ASHLEY, DISTRICT 5
<b>Previous APN</b>	000000000	<b>Township/Range</b>	T2SR4E SEC 34
<b>Owner Name</b>	JANE A EDWARDS	<b>Elevation Range</b>	1,188 - 1,192
<b>Address</b>	No address available	<b>Thomas Bros. Map Page/Grid</b>	PAGE: 696 GRID: C4
<b>Mailing Address</b>	63655 PASEO YUCCA VISTA DSRT HOT SPGS CA, CA 92240	<b>Indian Tribal Land</b>	Not in Tribal Land
<b>Legal Description</b>	Recorded Book/Page: <u>MB 41/9</u> Subdivision Name: TR 2060 Lot/Parcel: 12 Block: Not Available Tract Number: 2060	<b>City Boundary/Sphere</b>	Not within a City Boundary City Sphere: DESERT HOT SPRINGS Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
<b>Lot Size</b>	Recorded lot size is 0.00 acres	<b>March Joint Powers Authority</b>	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT

			POWERS AUTHORITY
<b>Property Characteristics</b>	No Property Description Available	<b>County Service Area</b>	Not in a County Service Area
<b>Specific Plans</b>	Not within a Specific Plan	<b>Historic Preservation Districts</b>	Not in an Historic Preservation District
<b>Land Use Designations</b>	CR	<b>Agricultural Preserve</b>	Not in an agricultural preserve
<b>General Plan Policy Overlays</b>	Not in a General Plan Policy Overlay Area	<b>Redevelopment Areas</b>	Not in a Redevelopment Area
<b>Area Plan (RCIP)</b>	Western Coachella Valley	<b>Airport Influence Areas</b>	Not in an Airport Influence Area
<b>General Plan Policy Areas</b>	SAN GORGONIO PASS WIND ENERGY POLICY AREA	<b>Airport Compatibility Zones</b>	Not in an Airport Compatibility Zone
<b><u>Zoning Classifications (ORD. 348)</u></b>	Zoning: W-2-M CZNumber: 0	<b>Zoning Districts and Zoning Areas</b>	PASS & DESERT, DIST
<b><u>Zoning Overlays</u></b>	Not in a Zoning Overlay	<b>Community Advisory Councils</b>	Not in a Community Advisory Council Area
<b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u></b>	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group</b>	Not in a Cell Group
<b>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area</b>	Not in a Conservation Area	<b>WRMSHCP Cell Number</b>	None
<b>CVMSHCP Fluvial Sand Transport Special Provision Areas</b>	Not in a Fluvial Sand Transport Special Provision Area	<b>HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)</b>	None
<b><u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u></b>	None	<b>Vegetation (2005)</b>	No Data Available

<b>High Fire Area (Ord. 787)</b>	Not in a High Fire Area	<b>Fire Responsibility Area</b>	Not in a Fire Responsibility Area
<b><u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u></b>	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	<b>RBBB (Road &amp; Bridge Benefit District)</b>	Not in a District
<b>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</b>	NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA	<b><u>DIF (Development Impact Fee Area Ord. 659)</u></b>	WESTERN COACHELLA VALLEY
<b>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</b>	NOT WITHIN THE WESTERN TUMF FEE AREA	<b>SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)</b>	Not within a SKR Fee Area
<b>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</b>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. EAST	<b>DA (Development Agreements)</b>	Not in a Development Agreement Area
<b>Circulation Element Ultimate Right-of-Way</b>	Not in a Circulation Element Right-of-Way	<b>Road Book Page</b>	166
		<b>Transportation Agreements</b>	Not in a Transportation Agreement
		<b>CETAP (Community and Environmental Transportation Acceptability Process) Corridors</b>	Not in a CETAP Corridor
<b>Flood Plan Review</b>	Not Required	<b>Watershed</b>	WHITEWATER
<b>Water District</b>	DWA	<b>California Water Board</b>	None
<b>Flood Control District</b>	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
<b>Fault Zone</b>	Not in a Fault Zone	<b>Paleontological Sensitivity</b>	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD
<b>Faults</b>	Not within a 1/2 mile		

	of a Fault		
<b>Liquefaction Potential</b>	Moderate		SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
<b>Subsidence</b>	Susceptible		
<b>School District</b>	PALM SPRINGS UNIFIED	<b>Tax Rate Areas</b>	061020 CITRUS PEST CONTROL 2 COACHELLA VALLEY RESOURCE CONSER COUNTY FREE LIBRARY COUNTY STRUCTURE FIRE PROTECTION COUNTY WASTE RESOURCE MGMT DIST CSA 152 CV MOSQ & VECTOR CONTROL DESERT COMMUNITY COLLEGE DESERT HOSPITAL DESERT HOT SPGS CO WTR IMP G DESERT HOT SPRGS CO WATER IMP 1 DESERT HOT SPRINGS COUNTY WATER DESERT WATER AGENCY 1ST FRINGE
<b>Communities</b>	North Palm Springs		FLOOD CONTROL ADMINISTRATION FLOOD CONTROL ZONE 6 GENERAL GENERAL PURPOSE PALM SPRINGS PUBLIC CEMETERY PALM SPRINGS UNIF B & I 1992-A PALM SPRINGS UNIFIED SCHOOL RIV CO REG PARK & OPEN SPACE RIV. CO. OFFICE OF EDUCATION
<b>Lighting (Ord. 655)</b>	Not Applicable		
<b>2010 Census Tract</b>	044522		
<b>Farmland</b>	OTHER LANDS		
<b>Special Notes</b>	No Special Notes		

**Building Permits**

Case #	Description	Status
No Building Permits	Not Applicable	Not Applicable

**Environmental Health Permits**

Case #	Description	Status
No Environmental Health Permits	Not Applicable	Not Applicable

**Planning Cases**

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

**Code Cases**

Case #	Description	Status
CV1403374	NEIGHBORHOOD ENFORCEMENT	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: CV14-03374/Regina Keyes./ #33194  
 IN RE: EDWARDS, JANE A.

Order Number: **35350**

Order Date: 2/24/2016

Dated as of: 2/17/2016

County Name: Riverside

FEE(s):  
 Report: \$62.40

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. : 664-250-025-8

Assessments:	Land Value:	\$2,793.00
	Improvement Value:	\$0.00
	Exemption Value:	\$0.00
	Total Value:	\$2,793.00

Property Taxes for the Fiscal Year	2015-2016
First Installment	\$17.27
Penalty	\$1.72
Status	NOT PAID-DELINQUENT
Second Installment	\$17.27
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2016)
Prior Delinquencies for tax defaulted year(s)	2007-2011
Redemption Amount	\$219.34
If paid by	03/31/2016



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

Order Number: 35350

Reference: CV14-03374/Regi

NO OTHER EXCEPTIONS



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

## Lot Book Report

Order Number: **32798**

**Customer:**

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

Order Date: 11/26/2014  
 Dated as of: 12/2/2014  
 County Name: Riverside

Attn: Brent Steele  
 Reference: CV14-03374/Dean Deines  
 IN RE: EDWARDS, JANE A

FEE(s):  
 Report: \$120.00

Property Address: Vacant Land  
 CA

Assessor's Parcel No. : 664-0250-025-8

**Assessments:**

Land Value:	\$2,740.00
Improvement Value:	\$0.00
Exemption Value:	\$0.00
Total Value:	\$2,740.00

## Tax Information

Property Taxes for the Fiscal Year	2014-2015
First Installment	\$17.15
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2014)
Second Installment	\$17.15
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2015)
Prior Delinquencies for tax defaulted year(s)	2007-2011
Redemption Amount	\$300.22
If paid by	12/31/2014



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

Order Number: 32798  
Reference: CV14-03374/Dea

## Property Vesting

The last recorded document transferring title of said property

Dated	05/12/1992
Recorded	05/21/1992
Document No.	185501
D.T.T.	\$0.00
Grantor	Jane A. Edwards
Grantee	Jane A. Edwards, Trustee of The Jane A. Edwards Trust dated May 29, 1986

Affects Property in Question and Other Property

## Deeds of Trust

No Deeds of Trust of Record

## Additional Information

Document Type	Option Agreement
Document No.	2010-0454753
Recorded	09/22/2010

NO JUDGMENTS AND/OR LIENS FOUND.

## Legal Description

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

LOTS A AND 12, TRACT NO. 2060, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 41 PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



Recording requested by  
and when recorded mail to:  
Barbara G. Knox  
Attorney at Law  
400 South Farrell Drive, Suite B-107  
Palm Springs, California 92262

1855501

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

MAY 21 1992

Notary Public - California  
Riverside County, California

*Barbara G. Knox*  
Recorder  
Fees \$

00000000

MAY 21 1992

GRANT DEED

Documentary Transfer Tax - \$.00  
Consideration less than \$100.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby  
acknowledged, JANE A. EDWARDS hereby GRANTS to JANE A. EDWARDS, Trustee  
of the JANE A. EDWARDS TRUST dated May 29, 1986, the following  
described real property in the County of Riverside, State of  
California.

Lots 1 through 9 and Lots 11 through 44, Tract 2060 in the  
County of Riverside, State of California, as shown by Map on  
file in Book 41, Page 9 of Maps, in the office of the County  
Recorder of said County.

A.P.N.: 664250001-664250022  
664250024-664250026  
664260001-664260018

Dated: May 12, 1992

*Jane A. Edwards*  
JANE A. EDWARDS

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )SS

On May 12, 1992, before me, the undersigned, a Notary Public in  
and for said State, personally appeared JANE A. EDWARDS, known to me or  
proved to me by satisfactory evidence to be the person whose name is  
subscribed to the within instrument and acknowledged to me that she  
executed the same.

WITNESS my hand and official seal.

*Barbara G. Knox*  
Notary Public in and for said State



DOC # 2010-0454753

09/22/2010 08:00A Fee:39.00

Page 1 of 9

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION  
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

BRIAN L. EDWARDS  
63695 PASEO YUCCA VISTA  
DESERT HOT SPRINGS  
CALIFORNIA 92240



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OPTION AGREEMENT

Title of Document

TRA: \_\_\_\_\_

DTT: \_\_\_\_\_

INDEX AS  
OPTION TO PURCHASE

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3:00 Additional Recording Fee Applies)

ACR 238P-AS4RE0 (Rev. 03/2008)



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

**OPTION AGREEMENT**

(To be used with a Purchase Agreement. May also be used with a Lease.)  
(C.A.R. Form OA, Revised 4/08)

Date AUGUST 20, at DESERT HOT SPRINGS, California  
JANE EDWARDS ("Optionor"), grants to  
BRIAN EDWARDS ("Optionee"),  
on the following terms and conditions, an option ("Option") to purchase the real property and improvements situated in  
(City) \_\_\_\_\_, County of RIVERSIDE  
California, described as EXHIBIT "A" ATTACHED ("Property") on the terms and  
conditions specified in the attached:  Real Estate Purchase Agreement  Other \_\_\_\_\_,  
which is incorporated by reference as a part of this Option.

**1. OPTION CONSIDERATION:**

A. ONE THOUSAND Dollars (\$ 1000<sup>00</sup>),  
payable upon acceptance of this Option, or, if checked,   
by  cash,  cashier's check,  personal check, or   
made payable to JANE EDWARDS

OR B.  (If checked) Mutual execution of the attached lease specified in paragraph 2A.  
OR C.  (If checked) Both 1A and 1B.

**2. LEASE (If checked):**

A. The attached Lease Agreement, dated \_\_\_\_\_, between Optionee as Tenant and Optionor as Landlord, is  
incorporated by reference as part of this Option.  
B. If the Option is exercised, the lease shall terminate on the earliest of (i) the date scheduled for Close Of Escrow under the  
Purchase Agreement, or as extended in writing, (ii) the Close Of Escrow of the Purchase Agreement, or (iii) mutual cancellation  
of the Purchase Agreement.

**3. OPTION PERIOD:** The Option shall begin on (date) SEPT 1, 2010, and shall end at 11:59 p.m.  
(or at  \_\_\_\_\_), on (date) \_\_\_\_\_.

**4. MANNER OF EXERCISE:** Optionee may exercise the Option only by delivering a written unconditional notice of exercise, signed  
by Optionee, to Optionor, or NA, who is authorized to receive it.  
A copy of the unconditional notice of exercise shall be delivered to the Brokers identified in this Agreement.

**5. NON-EXERCISE:** If the Option is not exercised in the manner specified, within the option period or any written extension thereof,  
or if it is terminated under any provision of this Option, then:

A. The Option and all rights of Optionee to purchase the Property shall immediately terminate without notice; and  
B. All Option Consideration paid, rent paid, services rendered to Optionor, and improvements made to the Property, if any, by  
Optionee, shall be retained by Optionor in consideration of the granting of the Option; and  
C. Optionee shall execute, acknowledge, and deliver to Optionor, within 5 (or  30) calendar Days of Optionor's request,  
a release, quitclaim deed, or any other document reasonably required by Optionor or a title insurance company to verify the  
termination of the Option.

**6. EFFECT OF DEFAULT ON OPTION:**

A. Optionee shall have no right to exercise this Option if Optionee has not performed any obligation imposed by, or is in default of,  
any obligation of this Option, any addenda, or any document incorporated by reference.  
B. In addition, if a lease is incorporated by reference in paragraph 2A, Optionee shall have no right to exercise this Option if  
Optionor, as Landlord, has given to Optionee, as Tenant, two or more notices to cure any default or non-performance under  
that lease.

**7. OPTIONOR DISCLOSURE:**

A. Unless exempt, if the Property contains one-to-four residential dwelling units, Optionor shall within 7 (or 60) Days After  
entering into this Option provide to Optionee (i) a Real Estate Transfer Disclosure Statement, a Natural Hazard Disclosure  
Statement, a Notice of Private Transfer Fee and other disclosures required by Civil Code §§1102 and 1103 et seq.,  
(ii)  a preliminary title report, and (iii)   
B. If any disclosure or notice specified in 7A is delivered to Optionee after the Option is Signed, Optionee shall have the right to  
cancel this Option within 3 Days After delivery in person or 5 Days After delivery by deposit in the mail by giving written notice  
of cancellation to Optionor or Optionor's agent.

Optionee and Optionor acknowledge receipt of copy of this page, which constitutes Page 1 of 3 Pages.  
Optionee's Initials (BE) (\_\_\_\_\_) Optionor's Initials (JE) (\_\_\_\_\_)

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reproduction of this form, or any portion thereof, by photocopy machine or any other  
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CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

OA REVISED 4/08 (PAGE 1 OF 3)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



**OPTION AGREEMENT (OA PAGE 1 OF 3)**

Agent: Jack Webb Phone: (760) 329-2320 Fax: (760) 288-0028 Prepared using zipForm® software



2818-0454753  
09/22/2010 06:09A  
2 of 9

Property Address: SEE EXHIBIT "A" Date: AUGUST 20, 2010

**8. PURCHASE AGREEMENT:**

- A. All of the time limits contained in the attached Purchase Agreement, which begin on the date of Acceptance of the Purchase Agreement, shall instead begin to run on the date the Option is exercised.
- B. If this Option is exercised and Optionee cancels pursuant to any contingency in the attached purchase agreement, including but not limited to any right of inspection or financing provision, all option consideration paid, rent paid, services rendered to Optionor, and improvements to the Property, if any, by Optionee, shall be retained by Optionor in consideration of the granting of the Option.
- C. If this Option is exercised, upon close of escrow of the attached Purchase Agreement,  all, or  \$ \_\_\_\_\_, of the Option Consideration, and  (if checked) \$ NA per month of rent actually paid by Optionee, shall be applied toward Optionee's down payment obligations under that Agreement. Optionee is advised that the full amount of the option consideration applied toward any down payment may not be counted by a lender for financing purposes.

**9. DISPUTE RESOLUTION:** Optionee and Optionor agree that any dispute or claim arising between them out of this Agreement shall be decided by the same method agreed to for resolving disputes in the attached Purchase Agreement.

**10. DAMAGE OR DESTRUCTION:** If, prior to exercise of this Option, by no fault of Optionee, the Property is totally or partially damaged or destroyed by fire, earthquake, accident or other casualty, Optionee may cancel this Agreement by giving written notice to Optionor, and is entitled to the return of all Option Consideration paid. However, if, prior to Optionee giving notice of cancellation to Optionor, the Property has been repaired or replaced so that it is in substantially the same condition as of the date of acceptance of this Agreement, Optionee shall not have the right to cancel this Agreement.

**11. OPTIONEE INSPECTION:** Optionee  has,  has not conducted inspections, investigations, tests, surveys and other studies of the Property prior to entering into this Option.

**12. RECORDING:** Optionor or Optionee shall, upon request, execute, acknowledge, and deliver to the other a memorandum of this Option for recording purposes. All resulting fees and taxes shall be paid by the party requesting recordation.

**13. OTHER TERMS AND CONDITIONS,** including attached supplements: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**14. ATTORNEY FEES:** In any action, proceeding, or arbitration between Optionee and Optionor arising out of this Option, the prevailing Optionee or Optionor shall be entitled to reasonable attorney fees and costs from the non-prevailing Optionee or Optionor.

**15. BROKER COMPENSATION FROM OPTIONEE:** If applicable, Optionee agrees to pay compensation to Broker as specified in a separate written agreement between Optionee and Broker.

**16. TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES:** Time is of the essence. All understandings between the parties are incorporated in this Option. Its terms are intended by the parties as a final, complete, and exclusive expression of their agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. This Agreement may not be extended, amended, modified, altered, or changed, except in writing signed by Optionee and Optionor.

**17. TERMS AND CONDITIONS OF OFFER:** This is an offer for an option to purchase Property on the above terms and conditions. This Option and any supplement, addendum, or modification, including any photocopy or facsimile, may be signed in two or more counterparts, all of which shall constitute one and the same writing. Optionee has read and acknowledges receipt of a copy of this offer.

Optionee and Optionor acknowledge receipt of copy of this page, which constitutes Page 2 of 3 Pages.  
Optionee's Initials (AB) ( ) Optionor's Initials (JE) ( )

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**OA REVISED 4/08 (PAGE 2 OF 3)**

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



**OPTION AGREEMENT (OA PAGE 2 OF 3)**



2010-8454753  
89/22/2010 88:88R  
3 of 9

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Property Address: SEE EXHIBIT "A" Date: AUGUST 20, 2010

18. EXPIRATION OF OFFER: Unless Acceptance of Offer is signed by Optionor, and a signed copy delivered in person, by mail, or facsimile, and personally received by Optionee, or by \_\_\_\_\_, who is authorized to receive it, by (date) 8-25-10 at 12:00  AM  PM, the offer shall be deemed revoked.

OPTIONEE Brian L. Edwards

OPTIONEE Address 63-695 PASEO YUCCA VISTA  
DESERT HOT SPRINGS, CA 92240  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_

19. BROKER COMPENSATION FROM OPTIONOR: If applicable, Optionor agrees to pay compensation to Broker as specified in a separate written agreement between Optionor and Broker.

20. ACCEPTANCE OF OPTION: Optionor warrants that Optionor is the owner of the Property or has the authority to execute this Agreement. Optionor accepts and agrees to grant an Option to purchase the Property on the above terms and conditions.

If checked:  SUBJECT TO ATTACHED COUNTER OFFER, DATED \_\_\_\_\_

OPTIONOR Jane A Edwards

OPTIONOR Address 69655 Paseo Yucca Vista  
Desert Hot Spring, CA 92240  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_

**REAL ESTATE BROKERS:**

A. Real Estate Brokers are not parties to the Agreement between Optionee and Optionor.

B. COOPERATING BROKER COMPENSATION: Listing Broker agrees to pay Cooperating Broker and Cooperating Broker agrees to accept, (i) the amount specified in the MLS, provided Cooperating Broker is a Participant of the MLS in which the Property is offered for Option or a reciprocal MLS; or (ii)  (If checked) the amount specified in a separate written agreement (C.A.R. Form CBC) between Listing Broker and Cooperating Broker.

Broker \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Broker \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:  
REAL ESTATE BUSINESS SERVICES, INC.  
a subsidiary of the California Association of REALTORS®  
525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



OA REVISED 4/08 (PAGE 3 OF 3)

OPTION AGREEMENT (OA PAGE 3 OF 3)



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09/22/2010 08:00A  
4 of 9

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EXHIBIT "A"

Optionor        Jane Edwards Trust  
Optionee        Brian Edwards

Properties Involved

63695 Paseo Yucca Vista, Desert Hot Springs, CA        APN 664-250-023

63655 Paseo Yucca Vista, Desert Hot Springs, CA        664-250-021

*Brian L. Edwards*        8-19-10  
*Jane A Edwards*        8-19-10



2010-0454753  
09/22/2010 08:00A  
5 of 9

EXHIBIT "A"

Lots 1 through 7, Lot 9, Lots 11 through 18, and Lots 27 through 44 of Tract 2060 in the County of Riverside, State of California, as shown by maps on file in Book 41 Page 9 of Maps in the office of the County Recorder of said County, more particularly described as follows:

LOT #	TRACT #	APN
1	2060	664-250-014
2	2060	664-250-015
3	2060	664-250-016
4	2060	664-250-017
5	2060	664-250-018
6	2060	664-250-019
7	2060	664-250-020
9	2060	664-250-022
11	2060	664-250-024
12	2060	664-250-025
13	2060	664-250-026
14	2060	664-260-007
15	2060	664-260-008
16	2060	664-260-009
17	2060	664-260-010
18	2060	664-260-011
27	2060	664-260-005
28	2060	664-260-004
29	2060	664-260-003
30	2060	664-260-002
31	2060	664-260-001
32	2060	664-250-013
33	2060	664-250-012
34	2060	664-250-011
35	2060	664-250-010
36	2060	664-250-009
37	2060	664-250-008
38	2060	664-250-007
39	2060	664-250-006
40	2060	664-250-005
41	2060	664-250-004
42	2060	664-250-003
43	2060	664-250-002
44	2060	664-250-001

Brian L. Edwards 8-19-10  
Jane A Edwards 8-19-10



2010-0454753  
89/22/2010 09:00A  
6 of 9

ADDENDUM A

Optionor            Jane Edwards

Optionee            Brian Edwards

Purchase Price of two homes and 34 vacant lots            \$300,000

Trust to finance purchase with no money down, interest of 5% per annum on the unpaid balance, with interest to accrue, beginning at time of exercising option. Payments, amortized over 30 years are to be paid monthly.

Option period shall end three years after the demise of Jane Edwards

Brian L. Edwards            8-19-10  
Jane A Edwards            8-19-10



2010-0454753  
09/22/2010 08:08A  
7 of 9

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

On Sept. 22, 2010 before me, Elizabeth Ward, Notary Public  
(Here insert name and title of the officer)

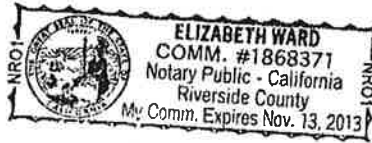
personally appeared Jane Edwards

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.

Elizabeth Ward  
Signature of Notary Public



(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

<p><b>DESCRIPTION OF THE ATTACHED DOCUMENT</b></p> <p><u>Option Agreement</u> <small>(Title or description of attached document)</small></p> <p><u>CA Acknowledgment</u> <small>(Title or description of attached document continued)</small></p> <p>Number of Pages _____ Document Date _____</p> <p>_____ <small>(Additional information)</small></p>
---

<p><b>CAPACITY CLAIMED BY THE SIGNER</b></p> <p><input type="checkbox"/> Individual (s)</p> <p><input type="checkbox"/> Corporate Officer</p> <p>_____ <small>(Title)</small></p> <p><input type="checkbox"/> Partner(s)</p> <p><input type="checkbox"/> Attorney-in-Fact</p> <p><input type="checkbox"/> Trustee(s)</p> <p><input type="checkbox"/> Other _____</p>
--

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

On Sept. 22, 2010 before me, Elizabeth Ward, Notary Public  
(Here insert name and title of the officer)

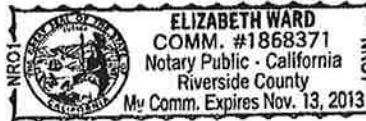
personally appeared Brian Edwards

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.

Elizabeth Ward  
Signature of Notary Public



(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

<p><b>DESCRIPTION OF THE ATTACHED DOCUMENT</b></p> <p><u>Option Agreement</u> <small>(Title or description of attached document)</small></p> <p><u>PA Acknowledgment</u> <small>(Title or description of attached document continued)</small></p> <p>Number of Pages _____ Document Date _____</p> <p>_____ <small>(Additional information)</small></p>
---

<p><b>CAPACITY CLAIMED BY THE SIGNER</b></p> <p><input type="checkbox"/> Individual (s)</p> <p><input type="checkbox"/> Corporate Officer</p> <p>_____ <small>(Title)</small></p> <p><input type="checkbox"/> Partner(s)</p> <p><input type="checkbox"/> Attorney-in-Fact</p> <p><input type="checkbox"/> Trustee(s)</p> <p><input type="checkbox"/> Other _____</p>
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- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document





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: CV14-03374 / Regina Keyes\32798  
 IN RE: EDWARDS, JANE A.

Order Number: **33194**

Order Date: 5/11/2015  
 Dated as of: 5/5/2015  
 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. : 664-250-025-8

Assessments:	Land Value:	\$2,740.00
	Improvement Value:	\$0.00
	Exemption Value:	\$0.00
	Total Value:	\$2,740.00

Property Taxes for the Fiscal Year	2014-2015
Total Annual Tax	\$36.00
Status: Paid through	06/30/2015
Prior Delinquencies for tax defaulted year(s)	2007-2011
Redemption Amount	\$159.42
If paid by	05/31/2015

A Notice of Administrative Proceedings by the  
 City of San Jacinto



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

Order Number: 33194

Reference: CV14-03374 / Re

---

County of	Riverside
Recorded	03/24/2015
Document No.	2015-0117268

NO OTHER EXCEPTIONS

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

DOC # 2015-0117268

03/24/2015 01:34P Fee:NC

Page 1 of 2

Recorded in Official Records

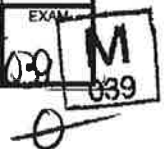
County of Riverside

Peter Aldana

Assessor, County Clerk & Recorder



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**NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS**

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

**JANE A EDWARDS** )  
and DOES I through X, Owners)

Case #: CV-1403374

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

**ADDRESS:** 2 LOTS E/O 63695 PASEO YUCCA VISTA, DESERT HOT SPRINGS CA, 92240

**PARCEL #:** 664-250-025

**LEGAL DESCRIPTION:** 0 acres in LOT 12 of TR 2060, recorded in MB 41 page 9

**VIOLATION(S):** Riverside County Code (Ordinance) 8.120.010 (Ord. 541) , 17.12.040 (Ord. 348) 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 3/11/15 before me, Jamison 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.



Signature: Jamison D. Cole (Seal)

# **EXHIBIT “D”**



# CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Greg Flannery  
Code Enforcement  
Official

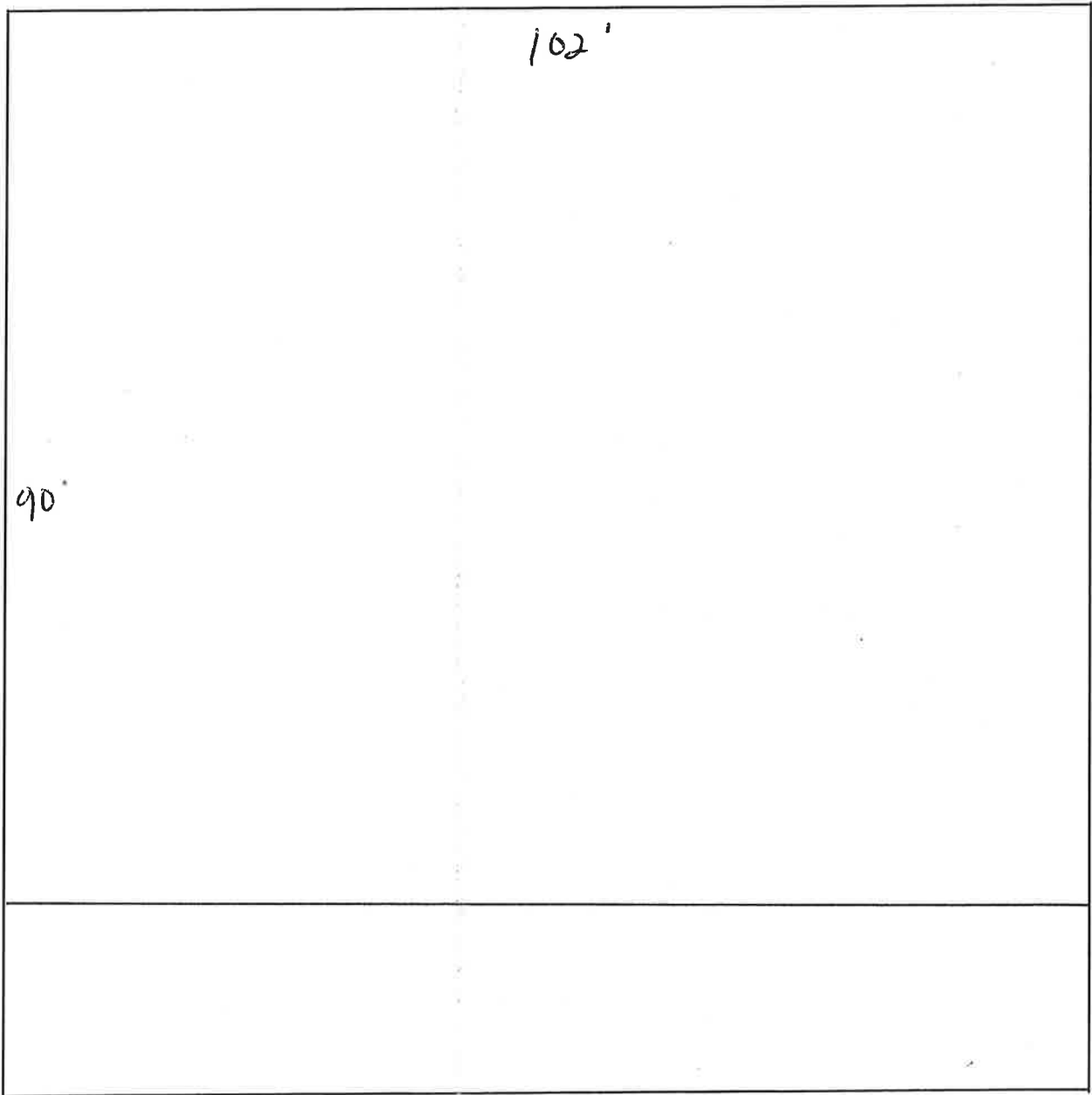
CASE #: CV14-03374  
A.P.N.: 664-250-025

PROPERTY SITUS: 2 parcels E/O 63695 Paseo Yucca Vista, DHS  
DRAWN ON: 11/20/14      DRAWN BY: D Jurden, CET

NORTH



PROPERTY LINE



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PROPERTY LINE

4080 LEMON STREET, 12TH FLOOR, RIVERSIDE, CALIFORNIA 92501  
(951) 955-2004 • FAX (951) 955-8680

*Photographs*



E. Torres; AR/EOS



E. Torres; AR/EOS



E. Torres; AR/EOS



E. Torres; AR/EOS



E. Torres; AR/EOS



E. Torres; AR/EOS



E. Torres; AR/EOS- Posting



Photo taken from the right of way D Jurden, CE



Photo taken from the right of way D Jurden, CET



Photo taken on the parcel D Jurden, CET



Photo taken of the posting D Jurden, CET



Photo taken from the right of way D Jurden, CE



Photo taken from the right of way D Jurden, CET



Photo taken from the right of way D Jurden, CET

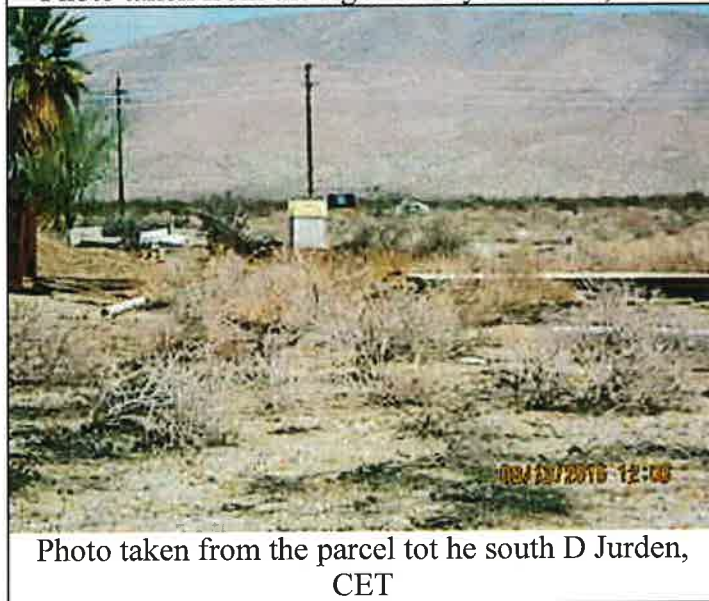


Photo taken from the parcel to the south D Jurden, CET

*Photographs*



Accumulated rubbish. J. Palmer



Accumulated rubbish. J. Palmer

# **EXHIBIT “E”**



# COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

## NOTICE OF VIOLATION

CASE No.: CV 14-03374

THE PROPERTY AT: 2 PARCELS EAST OF (63695 PASEO YUKA VISTA), DHS APN#: 664-250-025

WAS INSPECTED BY OFFICER: D. JURDEN / S. PALMER / C. TORRES ID#: 310102/52 ON 11-14-14 AT 11:20 am/pm

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

<input type="checkbox"/>	5.28.040 (RCO 593)	<b>Excessive Yard Sales</b> - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="checkbox"/>	17.252.030 (RCO 348)	<b>Unpermitted Outdoor Advertising Display</b> - Obtain a permit from the Planning Dept. or remove display.
<input checked="" type="checkbox"/>	<del>8.28.030</del> (RCO 821) <u>41</u>	<del>Unfenced Pool</del> - Install or provide adequate fencing to secure the pool.	<input type="checkbox"/>	17.172.205 (RCO 348)	<b>Prohibited Fencing</b> - 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="checkbox"/>	8.120.010 (RCO 541)	<b>Accumulated Rubbish</b> - Remove all rubbish & dispose of in an approved legal landfill.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed</b> - Remove unpermitted mobile home(s) from the property.
<input type="checkbox"/>	15.08.010 (RCO 457)	<b>Unpermitted Construction</b> - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Occupied RV/Trailer</b> - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="checkbox"/>	15.12.020(J)(2) (RCO 457)	<b>Unapproved Grading/Clearing</b> - 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="checkbox"/>	17. _____ (RCO 348)	<b>Excessive Animals</b> - Remove or reduce the number of _____ to less than _____.
<input type="checkbox"/>	15.16.020 (RCO 457)	<b>Substandard Structure</b> - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="checkbox"/>	17. _____ (RCO 348)	<b>Unpermitted Land Use:</b> _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="checkbox"/>	15.48.010 (RCO 457)	<b>Unpermitted Mobile Home</b> —Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input checked="" type="checkbox"/>	17. <u>156.010</u> (RCO 348)	<b>Excessive Outside Storage</b> - Remove or reduce all outside storage to less than <u>10</u> square feet at the rear of the property.
<input type="checkbox"/>	15.48.040 (RCO 457)	<b>Substandard Mobile Home/Trailer/RV</b> - 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="checkbox"/>		
			<input type="checkbox"/>		

COMMENTS: \_\_\_\_\_

**IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 12-14-14**. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

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

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
DATE

PROPERTY OWNER  TENANT

\_\_\_\_\_  
CDL/CID#

\_\_\_\_\_  
D.O.B.

\_\_\_\_\_  
TEL. NO.

POSTED

WHITE: VIOLATOR

GREEN: CASE FILE

YELLOW: POSTING



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

August 18, 2015

RE CASE NO: CV1403374

I, Jim Palmer, 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 11/14/14 at 11:00 am, I securely and conspicuously posted NOTICE OF VIOLATION for RCC 8.120.010 (RCO 541)- ACCUMULATED RUBBISH and RCC 17.156.010 (RCO 348) EXCESSIVE OUTSIDE STORAGE at the property described as:

**Property Address: 2 LOTS E/O 63695 PASEO YUCCA VISTA, DESERT HOT SPRINGS**

**Assessor's Parcel Number: 664-250-025**

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

Executed on August 18, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jim Palmer, Sr. Code Enforcement Officer



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

January 13, 2015

JANE A EDWARDS  
63655 PASEO YUCCA VISTA  
DSRT HOT SPGS, CA 92240

RE CASE NO: CV1403374 at 2 LOTS E/O 63695 PASEO YUCCA VISTA, in the community of DESERT HOT SPRINGS, California, Assessor's Parcel Number 664-250-025

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 2 LOTS E/O 63695 PASEO YUCCA VISTA, in the community of DESERT HOT SPRINGS California, Assessor's Parcel Number 664-250-025, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 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 rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to

**COMPLIANCE MUST BE COMPLETED BY January 28, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.**

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

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

CODE ENFORCEMENT DEPARTMENT

By: David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**NOTICE OF VIOLATION**

January 13, 2015

BRIAN L EDWARDS  
63695 PASEO YUCCA VISTA  
DESERT HOT SPRINGS, CA 92240

RE CASE NO: CV1403374 at 2 LOTS E/O 63695 PASEO YUCCA VISTA, in the community of DESERT HOT SPRINGS, California, Assessor's Parcel Number 664-250-025

**NOTICE IS HEREBY GIVEN** that property owned or controlled by you at 2 LOTS E/O 63695 PASEO YUCCA VISTA, in the community of DESERT HOT SPRINGS California, Assessor's Parcel Number 664-250-025, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), of the Riverside County Code.

**Said violation is described as:**

- 1) 8.120.010 (Ord. 541) - No person or entity shall permit the accumulation of rubbish or other material, dangerous or injurious to the health and welfare of persons or the environment, on any real property in the unincorporated area of Riverside County owned by them or under their control.
- 2) 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 rubbish and dispose of it in an approved, legal landfill.
- 2) Remove or reduce all outside storage to

COMPLIANCE MUST BE COMPLETED BY January 28, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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

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

CODE ENFORCEMENT DEPARTMENT

By: David Jurden, Code Enforcement Technician



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**PROOF OF SERVICE**

Case No. CV1403374

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Dean Deines, 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 January 13, 2015, I served the following documents(s):

**Notice of Violation**

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

JANE A EDWARDS 63655 PASEO YUCCA VISTA, DSRT HOT SPGS, CA 92240

BRIAN L EDWARDS 63695 PASEO YUCCA VISTA, DESERT HOT SPRINGS, CA 92240

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 January 13, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines  
By: Dean Deines, Sr. Accounting Assistant

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JANE A EDWARDS  
 63655 PASEO YUCCA VISTA  
 DSRT HOT SPGS, CA 92240  
 CV14-03374 JURDEN 664

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature *Ben* 1/15/15

X *Ben*  Agent  
 Addressee

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

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

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Copy from service label)

7010 1060 0001 9960 0161

PS Form 3811, July 1999

Domestic Return Receipt

102595-00-M-0952

7010 1060 0001 9960 0161

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage \$ \_\_\_\_\_  
 Certified Fee \_\_\_\_\_  
 Return Receipt Fee \_\_\_\_\_

Postmark Here

JANE A EDWARDS  
 63655 PASEO YUCCA VISTA  
 DSRT HOT SPGS, CA 92240  
 CV14-03374 JURDEN 664

OF P.O. BOX 190.  
 City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BRIAN L EDWARDS  
 63695 PASEO YUCCA VISTA  
 DESERT HOT SPRINGS, CA 92240  
 CV14-03374 JURDEN 664

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

C. Signature

X

Agent  
 Addressee

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

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

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Copy from service label)

7010 1060 0001 9960 0178

PS Form 3811, July 1999

Domestic Return Receipt

102595-00-M-0952

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

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		

7010 1060 0001 9960 0178

BRIAN L EDWARDS  
 63695 PASEO YUCCA VISTA  
 DESERT HOT SPRINGS, CA 92240  
 CV14-03374 JURDEN 664

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Code  
Enforcement  
Official

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**AFFIDAVIT OF POSTING OF NOTICES**

**Case No.: CV14-03374**

**I, David Jurden, hereby declare:**

1. I am employed by the Riverside County Code Enforcement Department; that my business address is:

County of Riverside  
Code Enforcement Department  
581 S. Grand Avenue  
San Jacinto, CA 92582

2. That on **January 21, 2015 at 1029 AM**, I securely and conspicuously posted the **Notice of Violation for Accumulated Rubbish (RCC 8.120.010) and Excessive Outside Storage (RCC 17.12.040)** at the property described as:

**Property Address: 2 lots E/O 63695 Paseo Yucca Vista, Desert Hot Springs**

**Assessor's Parcel Number: 664-250-025**

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

Executed on **January 21, 2015** at San Jacinto, California.

**CODE ENFORCEMENT DEPARTMENT**

By:   
**David Jurden, Code Enforcement Technician**

# **EXHIBIT “F”**



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

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WCHGCC						T:	CTY	UNI	039

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### NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:  
**JANE A EDWARDS** )  
and DOES I through X, Owners)

Case #: CV-1403374

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

**ADDRESS:** 2 LOTS E/O 63695 PASEO YUCCA VISTA, DESERT HOT SPRINGS CA, 92240  
**PARCEL #:** 664-250-025  
**LEGAL DESCRIPTION:** 0 acres in LOT 12 of TR 2060, recorded in MB 41 page 9

**VIOLATION(S):** Riverside County Code (Ordinance) 8.120.010 (Ord. 541), 17.12.040 (Ord. 348) 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

# **EXHIBIT “G”**



**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Code Enforcement Official

March 23, 2016

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

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

Case No.: CV14-03374  
APN: 664-250-025  
Property: 2 Lots East of 63655 Paseo Yucca Vista,  
Desert Hot 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. 348, 541 and 725 to consider the abatement of the excess outside storage of materials and accumulated rubbish located on the SUBJECT PROPERTY described as 2 Lots East of 63695 Paseo Yucca Vista, Desert Hot Springs, Riverside County, California, and more particularly described as Assessor's Parcel Number 664-250-025.

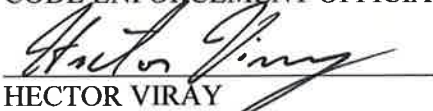
YOU ARE HEREBY DIRECTED as owner of the SUBJECT PROPERTY, to appear at this hearing to show cause why the SUBJECT PROPERTY should not be declared as a public nuisance and be abated by removing the violations from the real property.

SAID HEARING will be held on **Tuesday, April 26, 2016, at 9:30 a.m.** in the Board of Supervisors Room, County Administrative Center, 4080 Lemon Street, 1<sup>st</sup> 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: 2 Lots East of 63695 Paseo Yucca Vista, Desert Hot Springs**

**Case No.: CV14-03374**

**APN: 664-250-025; District 5**

**JANE A. EDWARDS  
63655 PASEO YUCCA VISTA  
DESERT HOT SPRINGS, CA 92240**

**ESTATE OF JANE A. EDWARDS  
TRUSTEE OF THE JANE A. EDWARDS  
TRUST DATED MAY 29, 1986  
63695 PASEO YUCCA VISTA  
DESERT HOT SPRINGS, CA 92240**

**BRIAN L. EDWARDS  
63695 PASEO YUCCA VISTA  
DESERT HOT SPRINGS, CA 92240**





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

**AFFIDAVIT OF POSTING OF NOTICES**

March 30, 2016

RE CASE NO: CV1403374

I, Jim Palmer, 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 03/28/2016 at 3:28 pm, I securely and conspicuously posted NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE at the property described as:

**Property Address:** 2 LOTS E/O 63695 PASEO YUCCA VISTA, DESERT HOT SPRINGS

**Assessor's Parcel Number:** 664-250-025

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

Executed on March 30, 2016 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Jim Palmer, Sr. Code Enforcement Officer