

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

705B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
May 11, 2016

SUBJECT: Statement of Abatement Costs [Case No. CV10-09396]
Subject Property: 51909 Maxine Drive, Cabazon; Palm Inv. Group
APN: 528-033-011
District: 5 [\$7,047.30]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Assess the reasonable costs of abatement of a public nuisance (Accumulated Rubbish Expedited, accumulated rubbish) in the above-referenced matter to be **Seven Thousand Forty-Seven Dollars and Thirty Cents (US \$7,047.30)**
2. Assess the costs of abatement against the above-described subject property;
3. Authorize the recordation of a notice of abatement lien;
4. Authorize the abatement costs to be added to the tax roll as a special assessment; and
5. Authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

ALBERT BRADY
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

County Executive Office Signature

BY:

Tina Grande

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 5

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Statement of Abatement Costs [Case No. CV10-09396]**

Subject Property: 51909 Maxine Drive, Cabazon; PALM INV GROUP

APN: 528-033-011

District: 5

DATE: May 11, 2016

PAGE: 2 of 2

BACKGROUND:

Summary

Government Code § 25845, Riverside County Ordinance Nos. 541, 541.5, and 725 authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

Notices of Violation and Administrative Citations were issued. Board of Supervisors approved abatement request. The Finding of Facts were posted and mailed to property owner. Job walk was conducted and subsequently the violation was abated from the property by the county.

The Notice of Hearing re Statement of Abatement Costs has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

ATTACHMENTS:

(Exhibits A – F)

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

FROM: TLMA
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV10-09396]
Subject Property: 51909 Maxine Drive, Cabazon; PALM INV GROUP
APN: 528-033-011
District: 5

**TABLE OF SUPPLEMENTAL DOCUMENTS
FILED WITH THE CLERK OF THE BOARD**

Hearing Date April 26, 2016

RM APPROVED COUNTY COUNSEL <i>Sophia H. Choi</i> DATE 3/8/2016	Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting)	Exhibit A
	Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents	Exhibit B
	Assessment-Roll for Tax Year 2015/2016 And Geographic Information System, 03/07/2016	Exhibit C
	Lot Book Report and/or DataQuick	Exhibit D
	Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment.....	Exhibit E
	Request for Hearing.....	Exhibit F

EXHIBIT “A”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Tracy Towner
Interim Code
Enforcement Official

May 2, 2016

NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS

To: Owner(s) or Interested Parties
(See Attached Proof of Service
and Responsible Parties List)

Subject Property: 51909 Maxine Dr., Cabazon
Case No.: CV10-09396; PALM INV GROUP
APN: 528-033-011

NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, May 24, 2016, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("Department") for the above-referenced abatement case. Said abatement case involved accumulated rubbish expedited and accumulated rubbish located on your real property commonly described as 51909 Maxine Drive, Cabazon, Riverside County, California and more particularly described as Assessor's Parcel Number 528-033-011.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **Seven Thousand Forty-Seven Dollars and Thirty Cents, (US \$7,047.30)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Senior Officer Michelle Cervantes at (951) 955-2004. In the event the total amount due is not paid to the Department prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the Department will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

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.

TRACY TOWER
INTERIM CODE ENFORCEMENT OFFICIAL

Michelle Cervantes for:
Hector Viray

Supervising Code Enforcement Officer
Enclosure: Statement of Abatement Costs

RESPONSIBLE OR INTERESTED PARTIES LIST

Subject Property: 51909 Maxine Drive, Cabazon; Case No.: CV10-09396

APN: 528-033-011; District 5

PALM INV GROUP

Palm Investment Group, LLC

PO Box 24066

Los Angeles, CA 90024

Palm Investment Group

Attn: Wend Ko Agent for Service

9420 Telstart Ave Ste 101

El Monte, Ca 92731

PROOF OF SERVICE
Case No. CV10-09396 Palm Inv. Group

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Stacy Baumgartner, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501.

That on May 2, 2016, I served the following document(s):

- **NOTICE OF HEARING RE: STATEMENT OF ABATEMENT COSTS**
- **STATEMENT OF ABATEMENT COSTS**
- **SUMMARY STATEMENT OF ABATEMENT COSTS**
- **RESPONSIBLE / INTERESTED PARTIES LIST**

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

OWNERS OR INTERESTED PARTIES
(SEE ATTACHED RESPONSIBLE / INTERESTED PARTIES LIST)

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

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

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

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

EXECUTED ON May 2, 2016, at Riverside, California.



STACY BAUMGARTNER

CODE ENFORCEMENT OFFICER III



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

AFFIDAVIT OF POSTING OF NOTICES

May 11, 2016

RE CASE NO: CV1009396

I, Edward Torres, 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 05/03/2016 at 1210 hours, I securely and conspicuously posted
Notice of Hearing Re: Statement of Abatement Costs at the property described as:

Property Address: 51909 MAXINE DR, CABAZON

Assessor's Parcel Number: 528-033-011

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

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

CODE ENFORCEMENT DEPARTMENT


By: Edward Torres, Code Enforcement Officer

EXHIBIT “B”



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Date: 5/27/2015

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
05/27/2015	CV1009396- INV #107064. Orig. Amount \$3,947.30.	3,947.30	3,947.30
12/04/2012	CV1009396:A31238- INV #A31238. Orig. Amount \$500.00. A31238	500.00	4,447.30
05/09/2013	CV1009396:A31250- INV #A31250. Orig. Amount \$500.00. A31250	500.00	4,947.30
07/08/2011	CV1009396:A37296- INV #A37296. Orig. Amount \$100.00. A37296	100.00	5,047.30
09/06/2011	CV1009396:A37300- INV #A37300. Orig. Amount \$200.00. A37300	200.00	5,247.30
12/01/2011	CV1009396:A38355- INV #A38355. Orig. Amount \$500.00. A38355	500.00	5,747.30
06/27/2012	CV1009396:A38725- INV #A38725. Orig. Amount \$500.00. A38725	500.00	6,247.30
09/07/2012	CV1009396:A38864- INV #A38864. Orig. Amount \$200.00. A38864	200.00	6,447.30
01/11/2013	CV1009396:A39083- INV #A39083. Orig. Amount \$500.00. A39083	500.00	6,947.30
08/03/2012	CV1009396:A39239- INV #A39239. Orig. Amount \$100.00. A39239	100.00	7,047.30
		Total Now Due	\$7,047.30

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department



County of Riverside
Code Enforcement Department
 4080 Lemon St. 12th Floor, Riverside, CA 92502
 P.O. Box 1469, Riverside, CA 92502
 Phone: (951) 955-2004 Fax: (951) 955-8680
 Email: demandsprocessing@rctdma.org

528-033-011
 Palm Inv Group
 PO Box 24066
 Los Angeles CA 90024

Statement of Abatement Costs

Date	Invoice #
5/27/2015	107064

Case Number	District	Class
CV1009396	5	SOAC

Property Address

528-033-011
 Palm Inv Group
 51909 Maxine Drive
 Cabazon CA 92230

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
12/22/2010	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
1/29/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
3/11/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
4/13/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
6/2/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
1/3/2012	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
1/4/2012	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
5/30/2012	Officer Hours	Labor Charges - Officer Time	0.4	82.00	32.80
6/18/2012	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
6/27/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/3/2012	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
12/4/2012	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/4/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/9/2013	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
5/30/2013	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
6/3/2013	Officer Hours	Labor Charges - Officer Time	2	82.00	164.00
6/11/2013	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
6/24/2013	Officer Hours	Labor Charges - Officer Time	1	82.00	82.00
3/12/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
9/2/2014	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
9/22/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
9/30/2014	Officer Hours	Labor Charges - Officer Time	0.7	82.00	57.40
11/6/2014	Officer Hours	Labor Charges - Officer Time	0.5	82.00	41.00
11/12/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
11/13/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
11/18/2014	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
11/24/2014	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
11/25/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.

Subtotal

Payments/Credits

Total

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Qui King
 Code Enforcement Department



County of Riverside
Code Enforcement Department
 4080 Lemon St. 12th Floor, Riverside, CA 92502
 P.O. Box 1469, Riverside, CA 92502
 Phone: (951) 955-2004 Fax: (951) 955-8680
 Email: demandsprocessing@rctlma.org

528-033-011
 Palm Inv Group
 PO Box 24066
 Los Angeles CA 90024

Statement of Abatement Costs

Date	Invoice #
5/27/2015	107064

Case Number	District	Class
CV1009396	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
11/26/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
12/30/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
12/31/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
1/6/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
1/8/2015	Officer Hours	Labor Charges - Officer Time	0.4	82.00	32.80
2/5/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
2/19/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
3/3/2015	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
3/4/2015	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
3/5/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
3/11/2015	Officer Hours	Labor Charges - Officer Time	3.2	82.00	262.40
5/27/2015	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			1,272.70
1/8/2014	Attorney Fees	Attorney Fees - County Counsel	1.8	71.00	127.80
1/22/2014	Attorney Fees	Attorney Fees - County Counsel	0.3	71.00	21.30
1/23/2014	Attorney Fees	Attorney Fees - County Counsel	1	155.00	155.00
3/19/2014	Attorney Fees	Attorney Fees - County Counsel	1.8	71.00	127.80
4/1/2014	Attorney Fees	Attorney Fees - County Counsel	0.6	155.00	93.00
3/19/2015	Attorney Fees	Attorney Fees - County Counsel - 2015 January Billing		7.40	7.40
4/9/2015	Attorney Fees	Attorney Fees - County Counsel - 2015 February Billing		407.00	407.00
5/27/2015	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			1,134.60
3/18/2015	Other Services	Environmental Klean-Up: general clean-up and disposal	1	1,300.00	1,300.00
7/8/2013	Lot/Title Report	Lot/Title Report	1	120.00	120.00
1/2/2014	Lot/Title Report	Lot/Title Report: Update	1	60.00	60.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.

Subtotal

Payments/Credits

Total

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Jim King
 Code Enforcement Department



County of Riverside
Code Enforcement Department

4080 Lemon St. 12th Floor, Riverside, CA 92502

P.O. Box 1469, Riverside, CA 92502

Phone: (951) 955-2004 Fax: (951) 955-8680

Email: demandsprocessing@rctlma.org

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Statement of Abatement Costs

Date	Invoice #
5/27/2015	107064

Case Number	District	Class
CV1009396	5	SOAC

Property Address

528-033-011
Palm Inv Group
51909 Maxine Drive
Cabazon CA 92230

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
5/27/2015	Lot Book Report	Lot/Title Report: Update Subtotal Contractor Costs	1	60.00	60.00 1,540.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.

Subtotal \$3,947.30

Payments/Credits \$0.00

Total \$3,947.30

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department

	A	B	C	D	E	F
1	RFQ 44-264-2014	51909 MAXINE DRIVE, CABAZON, CA				
2		APN: 528-033-011	CASE# CV10-09396			
3						
4						
5		Demolition of Structures	Removal/Disposal Of Trash, Rubbish, Debris	Removal/Disposal Of Asbestos	Removal/Disposal Of Tires	TOTAL
6						
7	HCI ENVIRONMENTAL		\$ 3,140.00			\$ 3,200.00
8	DAKENO		\$ 2,150.00		INCLUDED	\$ 2,150.00
9	ENVIRONMENTAL KLEAN UP		\$ 1,300.00		INCLUDED	\$ 1,300.00
10	WARREN DUNCAN		\$ 4,900.00		INCLUDED	\$ 4,900.00
11						
12						
13						
14	<i>[Signature]</i>		<i>10/2/14</i>			
15	Code Enforcement Approval (signature)		Date			
16						
17						
18	<i>[Signature]</i>		<i>10-2-14</i>			
19	Code Enforcement Budget Approval (Signature)		Date			



**ENVIRONMENTAL
KLEAN-UP**

DOSH #595 * Contractor's License #684979
19069 Van Buren Blvd. Suite 114 PMB 385,
Riverside CA 92508
Tel: 951.685.5314 * Fax 951.681.5559

Invoice

INVOICE #

2011-1546

DATE		TERMS	DUE DATE	PROJECT LOCATION	
3/18/2015		Due on receipt	3/18/2015	APN#528-033-011	
ITEM	DESCRIPTION	QTY	RATE	AMOUNT	
004/General Cl...	The general clean-up and disposal of debris, rubbish, tires, green waste and concrete located at: Vacant Parcel 51909 Maxine Drive Cabazon, CA		1,300.00	1,300.00	
APN	APN#528-033-011	PAYMENT APPROVAL Fund <u>10000</u> DeptID <u>31401 06000</u> Account <u>527950</u> Project <u>ZCY1009396</u> Amount Paid <u>\$1,300.00</u> Verified Signature <u>[Signature]</u> Fiscal Approval <u>[Signature]</u> Date <u>3-31-15</u>			
Purchase Order...	Purchase Order Number: 0000074454				
CV-Number	Case Number: CV10-09396				
Thank you for your business.					
Total					
				\$1,300.00	

Expenditure Transactions

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Criteria: Post On = 7/1/2002..5/31/2015

Journal Date	Journal ID	Fund	Department	Account	Program	Project	Class	Amount	Description	Operator
Fund 10000 -- General Fund										
Account 518180 -- Other Post Employment Benefits										
9/18/2013	0001631501	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
11/13/2013	0001644130	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
12/24/2013	0001653487	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
1/22/2014	0001659128	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
3/5/2014	0001668198	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
4/2/2014	0001675255	10000	3140106000	518180		ZCV1009396		0.04	Other Post Employment Benefits	MAESTRO
5/28/2014	0001688319	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
9/3/2014	0001714294	10000	3140106000	518180		ZCV1009396		0.06	Other Post Employment Benefits	MAESTRO
9/17/2014	0001717183	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
10/15/2014	0001723849	10000	3140106000	518180		ZCV1009396		0.04	Other Post Employment Benefits	MAESTRO
11/26/2014	0001733271	10000	3140106000	518180		ZCV1009396		0.02	Other Post Employment Benefits	MAESTRO
12/10/2014	0001736718	10000	3140106000	518180		ZCV1009396		0.03	Other Post Employment Benefits	MAESTRO
1/21/2015	0001744842	10000	3140106000	518180		ZCV1009396		0.02	Other Post Employment Benefits	MAESTRO
2/4/2015	0001748322	10000	3140101010	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
2/4/2015	0001748322	10000	3140106000	518180		ZCV1009396		0.03	Other Post Employment Benefits	MAESTRO
3/4/2015	0001754185	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
3/18/2015	0001757290	10000	3140106000	518180		ZCV1009396		0.01	Other Post Employment Benefits	MAESTRO
4/1/2015	0001760903	10000	3140106000	518180		ZCV1009396		0.14	Other Post Employment Benefits	MAESTRO
Total Other Post Employment Benefits								2.03		
Account 524700 -- County Counsel										
4/1/2014	0001674152	10000	3140100000	524700		ZCV1009396		304.10	Invoice # 16581 Jan. 2014	E109549
6/10/2014	0001691797	10000	3140100000	524700		ZCV1009396		127.80	Invoice # 16952 March 2014	E109549
6/10/2014	0001691846	10000	3140100000	524700		ZCV1009396		93.00	Invoice # 17244 April 2014	E109549
3/19/2015	0001758181	10000	3140100000	524700		ZCV1009396		7.40	2015 January Billing	E109549
4/9/2015	0001763299	10000	3140100000	524700		ZCV1009396		407.00	2015 February Billing	E109549
Total County Counsel								939.30		
Account 525400 -- Title Company Services										
7/23/2013	AP01621049	10000	3140100000	525400		ZCV1009396		120.00	PARTIES OF INTEREST REPORTS IN	E148473
Total Title Company Services								120.00		

Criteria: Project = ZCV1009396; Transaction Type = Actual

Run: 5/8/2015 1:29 PM Data Last Updated: 5/8/2015 5:12:58 AM

Expenditure Transactions

Criteria: Post On = 7/1/2002..5/31/2015

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Journal Date	Journal ID	Fund	Department	Account	Program	Project	Class	Amount	Description	Operator
Fund 10000 -- General Fund										
Account 525440 -- Professional Services										
3/17/2014	AP01672605	10000	3140100000	525440		ZCV1009396		60.00	PARTIES OF INTEREST REPORTS	E148473
Total Professional Services								60.00		
Account 527950 -- Abatement Services										
4/10/2015	AP01765118	10000	3140106000	527950		ZCV1009396		1,300.00	ABATEMENT 51909 MAXINE DRIVE C	E120132
Total Abatement Services								1,300.00		
Total General Fund								3,670.17		

Criteria: Project = ZCV1009396; Transaction Type = Actual

Run: 5/8/2015 1:29 PM Data Last Updated: 5/8/2015 5:12:58 AM

Vouchers

Page 1 of 1

Criteria: Accounting Date = 7/1/2002..5/31/2015

Accounting Date	Voucher ID	Invoice ID	Vendor ID	Vendor Name	Amount Invoiced	Amount Paid	Amount Due
Fund 10000 -- General Fund							
7/23/2013	TLARC-00324134	RZ000044	RIVCO-0000054864	RZ Title Services Inc	120.00	120.00	0.00
3/17/2014	TLARC-00338012	RZ000046	RIVCO-0000054864	RZ Title Services Inc	60.00	60.00	0.00
4/10/2015	TLARC-00360681	2011-1546	RIVCO-0000098139	Environmental Klean-Up Inc	1,300.00	1,300.00	0.00
Total General Fund					1,480.00	1,480.00	0.00

Criteria: None

Run: 5/8/2015 2:07 PM Data Last Updated: 5/8/2015 5:12:58 AM

EXHIBIT “C”

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

Assessment #528033011-9		Parcel # 528033011-9	
Assessee:	PALM INV GROUP	Land	2,595
Mail Address:	P O BOX 24066	Structure	1,293
City, State Zip:	LOS ANGELES CA 90024	Full Value	3,888
Real Property Use Code:	MO	Total Net	3,888
Base Year	2000		
Conveyance Number:	0194423		
Conveyance (mm/yy):	5/1999		
PUI:	M030012		
TRA:	55-044		
Taxability Code:	0-00		
Assessment Description:	1984 HILLCREST		
ID Data:	Lot 101 MB 047/081 CABAZON ESTATES NO 3		
Situs Address:	51909 MAXINE DR CABAZON CA 92230		

[View Parcel Map](#)



Riverside County Parcel Report

APN 528-033-011

[Disclaimer](#)

Report Date: Monday, March
07, 2016



APN	<u>528-033-011-9</u>	Supervisory District 2011	MARION ASHLEY, DISTRICT 5
		Supervisory District 2001	MARION ASHLEY, DISTRICT 5
Previous APN	000000000	Township/Range	T3SR2E SEC 22
Owner Name	PALM INV GROUP	Elevation Range	No Elevation Range available
Address	51909 MAXINE DR CABAZON, CA 92230	Thomas Bros. Map Page/Grid	PAGE: 723 GRID: G6
Mailing Address	P O BOX 24066 LOS ANGELES CA, CA 90024	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: <u>MB 47/81</u> Subdivision Name: CABAZON ESTATES NO 3 Lot/Parcel: 101 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 0.12 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT

		POWERS AUTHORITY	
Property Characteristics	Constructed: 1979 Baths: 1.00 Bedrooms: 2 Central Heat: Y Const. Type: WOOD FRAME Prop Area: 720 SqFt Roof Type: COMPOSITION Stories: 1	County Service Area	In or partially within CABAZON #85 - Parks & Recreation Street Lighting
Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	MDR	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)	The Pass	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	CABAZON POLICY AREA	Airport Compatibility Zones	Not in an Airport Compatibility Zone
<u>Zoning Classifications (ORD. 348)</u>	Zoning: W-2-M CZNumber: 6293	Zoning Districts and Zoning Areas	CABAZON, DIST
<u>Zoning Overlays</u>	Not in a Zoning Overlay	Community Advisory Councils	WEST DESERT(MAC)
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Within the Cabazon Conservation Area	WRMSHCP Cell Number	None
CVMSHCP Fluvial Sand Transport Special Provision Areas	Fluvial Sand Transport Only	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	Fluvial Sand Transport Only
<u>WRMSHCP</u>	None	Vegetation (2005)	Developed or

<u>(Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>			Disturbed Land
Fire Hazard Classification (Ord. 787)	Not in a High Fire Area	Fire Responsibility Area	Not in a Fire Responsibility Area
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u>	WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA	DIF (<u>Development Impact Fee Area Ord. 659</u>)	THE PASS
Western TUMF (<u>Transportation Uniform Mitigation Fee Ord. 824</u>)	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. PASS	SKR Fee Area (<u>Stephen's Kagaroo Rat Ord. 663.10</u>)	Not within a SKR Fee Area
Eastern TUMF (<u>Transportation Uniform Mitigation Fee Ord. 673</u>)	NOT WITHIN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	Not in a Development Agreement Area
Circulation Element Ultimate Right-of-Way	Not in a Circulation Element Right-of- Way	Road Book Page	147A
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor
Flood Plan Review	RCFC	Watershed	WHITEWATER
Water District	SGPWA	California Water Board	None
Flood Control	RIVERSIDE COUNTY		

District	FLOOD CONTROL DISTRICT		
Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	Moderate		
Subsidence	Susceptible		
School District	BANNING UNIFIED	Tax Rate Areas	055044 BANNING UNIFIED SCHOOL CABAZON COUNTY WTR CO FREE LIBRARY CO STRUCTURE FIRE PROTECTION CO WASTE RESOURCE MGMT DIST CSA 152 CSA 85 * FLOOD CONTROL ADMIN FLOOD CONTROL ZN 5 GENERAL GENERAL PURPOSE INLAND EMPIRE JT (33,36)RES MT SAN JACINTO JR COLLEGE RDV PROJ 3-1989 RIV CO REGIONAL PARK & OPEN SP RIVERSIDE CO OFC OF EDUCATION SAN GORGONIO PASS MEM HOSPITAL SAN GORGONIO PASS WTR AGENCY DS SAN GORGONIO SERIES BOND A SUMMIT CEMETERY DISTRICT
Communities	Cabazon		
Lighting (Ord. 655)	Zone B, 38.14 Miles From Mt. Palomar Observatory		
2010 Census Tract	043813		
Farmland	URBAN-BUILT UP LAND		
Special Notes	No Special Notes		

Building Permits

Case #	Description	Status
079027	MOBIL HOME SITE PREP	FINALED
079031	MH INSTALLATION	FINALED
079033	MH INSTALLATION	FINALED
079338	LOW PROFILE TO MOBIL	FINALED
079342	MOBIL HOME INSTALATION	FINALED

Environmental Health Permits

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

Planning Cases

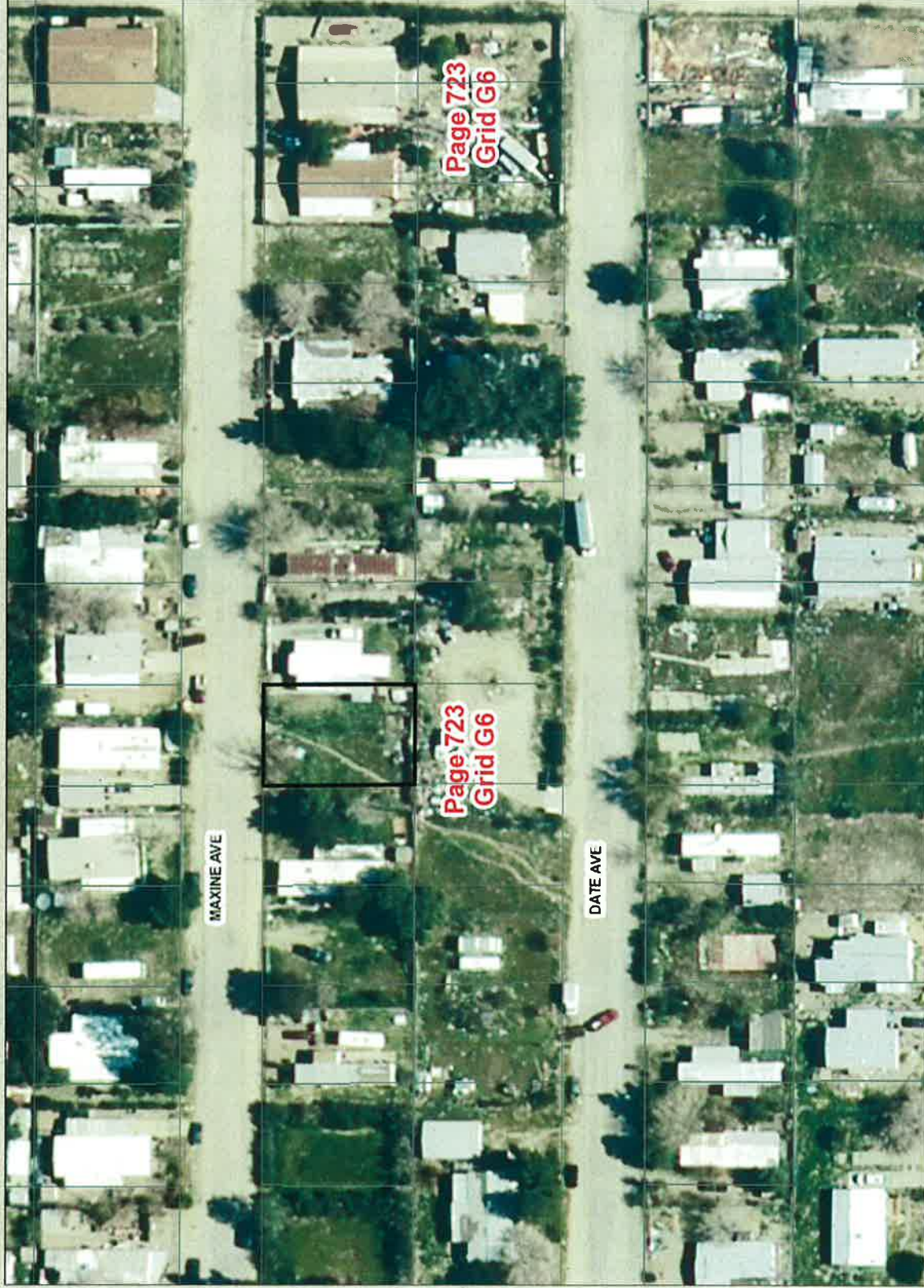
Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
No Code Cases	Not Applicable	Not Applicable

CV10-09396

51909 Maxine Drive, Cabazon APN: 528-033-011



Legend

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



0 113 226 Feet



REPORT PRINTED ON... 3/7/2016 9:55:21 AM

© Riverside County TLMA GIS

Notes

Thomas Bros Page 723
Grid G6

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.

EXHIBIT “D”



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: CV10-09396/Michelle Cervantes - 33223
IN RE: PALM INV GROUP

Order Number: **35208**

Order Date: 11/10/2015

Dated as of: 11/9/2015

County Name: Riverside

FEE(s):
Report: \$62.40

Property Address: 51909 Maxine Drive
Cabazon

CA 92230

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. : 528-033-011-9

Assessments:	Land Value:	\$2,595.00
	Improvement Value:	\$1,293.00
	Exemption Value:	\$0.00
	Total Value:	\$3,888.00

Property Taxes for the Fiscal Year	2015-2016
First Installment	\$63.73
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2015)
Second Installment	\$63.73
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2016)
Prior Delinquencies for tax defaulted year(s)	2012
Redemption Amount	\$656.30
If paid by	11/30/2015



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

Order Number: 35208

Reference: CV10-09396/Mich

NO OTHER EXCEPTIONS



INVOICE

Order Number: 33223

Order Date: 5/27/2015

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV1009396 / Geri King/ 29754
IN RE: PALM INV GROUP

Product and/or Service ordered for Property known as:

**51909 Maxine Drive
Cabazon, CA 92230**

DESCRIPTION:	FEE:
Updated Lot Book	\$60.00
TOTAL DUE:	\$60.00

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.
P.O. Box 1193
Whittier, CA 90609



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

Updated Lot Book

Customer:**RIVERSIDE COUNTY TLMA-CODE INFORCEMENT**

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV1009396 / Geri King/ 29754

IN RE: PALM INV GROUP

Order Number: **33223**

Order Date: 5/27/2015

Dated as of: 5/28/2015

County Name: Riverside

FEE(s):

Report: \$60.00

Property Address: 51909 Maxine Drive

Cabazon

CA 92230

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. : 528-033-011-09

Assessments:	Land Value:	\$2,546.00
	Improvement Value:	\$1,269.00
	Exemption Value:	\$0.00
	Total Value:	\$3,815.00

Property Taxes for the Fiscal Year 2014-2015

Total Annual Tax \$510.60

Status: Paid through 06/30/2015

Prior Delinquencies for tax defaulted year(s) 2012

Redemption Amount \$627.81

If paid by 06/30/2015

Redemption Amount

If paid by

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: 33223

Reference: CV1009396 / Geri

County of	Riverside
Recorded	12/17/2013
Document No.	2013-0584270

Document Type	Findings of Fact, Conclusions and Order to Abate Nuisance
Document No.	2014-0150651
Recorded	04/25/2014

NO OTHER EXCEPTIONS



INVOICE

Order Number: 29754

Order Date: 10/21/2013

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV10-09396/Regina Keyes
IN RE: PALM INV GROUP

Product and/or Service ordered for Property known as:

**51909 Maxine Drive
Cabazon, CA 92230**

DESCRIPTION:	FEE:
Updated Lot Book	\$60.00
TOTAL DUE:	\$60.00

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.
P.O. Box 1193
Whittier, CA 90609



INVOICE

Order Number: 28700

Order Date: 6/3/2013

Customer Information:

Acct No. 1044

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

Attn: Brent Steele
REF: CV10-09396 / Technician Jurden
IN RE: PALM INV GROUP

Product and/or Service ordered for Property known as:

**51909 Maxine Dr
Cabazon, CA 92230**

DESCRIPTION:	FEE:
Lot Book Report	\$120.00
TOTAL DUE:	\$120.00

Payment due upon receipt. Please remit to:

RZ Title Services, Inc.
P.O. Box 1193
Whittier, CA 90609

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 # 2013-0584270
12/17/2013 04:48P Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case #: CV-1009396

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: 51909 MAXINE DR, CABAZON CA, 92230

PARCEL #: 528-033-011

LEGAL DESCRIPTION: 0.12 acres in LOT 101 of CABAZON ESTATES NO 3, recorded in MB 47 page 81

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. Notice Is Further Given in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Brian Black
Brian Black, Code Enforcement Department

ACKNOWLEDGEMENT

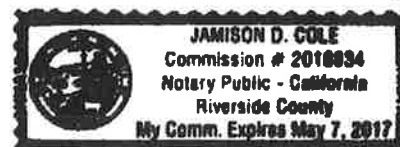
State of California)
County of Riverside)SS

On 12/5/13 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 #: 2013834 Expires: May 7, 2017

Signature: Jamison D. Cole (Seal)



1 RECORDING REQUESTED BY:
 2 Kecia Harper-Ihem, Clerk of the
 3 Board of Supervisors
 4 (Stop #1010)

S	R	U	PAGE	SIZE	DR	MR	NCOR	SMF	NCHG	EXAM	COPY
1			5								
M	A	L	465	426	PCOR	NCOR	SMF	NCHG		513	
Michele CC			11/11/14			T:			CTY	UNI	

5 WHEN RECORDED PLEASE MAIL TO:
 6 Michelle Cervantes, Code Enforcement Officer
 7 Regina Keyes, Senior Code Enforcement Officer
 8 CODE ENFORCEMENT DEPARTMENT
 9 4080 Lemon Street, Twelfth Floor (Stop #1012)
 10 Riverside, CA 92501

[EXEMPT GC §§ 6103 and 27383]

11 **BOARD OF SUPERVISORS**
 12 **COUNTY OF RIVERSIDE**

13 IN RE ABATEMENT OF PUBLIC NUISANCE:
 14 [ACCUMULATION OF RUBBISH];
 15 APN 528-033-011, 51909 MAXINE DRIVE,
 16 CABAZON, RIVERSIDE COUNTY,
 17 CALIFORNIA; PALM INVESTMENT GROUP,
 18 LLC., OWNER.

CASE NO. CV 10-09396

19 FINDINGS OF FACT,
 20 CONCLUSIONS AND ORDER TO
 21 ABATE NUISANCE

R.C.O. Nos. 541 and 725

22 The above-captioned matter came on regularly for hearing on March 18, 2014, before the
 23 Board of Supervisors of the County of Riverside, State of California in the Board Room, First Floor
 24 Annex, County Administrative Center, 4080 Lemon Street, Riverside, California regarding the real
 25 property described as 51909 Maxine Drive, Cabazon, Riverside County, and further described as
 26 Assessor's Parcel Number 528-033-011 referred to hereinafter as "THE PROPERTY."

27 Patricia Munroe, Deputy County Counsel, appeared along with Michelle Cervantes, Code
 28 Enforcement Officer, on behalf of the Director of the Code Enforcement Department.

Owner did not appear.

The Board of Supervisors received the Declaration of Code Enforcement Officer together
 with the attached exhibits, evidencing the accumulation of rubbish on THE PROPERTY as a public
 nuisance and violation of Riverside County Ordinance No. 541.

///

FINDINGS OF FACT, CONCLUSIONS
 AND ORDER TO ABATE NUISANCE

2014-0150651
64/25/2014 09:18A
2 of 5



SUMMARY OF EVIDENCE

1. Documents of record in the Riverside County Recorder's Office identify the OWNER of THE PROPERTY as Palm Investment Group, LLC ("OWNER").

2. Documents of title indicate that no other parties potentially hold a legal interest in THE PROPERTY.

3. THE PROPERTY was inspected by Code Enforcement Officers on December 22, 2010, and on 37 subsequent inspections, the last being December 31, 2013.

4. During each inspection, an accumulation of rubbish was observed on THE PROPERTY. The rubbish consisted of, but was not limited to: household trash, spent building materials, green waste, automobile parts, a mattress, and four tires.

5. THE PROPERTY was determined to be in violation of Riverside County Ordinance No. 541 by the Code Enforcement Officer.

6. A Notice of Noncompliance was recorded in the Office of the County Recorder, County of Riverside, State of California on January 28, 2011, as instrument number 2011-0046776. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the County Recorder, County of Riverside, State of California on December 17, 2013 as Instrument Number 2013-0584270.

7. On December 22, 2010, Notice of Violation was posted on THE PROPERTY. On January 27, 2011, May 9, 2011 and March 4, 2013, Notice of Violation was mailed to OWNER by certified mail, return receipt requested.

8. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing notice of the public hearing before the Board of Supervisors on March 18, 2014, was mailed to OWNER and was posted on THE PROPERTY.

FINDINGS AND CONCLUSIONS

WHEREFORE, the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on March 18, 2014, finds and concludes that:

1. WHEREAS, the accumulation of rubbish on the real property located at 51909 Maxine Drive, Cabazon, Riverside County, California, also identified as Assessor's Parcel Number

2014-0150651
04/25/2014 09:18A
3 of 5

1 528-033-011 violates Riverside County Ordinance No. 541 and constitutes a public nuisance.

2 2. WHEREAS, the OWNER, or any person having possession or control of the premises
3 shall abate the condition by removing and disposing all accumulated rubbish from the subject real
4 property in strict accordance with all Riverside County Ordinances, including but not limited to
5 Riverside County Ordinance No. 541 within ninety (90) days.

6 3. WHEREAS, the OWNER IS HEREBY FURTHER NOTICED that the time within
7 which judicial review of the administrative determinations made herein must be sought is ninety (90)
8 days from the posting and mailing of the Findings of Fact, Conclusions and Order to Abate
9 Nuisance, and is governed by California Code of Civil Procedure Section 1094.6.

10 **ORDER TO ABATE NUISANCE**

11 IT IS THEREFORE ORDERED that the accumulation of rubbish on THE PROPERTY be
12 abated by OWNER or anyone having possession or control of THE PROPERTY, by removing and
13 disposing of all rubbish from the subject real property in strict accordance with all Riverside County
14 Ordinances, including but not limited to Riverside County Ordinance No. 541 within ninety (90)
15 days of the date of this Order to Abate Nuisance.

16 IT IS FURTHER ORDERED that if the rubbish is not removed and disposed of in strict
17 accordance with all Riverside County Ordinances, including but not limited to Riverside County
18 Ordinance No. 541, within ninety (90) days of the date of this Order to Abate Nuisance, the rubbish
19 may be abated and disposed of by representatives of the Riverside County Code Enforcement, a
20 contractor or the Sheriff's Department upon receipt of an owner's consent or a Court Order
21 authorizing entry onto THE PROPERTY when necessary under applicable law.

22 IT IS FURTHER ORDERED that reasonable abatement costs, after notice and opportunity
23 for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special
24 assessment against THE PROPERTY pursuant to Government Code section 25845 and Riverside
25 County Ordinance Nos. 541 and 725. Under Riverside County Ordinance No. 725, "abatement
26 costs" means "any costs or expenses reasonably related to the abatement of conditions which violate
27 County Land Use Ordinances, and shall include, but not be limited to, enforcement, investigation,
28 collection and administrative costs, attorneys fees, and the costs associated with the removal or

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE

1 correction of the violation." Reasonable abatement costs accrued by the Code Enforcement
2 Department will be recoverable from the property owner(s) even if THE PROPERTY is brought into
3 compliance within ninety (90) days of the date of this Order to Abate Nuisance.
4

5 Dated: April 22, 2014

COUNTY OF RIVERSIDE

6 By Jeff Stone
7 Jeff Stone
8 Chairman, Board of Supervisors

9 ATTEST:

10 KECIA HARPER-IHEM

11 Clerk to the Board

12
13 By Karen Bayton
14 Deputy
15

16 (SEAL)
17
18
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28

FINDINGS OF FACT, CONCLUSIONS
AND ORDER TO ABATE NUISANCE



**LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000
<http://riversideassessor.com>

CERTIFICATION

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

(Print or type the page number(s) and wording below):

**CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)**



Date:

4-22-14

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board

ACR 601P-AS4RED (Rev. 01/2005)



2014-0150651
04/25/2014 09:18A
5 of 5



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE INFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV10-09396/Regina Keyes

IN RE: PALM INV GROUP

Order Number: **29754**

Order Date: 10/21/2013

Dated as of: 10/21/2013

County Name: Riverside

FEE(s):

Report: \$60.00

Property Address: 51909 Maxine Drive

Cabazon

CA 92230

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. : 528-033-011-9

Assessments:	Land Value:	\$2,536.00
	Improvement Value:	\$1,264.00
	Exemption Value:	\$0.00
	Total Value:	\$3,800.00

Property Taxes for the Fiscal Year	2013-2014
First Installment	\$254.95
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 12/10/2013)
Second Installment	\$254.95
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2014)
Prior Delinquencies for tax defaulted year(s)	2012
Redemption Amount	\$513.85
If paid by	10/31/2013



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

Order Number: 29754

Reference: CV10-09396/Regi

NO OTHER EXCEPTIONS



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

Lot Book Report

Order Number: **28700**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV10-09396 / Technician Jurden

IN RE: PALM INV GROUP

Order Date: 6/3/2013

Dated as of: 5/27/2013

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 51909 Maxine Dr

Cabazon

CA 92230

Assessor's Parcel No. : 528-033-011-9

Assessments:

Land Value:	\$2,487.00
Improvement Value:	\$1,240.00
Exemption Value:	\$0.00
Total Value:	\$3,727.00

Tax Information

Property Taxes for the Fiscal Year	2012-2013
First Installment	\$189.94
Penalty	\$18.99
Status	NOT PAID-DELINQUENT
Second Installment	\$189.94
Penalty	\$56.49
Status	NOT PAID-DELINQUENT



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

Order Number: 28700
Reference: CV10-09396 / Tec

Property Vesting

The last recorded document transferring title of said property

Dated	03/16/1999
Recorded	05/06/1999
Document No.	1999-194423
D.T.T.	\$3.30
Grantor	Tax Collector of Riverside County
Grantee	Palm Investment Group, LLC

Deeds of Trust

No Deeds of Trust of Record

Additional Information

Notice of Abatement filed by	County of Riverside Department of Building and Safety
Amount	\$3,500.00
Owner	Jerry and Jerri Luckell
Recorded	02/08/2011
Document No.	2001-054345

Notice of Non-Compliance filed by	County of Riverside Code Enforcement Department
In the matter of the property of	Palm Inv Group
Case No.	CV10-09396
Recorded	01/28/2011
Document No.	2011-0046776

Legal Description

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



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

Order Number: 28700

Reference: CV10-09396 / Tec

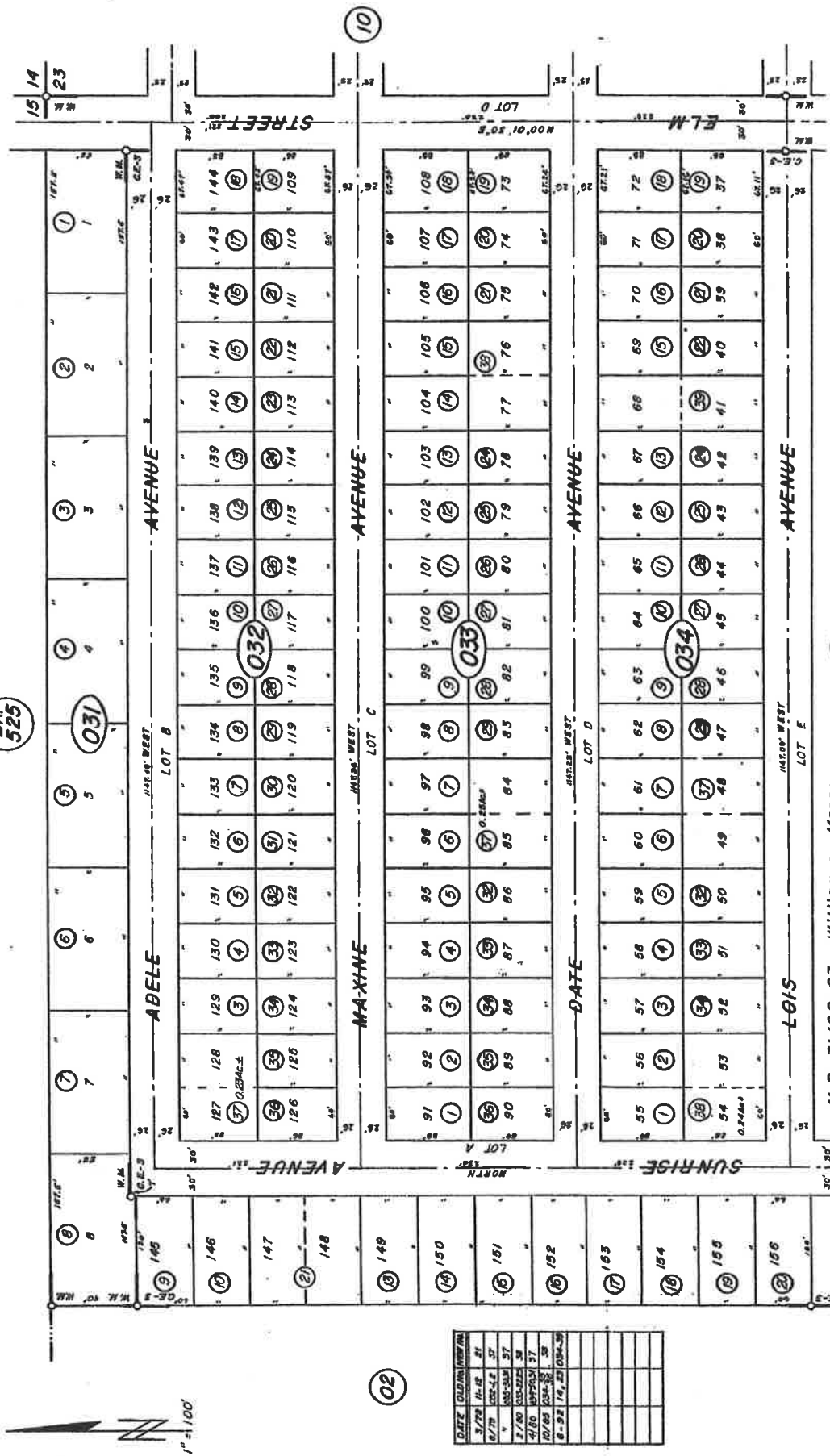
LOT 101 OF CABAZON ESTATES NO. 3, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN
BY MAP ON FILE IN BOOK 47, PAGE 81 OF MAPS, RECORDS OF SAID COUNTY.

528-03

T.C.A. 5544

POR. NE 1/4 SEC. 22, T.3S, R.2E.

BK. 525



DATE	CLERK	REMARKS
3/7/78	H. H.	21
6/7/78	ONE-L.	27
2/7/80	ONE-L.	37
4/7/80	ONE-L.	38
10/7/80	ONE-L.	39
8-9-82	ONE-L.	39

ASSESSOR'S MAP BK 98 PG 03
RIVERSIDE COUNTY, CALIF.

04

M.B. 31/22-23 Williamson Manor
M.B. 47/81 Cabazon Estates No.3

APRIL 1969

Page 1 of 1

When recorded please mail to:
Mail Stop 2715

DOC # 2001-084345

02/08/2001 03:00A Fee:HC

Page 1 of 1

Recorded in Official Records
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder

IN	Q	LI	PR	ST	DA	PG	IN	MP	REC

NOTICE OF ABATEMENT LIEN

In the matter of the Property of

Jerry & Jerri Luckett

Case No.: CV98-1613

C
AS

NOTICE IS HEREBY GIVEN to all persons, pursuant to Ordinance Nos. 457 and 725 of the County of Riverside, State of California and Section 26845 of the California Government Code, that proceedings have been completed with respect to the removal of a substandard mobile home which constituted violations of Riverside County Ordinance Nos. 457 and 725; that such proceedings were based upon the noncompliance of such real property, located at 51909 Maxine Drive, Cabazon, CA, and more particularly described as Assessor's Parcel Number 628-033-011-9, having a legal description of Lot 101, CABAZON ESTATES NO. 3, recorded in Map Book 47, Page 81, records of Riverside County, with the requirements of Ordinance Nos. 457 and 725; and that the expenses incurred by the County, including, but not limited to investigative, administrative, and abatement costs and attorneys' fees have become a lien on said property. The actions taken to abate the subject condition were as follows: The abated property is described as a single wide mobile home; the name and mailing address of the record owner is Jerry and Jerri Luckett, P.O. Box 881, Cabazon, CA 92230 or 937 Orange Street, Beaumont, CA 92223; the date that the Board ordered the abatement was not applicable because the owner did not request a public hearing; and the completion date of the abatement was on or about March 4, 1999. On January 23, 2001, the Riverside County Board of Supervisors conducted a public hearing and assessed the reasonable costs of abatement to be \$3500.00. The Board also ordered that a lien be imposed on the above-described real property in the amount of the abatement costs, and recorded with the Riverside County Recorder's Office.

COUNTY OF RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY

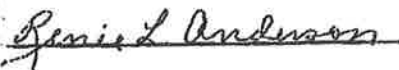
By 
James P. Monroe
Code Enforcement Division

ACKNOWLEDGMENT

State of California
County of Riverside

On 2/7/01 before me, Renee L. Anderson, Notary Public, personally appeared James P. Monroe, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



(seal of Notary)

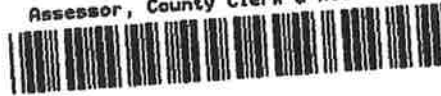


Public Record

When recorded please mail to:

Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2011-0046776
01/28/2011 03:58P Fee:NC
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Palm Inv Group

Case No. CV10-09396

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. 541.5, (RCC Title 8.120.010) described as accumulation of rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 51909 Maxine Drive, Cabazon, CA, and more particularly described as Assessor's Parcel Number 528-033-011 and having a legal description of LOT 101 MB 047/081 CABAZON ESTATES NO 3, Records of Riverside County, with the requirements of Ordinance No. 541.5 (RCC Title 8.120.010).

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

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

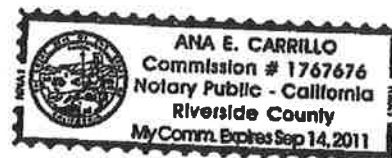
State of California)
County of Riverside)

On 01/11/11 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

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



Public Record

RECORDING REQUESTED BY:

County of Riverside
Code Enforcement Department

DOC # 2013-0584270
12/17/2013

AND WHEN RECORDED MAIL TO:

County of Riverside
Code Enforcement Department
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002

Customer Copy Label

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

Larry W Ward

County of Riverside
Assessor, County Clerk & Recorder

(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

Case #: CV-1009396

PALM INV GROUP)
and DOBS 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: 51909 MAXINE DR, CABAZON CA, 92230

PARCEL #: 528-033-011

LEGAL DESCRIPTION: 0.12 acres in LOT 101 of CABAZON ESTATES NO 3, recorded in MB 47 page 81

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. Notice is Further Given in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Brian Black
Brian Black, Code Enforcement Department

COPY

ACKNOWLEDGEMENT

State of California)

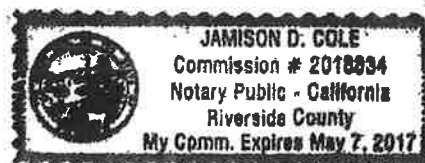
County of Riverside) SS

On 12/15/13 before me, Jamison D. Cole, Notary Public, personally appeared Brian Black who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct
WITNESS my hand and official seal.

Commission #: 2018834 Expires: May 7, 2017

Signature: Jamison D. Cole (Seal)

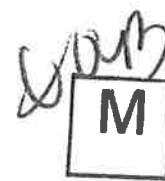


When recorded please mail to:

Riverside County Code Enforcement Department
(District 5 Office)
24318 Hemlock Avenue, Suite C-1
Moreno Valley, CA 92557
Mail Stop No. 5002

DOC # 2011-0046776
01/28/2011 03:58P Fee:NC

Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



NOTICE OF NONCOMPLIANCE

In the matter of the Property of
Palm Inv Group

Case No. CV10-09396

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. 541.5, (RCC Title 8.120.010) described as accumulation of rubbish. Such Proceedings are based upon the noncompliance of such real property, located at 51909 Maxine Drive, Cabazon, CA, and more particularly described as Assessor's Parcel Number 528-033-011 and having a legal description of LOT 101 MB 047/081 CABAZON ESTATES NO 3, Records of Riverside County, with the requirements of Ordinance No. 541.5 (RCC Title 8.120.010).

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

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

COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

By Mary Overholt
Mary Overholt
Code Enforcement Department

ACKNOWLEDGMENT

State of California)
County of Riverside)

On 01/11/11 before me, Ana E. Carrillo, Notary Public, personally appeared Mary Overholt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

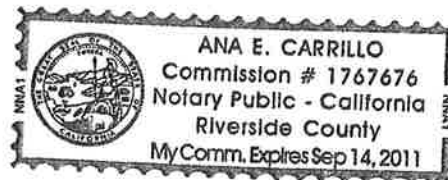
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Ana E. Carrillo

Commission # 1767676

Comm. Expires Sep. 14, 2011



21	5	11	1962	Sept	24	PCRB	196209	24	200
A	B	L				CHPT	196209	24	200

00/00/1988 00:00A Fee:0.00
Page 1 of 1 Doc 1 Tax Paid
Recorded in Official Records
County of Riverside
Gary L. Oran
Recorder, County Clerk & Notary

Recorder, County Clerk & Recorder

Doc. Trans. Tax - computed on full value of property conveyed \$ 3.30

Signature of Decliner

On which the legally levied taxes were a lien for Fiscal Year
and for nonpayment were duly declared to be in default

92-528033011-0000

October 1998

("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 8, Chapter 7, Revenue and Taxation Code, for the sum of

\$2,700.00

NO TAXING AGENCY objected to the sale.
in accordance with law, the **SELLER**, hereby grants to the **PURCHASER** that real property situated in said county, State of California, last assessed to **LUCKETT, JERRY & JERRI**, described as follows:

Autosoft's Patent Portfolio

State of California Executed on
RIVERSIDE County MARCH 10, 1999

Ge McInnes

Tim Collection

On MARCH 16, 1992, before me, GARY L. ORDO, personally appeared PAUL McDONNELL, 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, 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).

WATNESS my hand and official tool.

GARY L. ORSO

Assessor/County Clerk-Recorder

Smile Behavior

Quesada

41701 & 404 RAT Code



TDL 4-10 (0-97)

SECURITY UNION TITLE INC. CO.
MICROGRAPHIC DIVISION
9814 Norwalk Boulevard, Suite 200
Irvine, CA 92618

RIVERSIDE

Owner
PALM INV GROUP

Address
51909 MAXINE AVE CABAZON , CA 92230

Parcel/Tax ID
528-033-011

Property Profile

Ownership Information

Primary Owner	PALM INV GROUP	Site Address	51909 MAXINE AVE
Secondary Owner		Site City, St Zip	CABAZON, CA 92230
Ownership Description		Mail Address	PO BOX 24066
Telephone Number		Mail City, St Zip	LOS ANGELES, CA 90024
Lot	101	Census Tract	0438.13
Housing Tract / Subdivision Name	/ CABAZON ESTATES 3		
Legal Description	LOT 101 MB 047/081 CABAZON ESTATES NO 3		

Property Details

Use Code	Mobile home	County/Municipality	RIVERSIDE
State	C A	Total Rooms	
RTSQ		Bedrooms	2
Zoning	W2M	Bathrooms	2
Number Of Units	1	Basement Square Feet	
Year Built	1979	Parking	In Carport
# Of Stories	1	Parking Square Feet	
Lot Size	5,227	View	
Usable Lot Size		Pool	
Lot Depth		Fireplace	Yes
Lot Width		HT/AC	Heating Only
Square Feet	720	Cooling Detail	
Square Ft 1st Flr		Heating Detail	Central
Square Ft 2nd Flr		Roof Type	Comp Shingle
Square Ft 3rd Flr		Construction Quality	
Additions - Square Feet		Construction Type	
Building Shape		Exterior	
New Page Grid	723G6	Foundation	
Old Page Grid	152E6		

Tax Information

Assessor's Parcel Number/Tax ID	528-033-011	Assessor's Market Value	
Assessed Total	\$3,815	Tax Amount	\$511
Land Total	\$2,546	Status/Yr Delinquent	Delinquent / 2012
Improvement	\$1,269	Tax Rate Area	55044
Percent Improvement	33.26%	HomeOwners Exemption	N

Sale Information

Last Sale Date	May 06, 1999	1st Loan Amount / Type	/ Conventional
Document Number	0000194423	2nd Loan Amount	
Sale Value	\$3,000 (Full)	Last Transaction W/O \$	
Cost / Square feet	\$4	Last Transaction W/O \$ Doc	
Title Company			
Lender			

Owner
PALM INV GROUP

Address
51909 MAXINE AVE CABAZON , CA 92230

Parcel/Tax ID
528-033-011

Transaction History

Transaction 3 - Transfer

Transaction Information

Buyer / Borrower PALM INVESTMENT GROUP LLC

Recorded Date May 06, 1999

Title Company

Signature Date
Multiple/Portion

Ownership Transfer Information

Seller RIVERSIDE COUNTY (CA)

Transfer Value \$3,000 (Full)

Transaction Type
Deed In Lieu
Deed Type

Resale
N

Document # 0000194423

Loan Information

Loan Amount

Document # 0000194423

Loan Type
Interest Rate Type
Seller Carry Back

Conventional
N

Lender Name

Transaction 2 - Finance

Transaction Information

Buyer / Borrower LUCKETT JERRY &

Recorded Date May 01, 1990

Title Company FIRST AMERICAN TITLE

Signature Date
Multiple/Portion

Loan Information

Loan Amount

Document # 0000174894

Loan Type
Interest Rate Type
Seller Carry Back

Conventional
N

Lender Name

INDIVIDUAL

Transaction 1 - Transfer

Transaction Information

Buyer / Borrower LUCKETT JERRY &

Recorded Date May 01, 1990

Title Company FIRST AMERICAN TITLE

Signature Date
Multiple/Portion

Ownership Transfer Information

Seller VOGT JOSEPHINE H

Transfer Value \$6,000

Transaction Type
Deed In Lieu
Deed Type

Resale
N

Document # 0000174892

Loan Information

Loan Amount \$14,500

Document # 0000174892

Loan Type
Interest Rate Type
Seller Carry Back

Conventional
N

Lender Name

INDIVIDUAL

Legend

 Unusually large change in price

 Multiple sales within a 30 day period

EXHIBIT “E”



County of Riverside Code Enforcement Department

Greg Flannery
Code Enforcement Official

DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

July 24, 2015

Palm Inv Group
P.O. Box 24066
Los Angeles, CA 90024

Subject Property: 51909 Maxine Drive, Cabazon
Case No(s): CV10-09396
APN No(s): 528-033-011

Dear Palm Inv Group:

This NOTICE IS HEREBY PROVIDED that the County of Riverside Code Enforcement Department has incurred expenses during our efforts to abate the code violation(s) on the Subject Property. This abatement case involved Accumulated Rubbish Expedited, Accumulated Rubbish located on your real property commonly described as 51909 Maxine Drive, Cabazon, and more particularly described as Assessor's Parcel Number 528-033-011.

The total amount due for the abatement actions concerning the above-described dangerous or injurious condition is **Seven Thousand Forty-Seven Dollars and Thirty Cents (\$ 7,047.30)**.

PLEASE BE AWARE you have thirty (30) days from the date of this letter to pay these expenses at the above remit to address or the total amount due on the enclosed "Summary Statement of Abatement Costs" will be applied as a special tax assessment and abatement lien recorded upon the subject property. Payment must be made in the form of cashier's check or money order, made payable to the County of Riverside. Please note the property APN on the memo line of the check.

YOU HAVE THE RIGHT TO A HEARING ON THIS MATTER BEFORE AN ADMINISTRATIVE HEARING OFFICER or THE RIVERSIDE COUNTY BOARD OF SUPERVISORS. This hearing will allow you to contest some or all of the abatement costs and planned special assessment against the subject property. If you choose to exercise your right to a public hearing before the full County Board of Supervisors, please complete the enclosed "Board of Supervisors Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this letter.

In the event you do not elect to request a public hearing before the Board of Supervisors, a public hearing before an independent Administrative Hearing Officer shall be scheduled and held for a final determination of this matter and authority to place a lien against the Subject Property, adding any amount due as a special tax assessment on the County tax rolls.

If you have any questions regarding this notice, or the process discussed above, please contact **Valerie Lam at (951) 955-1836**.



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF HEARING RE: DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

This NOTICE IS HEREBY PROVIDED that a hearing will be held before an Administrative Hearing Officer on **Thursday, September 3, 2015, at 1:00 p.m.**, at 4080 Lemon Street, 12th Floor, Riverside, California. At such time and place, pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department, for the property located at 51909 Maxine Drive, Cabazon and more particularly described as Assessor's Parcel Number 528-033-011.

If you have any objections to the Demand for Payment, also attached, you must address your objections to the Administrative Hearing Officer at the hearing. In the interim, if you have any questions about the Demand for Payment, please contact **Ms. Valerie Lam at (951) 955-1836**. In the event the total amount due is not paid prior to the Hearing, the Code Enforcement Department will seek an order from the Administrative Hearing Officer to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to Code Enforcement will be presented to the Administrative Hearing Officer for their final consideration and deliberation of this matter.

Thank you for your attention to this matter.

Respectfully,



Valerie Lam
TLMA Administration



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

BOARD OF SUPERVISORS REQUEST FOR PUBLIC HEARING ON STATEMENT OF ABATEMENT COSTS AND SPECIAL TAX ASSESSMENT

Palm Inv Group
P.O. Box 24066
Los Angeles, CA 90024

Subject Property: 51909 Maxine Drive, Cabazon
Case No(s): CV10-09396
APN No(s): 528-033-011

I, _____, hereby request a public hearing before the Board of
Supervisors (Please PRINT your name here)

regarding case number(s) _____

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10
days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: _____

Signed: _____ Date: _____
(Please SIGN your name here)

Print: _____
(Please PRINT your name here)

You may contact me at the following daytime phone number: _____

IMPORTANT

Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1605

Or Fax to: 951-955-8680



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

RESPONSIBLE OR INTERESTED PARTIES LIST

Case No. CV10-09396

July 24, 2015

Palm Investment Group, LLC
PO Box 24066
Los Angeles, CA 90024



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Date: 5/27/2015

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
05/27/2015	CV1009396- INV #107064. Orig. Amount \$3,947.30.	3,947.30	3,947.30
12/04/2012	CV1009396:A31238- INV #A31238. Orig. Amount \$500.00. A31238	500.00	4,447.30
05/09/2013	CV1009396:A31250- INV #A31250. Orig. Amount \$500.00. A31250	500.00	4,947.30
07/08/2011	CV1009396:A37296- INV #A37296. Orig. Amount \$100.00. A37296	100.00	5,047.30
09/06/2011	CV1009396:A37300- INV #A37300. Orig. Amount \$200.00. A37300	200.00	5,247.30
12/01/2011	CV1009396:A38355- INV #A38355. Orig. Amount \$500.00. A38355	500.00	5,747.30
06/27/2012	CV1009396:A38725- INV #A38725. Orig. Amount \$500.00. A38725	500.00	6,247.30
09/07/2012	CV1009396:A38864- INV #A38864. Orig. Amount \$200.00. A38864	200.00	6,447.30
01/11/2013	CV1009396:A39083- INV #A39083. Orig. Amount \$500.00. A39083	500.00	6,947.30
08/03/2012	CV1009396:A39239- INV #A39239. Orig. Amount \$100.00. A39239	100.00	7,047.30
		Total Now Due	\$7,047.30

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department



County of Riverside
Code Enforcement Department
4080 Lemon St. 12th Floor, Riverside, CA 92502
P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
Email: demandsprocessing@rctlma.org

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Statement of Abatement Costs

Date	Invoice #
5/27/2015	107064

Case Number	District	Class
CV1009396	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
12/22/2010	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
1/29/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
3/11/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
4/13/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
6/2/2011	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
1/3/2012	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
1/4/2012	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
5/30/2012	Officer Hours	Labor Charges - Officer Time	0.4	82.00	32.80
6/18/2012	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
6/27/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
12/3/2012	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
12/4/2012	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
12/4/2012	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/9/2013	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
5/30/2013	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
6/3/2013	Officer Hours	Labor Charges - Officer Time	2	82.00	164.00
6/11/2013	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
6/24/2013	Officer Hours	Labor Charges - Officer Time	1	82.00	82.00
3/12/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
9/2/2014	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
9/22/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
9/30/2014	Officer Hours	Labor Charges - Officer Time	0.7	82.00	57.40
11/6/2014	Officer Hours	Labor Charges - Officer Time	0.5	82.00	41.00
11/12/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
11/13/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
11/18/2014	Officer Hours	Labor Charges - Officer Time	0.3	82.00	24.60
11/24/2014	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
11/25/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.

Subtotal

Payments/Credits

Total

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department



County of Riverside
Code Enforcement Department
 4080 Lemon St. 12th Floor, Riverside, CA 92502
 P.O. Box 1469, Riverside, CA 92502
 Phone: (951) 955-2004 Fax: (951) 955-8680
 Email: demandsprocessing@rctlma.org

528-033-011
 Palm Inv Group
 PO Box 24066
 Los Angeles CA 90024

Statement of Abatement Costs

Date	Invoice #
5/27/2015	107064

Case Number	District	Class
CV1009396	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
11/26/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
12/30/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
12/31/2014	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
1/6/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
1/8/2015	Officer Hours	Labor Charges - Officer Time	0.4	82.00	32.80
2/5/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
2/19/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
3/3/2015	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
3/4/2015	Officer Hours	Labor Charges - Officer Time	0.1	82.00	8.20
3/5/2015	Officer Hours	Labor Charges - Officer Time	0.2	82.00	16.40
3/11/2015	Officer Hours	Labor Charges - Officer Time	3.2	82.00	262.40
5/27/2015	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			1,272.70
1/8/2014	Attorney Fees	Attorney Fees - County Counsel	1.8	71.00	127.80
1/22/2014	Attorney Fees	Attorney Fees - County Counsel	0.3	71.00	21.30
1/23/2014	Attorney Fees	Attorney Fees - County Counsel	1	155.00	155.00
3/19/2014	Attorney Fees	Attorney Fees - County Counsel	1.8	71.00	127.80
4/1/2014	Attorney Fees	Attorney Fees - County Counsel	0.6	155.00	93.00
3/19/2015	Attorney Fees	Attorney Fees - County Counsel - 2015 January Billing		7.40	7.40
4/9/2015	Attorney Fees	Attorney Fees - County Counsel - 2015 February Billing		407.00	407.00
5/27/2015	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			1,134.60
3/18/2015	Other Services	Environmental Klean-Up: general clean-up and disposal	1	1,300.00	1,300.00
7/8/2013	Lot/Title Report	Lot/Title Report	1	120.00	120.00
1/2/2014	Lot/Title Report	Lot/Title Report: Update	1	60.00	60.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.

Subtotal

Payments/Credits

Total

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department



County of Riverside
Code Enforcement Department
4080 Lemon St. 12th Floor, Riverside, CA 92502
P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
Email: demandsprocessing@rctlma.org

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Statement of Abatement Costs

Date	Invoice #
5/27/2015	107064

Case Number	District	Class
CV1009396	5	SOAC

Property Address

528-033-011
Palm Inv Group
51909 Maxine Drive
Cabazon CA 92230

**You are liable to the County for the following
abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
5/27/2015	Lot Book Report	Lot/Title Report: Update Subtotal Contractor Costs	1	60.00	60.00 1,540.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days.

Subtotal	\$3,947.30
Payments/Credits	\$0.00
Total	\$3,947.30

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.


Code Enforcement Department



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Citation Issue Date	Billing Date
12/4/2012	5/27/2001

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

Citation Number	District	Class
A31238	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A31238--CV1009396	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$500.00



County of Riverside

Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Citation Issue Date	Billing Date
5/9/2013	5/27/2015

Citation Number	District	Class
A31250	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A31250--CV1009396	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$500.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Citation Issue Date	Billing Date
7/8/2011	5/27/2015

Citation Number	District	Class
A37296	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A37296:CV1009396	1	100.00	100.00
			Subtotal	\$100.00
			Payments/Credits	\$0.00
			Total	\$100.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Citation Issue Date	Billing Date
9/6/2011	5/27/2015

Property Address

528-033-011
Palm Inv Group
51909 Maxine Drive
Cabazon CA 92230

Citation Number	District	Class
A37300	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A37300: CV1009396	1	200.00	200.00
			Subtotal	\$200.00
			Payments/Credits	\$0.00
			Total	\$200.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Citation Issue Date	Billing Date
12/1/2011	5/27/2015

Citation Number	District	Class
A38355	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38355 -- CV1009396	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$500.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Citation Issue Date	Billing Date
6/27/2012	5/27/2015

Citation Number	District	Class
A38725	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38725--CV1009396	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$500.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Citation Issue Date	Billing Date
9/7/2012	5/27/2015

Citation Number	District	Class
A38864	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38864--CV1009396	1	200.00	200.00
			Subtotal	\$200.00
			Payments/Credits	\$0.00
			Total	\$200.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Citation Issue Date	Billing Date
1/11/2013	5/27/2015

Property Address

528-033-011
Palm Inv Group
51909 Maxine Drive
Cabazon CA 92230

Citation Number	District	Class
A39083	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A39083--CV1009396	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$500.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demandsprocessing@rctlma.org

Administrative Citation

528-033-011
Palm Inv Group
PO Box 24066
Los Angeles CA 90024

Citation Issue Date	Billing Date
8/3/2012	5/27/2015

Citation Number	District	Class
A39239	5	SOAC

Property Address
528-033-011 Palm Inv Group 51909 Maxine Drive Cabazon CA 92230

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A39239--CV1009396	1	100.00	100.00
			Subtotal	\$100.00
			Payments/Credits	\$0.00
			Total	\$100.00



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

PROOF OF SERVICE

Case No. CV10-09396

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Denise Gonzalez, 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 July 24, 2015, I served the following documents(s):

**Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment
Request for Public Hearing on Statement of Abatement Costs and Special Tax Assessment
Notice of Hearing Re: Demand for Payment
Summary Statement of Abatement Costs
Statement of Abatement Costs
Administrative Citation (9)
Responsible or Interested Parties List**

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

Palm Investment Group, LLC
PO Box 24066
Los Angeles, CA 90024

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 July 24, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Denise Gonzalez, Senior Accounting Assistant



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Greg Flannery
Code
Enforcement
Official

AFFIDAVIT OF POSTING OF NOTICES

Case No.: CV10-09396

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 **July 28, 2015 at 1011 AM**, I securely and conspicuously posted the **DEMAND FOR PAYMENT, STATEMENT OF ABATEMENT COSTS, NOTICE OF SPECIAL TAX ASSESSMENT, REQUEST FOR PUBLIC HEARING ON STATEMENT OF ABATEMENT COSTS AND SPECIAL TAX ASSESSMENT, NOTICE OF HEARING RE: DEMAND FOR PAYMENT, SUMMARY STATEMENT OF ABATEMENT COSTS, STATEMENT OF ABATEMENT COSTS, ADMINISTRATIVE CITATION (9) and RESPONSIBLE OR INTERESTED PARTIES LIST** at the property described as:

Property Address: 51909 Maxine Drive, Cabazon

Assessor's Parcel Number: 528-033-011

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

Executed on **July 29, 2015** at San Jacinto, California.

CODE ENFORCEMENT DEPARTMENT

By: 
David Jurden, Code Enforcement Technician

EXHIBIT “F”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

BOARD OF SUPERVISORS REQUEST FOR PUBLIC HEARING ON STATEMENT OF ABATEMENT COSTS AND SPECIAL TAX ASSESSMENT

Palm Inv Group
P.O. Box 24066
Los Angeles, CA 90024

Subject Property: 51909 Maxine Drive, Cabazon
Case No(s): CV10-09398
APN No(s): 528-033-011

I, S.K. MADAN, hereby request a public hearing before the Board of
Supervisors (Please PRINT your name here)

regarding case number(s) CV10-09398

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: P.O. BOX 24066
LOS ANGELES CA 90024

Signed: Date: 8/4/2015
(Please SIGN your name here)

MEMBER, PALM INVESTMENT GROUP LLC

Print: S.K. MADAN
(Please PRINT your name here)

You may contact me at the following daytime phone number: 310-271-6564

IMPORTANT

Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1489
Riverside, CA 92502-1605

Or Fax to: 951-955-8680

NOTE:- PLEASE E-MAIL ANY COMMUNICATION AS REGULAR MAIL
IS NOT RELIABLE.

CV MADAN @ GMAIL.COM

Departmental Concurrence

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

703B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:
 May 11, 2016

SUBJECT: Abatement of Public Nuisance [Substandard Structure, Excessive Outside Storage and Accumulated Rubbish]
 Case No: CV14-04439 [NUNEZ]
 Subject Property: 41315 Johnston Avenue, Hemet; APN: 449-280-005
 District: 3 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The substandard structure (accessory building) on the real property located at 41315 Johnston Avenue, Hemet, Riverside County, California, APN: 449-280-005 be declared a public nuisance and a violation of Riverside County Ordinance No. 457 which does not permit a substandard structure on the property.
2. Paul A. Nunez and Laura F. Nunez, the owners of the subject real property, be directed to abate the substandard structure on the property by rehabilitating, removing, and/or demolishing the same from the real property, including the removal and disposal of all structural debris and materials within ninety (90) days.

(Continued)

Albert Brady
 ALBERT BRADY
 Code Enforcement Official

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

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
 Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

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

FORM 11: Abatement of Public Nuisance [Substandard Structure, Excessive Outside Storage and Accumulated Rubbish]

Case No: CV14-04439 [NUNEZ]

Subject Property: 41315 Johnston Avenue, Hemet; APN: 449-280-005

District: 3

DATE: May 11, 2016

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

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

4. The excessive outside storage and accumulation of rubbish on the real property located at 41315 Johnston Avenue, Hemet, be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541 which does not permit the excess outside storage of materials and accumulation of rubbish on the property.

5. Paul A. Nunez and Laura F. Nunez, the owners of the subject property, be directed to abate the excess outside storage and accumulation of rubbish on the property by removing and disposing of the same from the real property within ninety (90) days.

6. If the owners of the real property do 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 of the owner or receipt of a Court Order authorizing entry onto the real property when necessary under applicable law, may abate the substandard structure, excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.

7. 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.

8. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the substandard structure, excess outside storage and accumulation of rubbish on the real property are declared to be in violation of Riverside County Ordinance Nos. 348, 457 and 541, and constitute a public nuisance. Further, County Counsel shall prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. Inspection Warrant MISC 2015-065 was executed on the property by Code Enforcement Officer Brett Pollard on May 13, 2015. The inspection revealed a substandard structure (accessory structure) on the subject property in violation of Riverside County Ordinance No. 457. The substandard conditions of the structure included, but were not limited to the following: hazardous wiring, members of the ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration, faulty weather protection, general dilapidation or improper maintenance, and improper occupancy.

2. The inspection also revealed excess outside storage and accumulation of rubbish on the subject property in violation of Riverside County Ordinance Nos. 348 and 541. The excess outside storage and accumulation of rubbish consisted of but was not limited to the following: furniture, signs, shelves, yard tools, wiring, bicycles,

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

FORM 11: Abatement of Public Nuisance [Substandard Structure, Excessive Outside Storage and Accumulated Rubbish]

Case No: CV14-04439 [NUNEZ]

Subject Property: 41315 Johnston Avenue, Hemet; APN: 449-280-005

District: 3

DATE: May 11, 2016

PAGE: 3 of 3

baby toys, furniture, holiday decorations, cases, lumber, boxes, buckets, cans, clothes, electronics, car seats, lattice, aquariums, exercise equipment, ladders, appliances, wheels, tires, bed box, swing set, vehicle parts, hand truck, chipper, cardboard boxes, extension cords, roofing, hoses, vacuum, tapes, green waste, and miscellaneous items, of about 800 square feet.

3. There have been approximately three (3) subsequent follow up inspections, with the last inspection being February 23, 2016. The property continues to be in violation of Riverside County Ordinance Nos. 348, 457 and 541.

5. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for substandard structure, excess outside storage and accumulated rubbish.

Impact on Citizens and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration

A-G

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**BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE**

IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV14-04439
[SUBSTANDARD STRUCTURE, EXCESSIVE)
OUTSIDE STORAGE AND ACCUMULATED) DECLARATION OF CODE
RUBBISH]; APN: 449-280-005, 41315 JOHNSTON) ENFORCEMENT OFFICER
AVENUE, HEMET, COUNTY OF RIVERSIDE,) BRETT POLLARD
STATE OF CALIFORNIA; PAUL A. NUNEZ AND)
LAURA F. NUNEZ, OWNERS.)
_____) [RCO Nos. 348, 457, 541 & 725]

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

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

2. On May 13, 2015, pursuant to Inspection Warrant MISC 2015-065, I conducted an inspection of the real property described as 41315 Johnston Avenue, Hemet, Riverside County, California, and further described as Assessor's Parcel Number 449-280-005 (hereinafter described as "THE PROPERTY"). A true and correct copy of a Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and incorporated herein by reference as Exhibit "A."

3. A review of County records and documents disclosed that THE PROPERTY is owned by Paul A. Nunez and Laura F. Nunez (hereinafter referred to as "OWNERS"). A certified copy of the County Equalized Assessment Roll for the 2015-2016 tax year and a copy of the report generated from the County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference as Exhibit "B." The property is an improved parcel approximately 0.24 acres in size and is located within the R-1-12 (One Family Dwelling) zone classification. The parcel size is less than the minimum size requirements and therefore does not allow any amount of outside storage on THE PROPERTY. Accumulated rubbish is not permitted on any property within the unincorporated areas of the County of Riverside.

OFFICER DECLARATION

FORM APPROVED COUNTY COUNSEL
BY: Sophia H. Choi 4/14/2016
DATE: 4/14/2016
SOPHIA H. CHOI

1 4. Based on the Lot Book Reports from RZ Title Service dated May 8, 2015, and updated on
2 February 22, 2016, there appears to be no other parties that may hold a legal interest in THE
3 PROPERTY. A true and correct copy of the Lot Book Reports is attached hereto and incorporated herein
4 by reference as Exhibit "C."

5 5. On May 13, 2015, pursuant to inspection warrant MISC 2015-065, I conducted an
6 inspection. I observed accumulated rubbish and excess outside storage of materials on THE
7 PROPERTY including but not limited to: furniture, signs, shelves, yard tools, wiring, bicycles , baby toys,
8 furniture, holiday decorations, cases, lumber, boxes, buckets, cans clothes, electronica, car seats, lattice
9 aquariums, exercise equipment, ladders, appliances, wheels, tires, bed box, swing set, vehicle parts,
10 hand truck, chipper, card board boxes, extension cords, roofing, hoses, vacuum, tapes, green waste and
11 miscellaneous items, of about 800 square feet. This condition causes THE PROPERTY to constitute a
12 public nuisance in violation of the provisions set forth in Riverside County Ordinance ("RCO") Nos. 348
13 and 541.

14 6. I also observed an accessory structure in a state of general dilapidation. I observed the
15 following conditions which cause the structure to be substandard and THE PROPERTY to constitute a
16 public nuisance in violation of the provisions set forth in RCO No. 457.

17 Accessory Structure:

- 18 1) Hazardous wiring;
19 2) Members of ceilings, roofs, ceiling and other roof supports or other horizontal members
20 3) Faulty weather protection;
21 4) General dilapidation or improper maintenance;
22 5) Improper occupancy.

23 7. On May 15, 2015, a Notice of Violation, Notices of Defects, and a "Danger Do Not Enter"
24 Sign were posted on THE PROPERTY.

25 8. On May 13, 2015, a Notice of Violation and Notice of Defects were mailed to OWNERS by
26 first class mail and on June 3, 2015, by certified mail, return receipt requested.

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

///

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

3 11. There have been approximately three (3) subsequent follow up inspections, with the last
4 inspection being February 23, 2016. THE PROPERTY continues to be in violation of RCO Nos. 348,
5 457, and 541.

6 12. Based upon my experience, knowledge and visual observations, it is my determination
7 that the substandard structure (accessory building), accumulated rubbish, and excessive outside storage
8 on THE PROPERTY creates an extreme health, safety, fire and structural hazard to the neighbors and
9 general public and constitutes a public nuisance in violations of the provisions set forth in RCO Nos. 348,
10 457, and 541.

11 13. A recent inspection showed THE PROPERTY remained in violation and constitutes a
12 public nuisance in violation of the provisions set forth of RCO Nos. 348, 457, and 541.

13 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
14 County Recorder, County of Riverside, State of California, on June 11, 2015, as Instrument Number
15 2015-0246845. A true and correct copy of which is attached hereto and incorporated herein by reference
16 as Exhibit "F."

17 15. A Notice to Correct County Ordinance Violations and Abate Public Nuisance, providing
18 notification of the Board of Supervisors' hearing was mailed to OWNERS by first class mail and was
19 posted on THE PROPERTY. True and correct copies of the Notice, together with Proof of Service and
20 the Affidavit of Posting of Notice are attached as hereto and incorporated herein as Exhibit "G."

21 16. Significant rehabilitation, removal and/or demolition of the substandard structure and
22 removal and disposal of all structural materials, rubbish and debris are required to abate the public
23 nuisance and bring THE PROPERTY into compliance with RCO No. 457, the Health and Safety, Uniform
24 Housing, Administrative and Abatement of Dangerous Buildings Codes. In addition, the removal and
25 disposal of all accumulated rubbish and excess outside storage on THE PROPERTY is required to bring
26 THE PROPERTY into compliance with RCO Nos. 348 and 541 and the Health and Safety Codes.

27 ///

28 ///

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

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

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

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

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

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

23 (f) the OWNERS, or whoever has possession or control of THE PROPERTY be
24 required to remove all outside storage of materials and accumulated rubbish on THE PROPERTY in
25 strict accordance with the provisions of RCO Nos. 348 and 541.

26 ///

27 ///

28 ///

1 (g) if the materials are not removed and disposed of in strict accordance with all
2 Riverside County Ordinances, including but not limited to RCO Nos. 348 and 541, within ninety (90)
3 days after posting and mailing of the Board's Order and Findings, the rubbish and excess outside may be
4 abated by representatives of the Riverside County Code Enforcement Department, a contractor, or the
5 Sheriff's Department upon receipt of an owner's consent or a Court Order, where necessary under
6 applicable law, authorizing entry onto THE PROPERTY; and

7 (h) that reasonable costs of abatement, after notice and opportunity for hearing, shall be
8 imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE
9 PROPERTY pursuant to Government Code Section 25845 and RCO Nos. 348, 457, 541 and 725.

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

12 Executed this 29th day of March, 2016, at Murrieta, California.


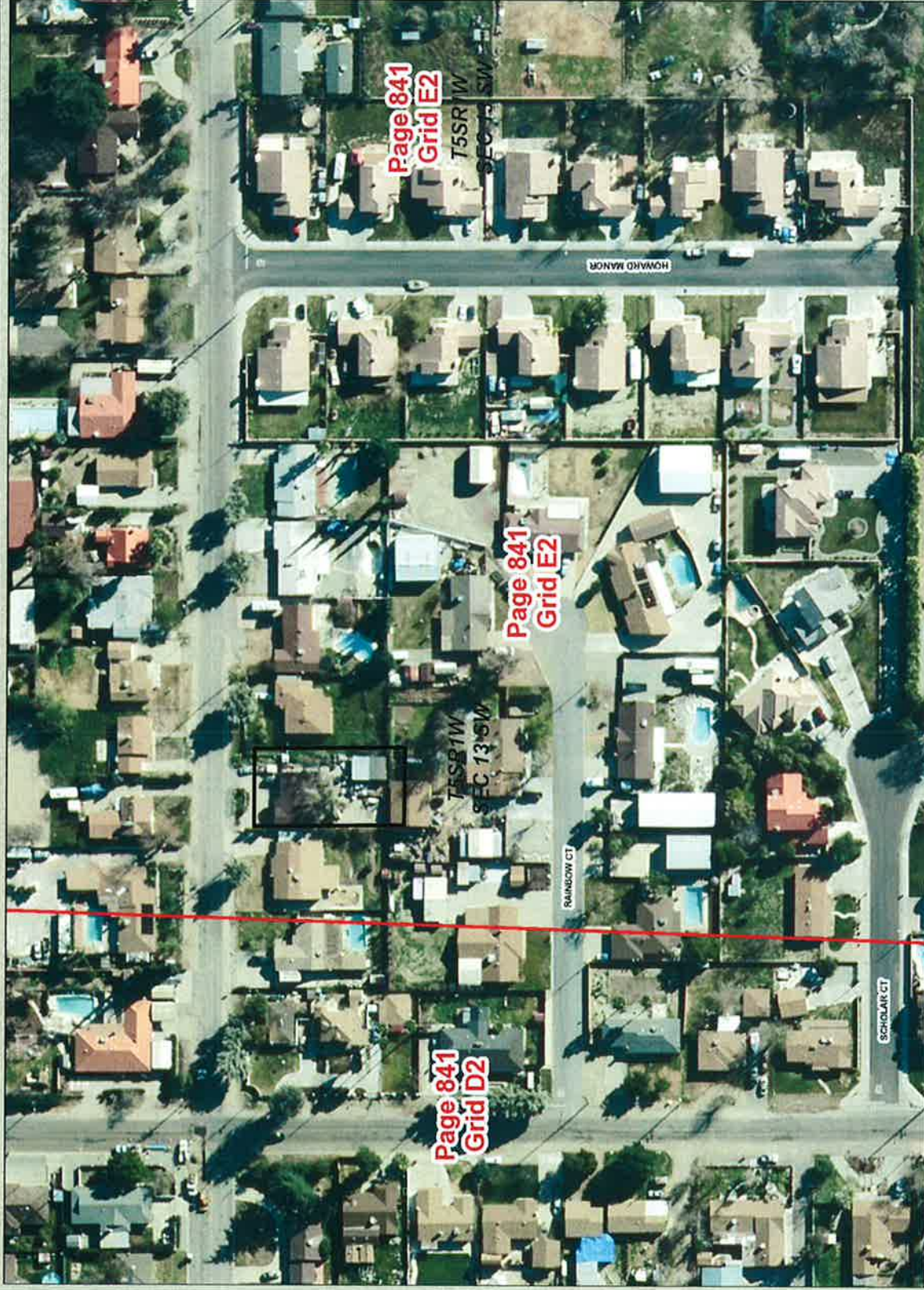
13
14 
15 BRETT POLLARD
16 Code Enforcement Officer
Code Enforcement Department
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EXHIBIT “A”

CV14-04439

41315 Johnston Ave., Hemet APN: 449-280-005



0 176 353 Feet



REPORT PRINTED ON... 3/8/2016 10:51:43 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 841
Grid E2

Legend

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



EXHIBIT “B”

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

Assessment #449280005-0

Parcel # 449280005-0

Assessee:	NUNEZ PAUL A	Land	42,414
Assessee:	NUNEZ LAURA F	Structure	42,414
Mail Address:	41315 JOHNSTON AVE HEMET CA 92544	Full Value	84,828
Real Property Use Code:	R1	Homeowners' Exemption	7,000
Base Year	1994	Total Net	77,828
Conveyance Number:	0041679		
Conveyance (mm/yy):	1/1994		
PUI:	R010000		
TRA:	71-078		
Taxability Code:	0-00		
ID Data:	Lot 2 MB 001/014 HEMET LAND CO		
Situs Address:	41315 JOHNSTON AVE HEMET CA 92544		

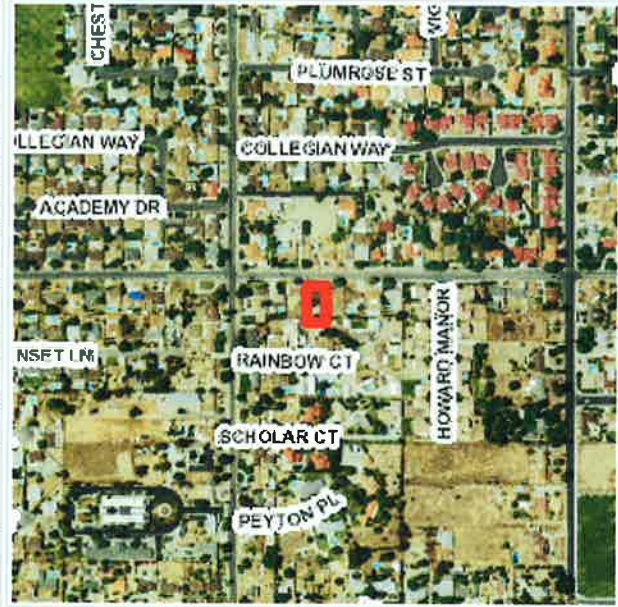
[View Parcel Map](#)



Riverside County Parcel Report APN 449-280-005

[Disclaimer](#)

Report Date: Tuesday, March
08, 2016



APN	449-280-005-0	Supervisory District 2011	CHUCK WASHINGTON, DISTRICT 3
		Supervisory District 2001	JEFF STONE, DISTRICT 3
Previous APN	000000000	Township/Range	T5SR1W SEC 13
Owner Name	PAUL A NUNEZ LAURA F NUNEZ	Elevation Range	No Elevation Range available
Address	41315 JOHNSTON AVE HEMET, CA 92544	Thomas Bros. Map Page/Grid	PAGE: 841 GRID: E2
Mailing Address	See situs address	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Book/Page: MB 1/14 Subdivision Name: HEMET LAND CO Lot/Parcel: 2 Block: 208 Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary City Sphere: HEMET Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Lot Size	Recorded lot size is 0.24 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

Property Characteristics	Constructed: 1961 Baths: 1.00 Bedrooms: 2 Const. Type: WOOD FRAME Garage Type: A Prop Area: 1009 SqFt Roof Type: COMPOSITION Stories: 1	County Service Area	In or partially within HEMET #69 - Street Lighting
Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	MDR	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)	San Jacinto Valley	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-1-12000 CZNumber: 3508	Zoning Districts and Zoning Areas	RAMONA, DIST
<u>Zoning Overlays</u>	Not in a Zoning Overlay	Community Advisory Councils	Not in a Community Advisory Council Area
<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</u>	None	Vegetation (2005)	Developed or

<u>(Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>			Disturbed Land
Fire Hazard Classification (Ord. 787)	Not in a High Fire Area	Fire Responsibility Area	Not in a Fire Responsibility Area
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
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	<u>DIF (Development Impact Fee Area Ord. 659)</u>	SAN JACINTO VALLEY
Western TUMF (<u>Transportation Uniform Mitigation Fee Ord. 824</u>)	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO	SKR Fee Area (<u>Stephen's Kagaroo Rat Ord. 663.10</u>)	In or partially within an SKR Fee Area
Eastern TUMF (<u>Transportation Uniform Mitigation Fee Ord. 673</u>)	NOT WITHIN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	Not in a Development Agreement Area
Circulation Element Ultimate Right-of-Way	Not in a Circulation Element Right-of- Way	Road Book Page	111A
		Transportation Agreements	Not in a Transportation Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor
Flood Plan Review	Not Required	Watershed	SAN JACINTO VALLEY
Water District	EMWD	California Water Board	None

Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	High Sensitivity (High B): SENSITIVITY EQUIVALENT TO HIGH A, BUT IS BASED ON THE OCCURRENCE OF FOSSILS AT A SPECIFIED DEPTH BELOW THE SURFACE. THE CATEGORY HIGH B INDICATES THAT FOSSILS ARE LIKELY TO BE ENCOUNTERED AT OR BELOW FOUR FEET OF DEPTH, AND MAY BE IMPACTED DURING EXCAVATION BY CONSTRUCTION ACTIVITIES.
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	Moderate		
Subsidence	Susceptible		
School District	HEMET UNIFIED	Tax Rate Areas	071078 CO FREE LIBRARY CO STRUCTURE FIRE PROTECTION CO WASTE RESOURCE MGMT DIST CSA 152 CSA 69 EMWD EMWD IMP DIST 17 FLOOD CONTROL ADMIN FLOOD CONTROL ZN 4 GENERAL GENERAL PURPOSE HEMET UNIFIED SCHOOL LAKE HEMET MUNICIPAL WATER MT SAN JACINTO JR COLLEGE MWD EAST 1301999 RIV CO REGIONAL PARK & OPEN SP RIVERSIDE CO OFC OF EDUCATION SAN JACINTO BASIN RESOURCE CONS SAN JACINTO VALLEY CEMETERY SO. CALIF,JT (19,30,33,36,37,56) VALLEY HEALTH
Communities	East Hemet		
Lighting (Ord. 655)	Zone B, 26.30 Miles From Mt. Palomar Observatory		
2010 Census Tract	043314		
Farmland	URBAN-BUILT UP LAND		
Special Notes	No Special Notes		

SYSTEM HOSP DIST
VALLEY WIDE REC &
PK

Building Permits

Case #	Description	Status
BME010005	INSTALL WALL FURNACE	FINAL
BZ159438	CONNECT TO SEWER	FINAL

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
CV1404439	ABATEMENT	OPEN
CV1501715	VEHICLE ABATEMENT	OPEN

EXHIBIT “C”



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV14-04439/Regina Keyes / #33201

IN RE: NUNEZ, PAUL AL

Order Number: **35357**

Order Date: 2/25/2016

Dated as of: 2/22/2016

County Name: Riverside

FEE(s):

Report: \$62.40

Property Address: 41315 Johnston Ave

Hemet

CA 92544

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. : 449-280-005-0

Assessments:	Land Value:	\$42,414.00
	Improvement Value:	\$42,414.00
	Exemption Value:	\$7,000.00
	Total Value:	\$77,828.00

Property Taxes for the Fiscal Year	2015-2016
First Installment	\$474.22
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2016)
Second Installment	\$474.22
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2016)

A Notice of Administrative Proceedings by the

City of Murrieta

County of Riverside

Recorded 06/11/2015



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

Order Number: 35357

Reference: CV14-04439/Regi

Document No.

2015-0246845

NO OTHER EXCEPTIONS



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

Lot Book Report

Order Number: **33201**

Customer:

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

Attn: Brent Steele
Reference: CV14-04439 / E. Ross
IN RE: NUNEZ, PAUL A.

Order Date: 5/13/2015

Dated as of: 5/8/2015

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 41315 Johnston Ave.
Hemet CA 92544

Assessor's Parcel No. : 449-280-005-0

Assessments:

Land Value:	\$41,584.00
Improvement Value:	\$41,584.00
Exemption Value:	\$7,000.00
Total Value:	\$76,168.00

Tax Information

Property Taxes for the Fiscal Year	2014-2015
Total Annual Tax	\$905.40
Status: Paid through	06/30/2015

Property Vesting

The last recorded document transferring title of said property

Dated 12/16/1993

Recorded 01/31/1994



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

Order Number: 33201

Reference: CV14-04439 / E.

Document No.	041679
D.T.T.	\$0.00
Grantor	Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C.
Grantee	Paul A. Nunez and Laura F. Nunez, husband and wife as joint tenants

Deeds of Trust

No Deeds of Trust of Record

Additional Information

A Declaration of Homestead executed by	Paul A. Nunez and Laura F. Nunez
Recorded	05/05/1994
Document No	187469
Document Type	Agreement
Document No.	2001-445993
Recorded	09/13/2001
A Bankruptcy filed by	Laura Nunez
Social Security Number(s)	none shown
Date filed	06/07/2010
Case No.	27468
A Bankruptcy filed by	Laura Nunez
Social Security Number(s)	none shown
Date filed	11/29/2011
Case No.	46059
A Bankruptcy filed by	Laura Nunez
Social Security Number(s)	none shown
Date filed	08/11/2014



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

Order Number: 33201

Reference: CV14-04439 / E.

Case No.	B 20185
A Bankruptcy filed by	Apolonio Nunez
Social Security Number(s)	xxx-xx-1447
Date filed	05/14/2015
Case No.	B 14857

Legal Description

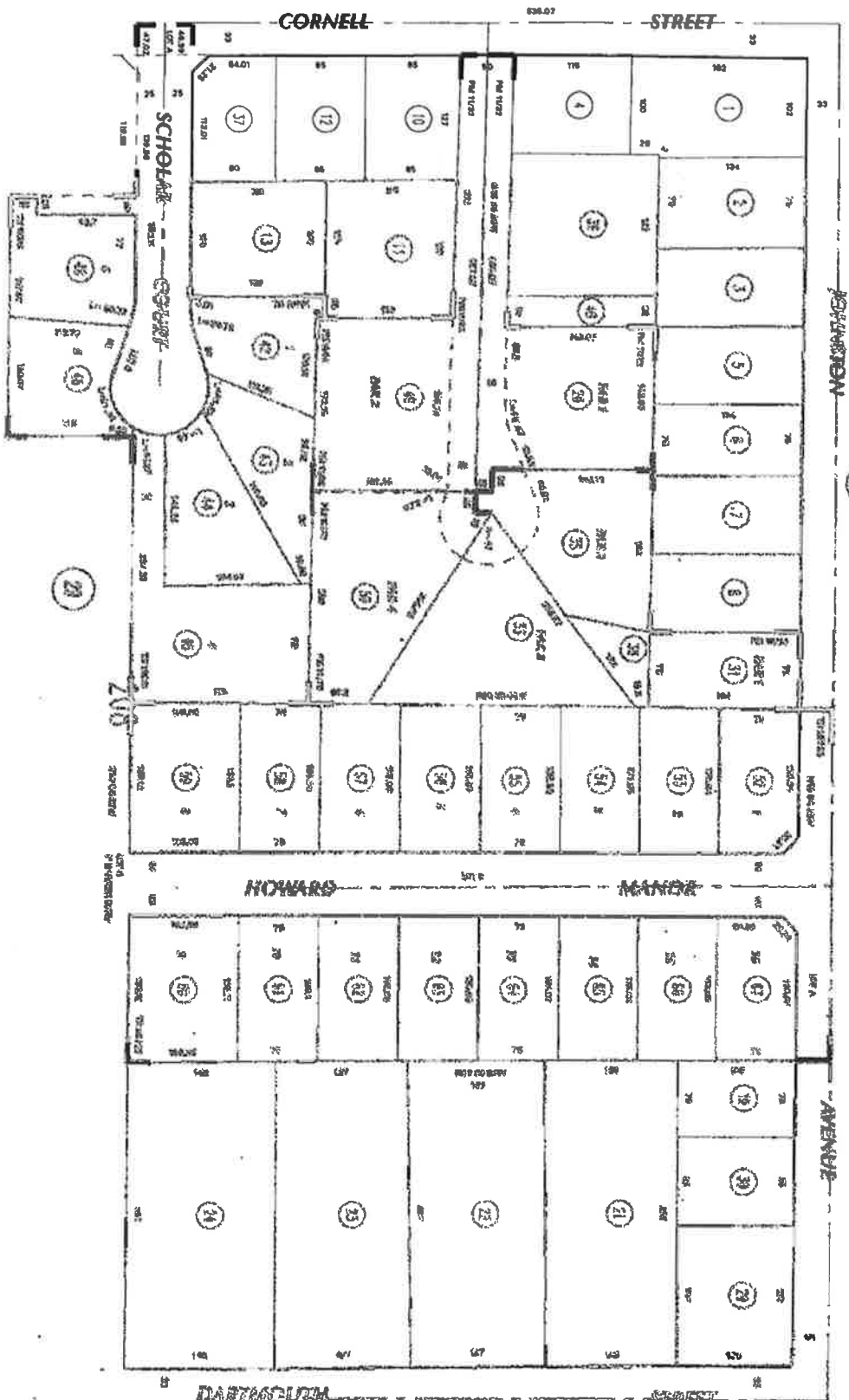
THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 IN BLOCK 208 OF THE LANDS OF THE HEMET LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 14 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF JOHNSTON AVENUE AND CORNELL STREET; THENCE EASTERLY, ALONG THE CENTER LINE OF JOHNSTON AVENUE, 285 FEET, TO THE TRUE POINT OF BEGINNING; THENCE SOUTHERLY, PARALLEL WITH THE CENTER LINE OF CORNELL STREET, 167 FEET; THENCE EASTERLY, PARALLEL WITH THE CENTER LINE OF JOHNSTON AVENUE, 75 FEET, MORE OF LESS, TO A POINT 300 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT; THENCE NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 167 FEET, MORE OR LESS, TO THE CENTER LINE OF JOHNSTON AVENUE; THENCE WESTERLY, ALONG THE CENTER LINE OF JOHNSTON AVENUE, 75 FEET, MORE OF LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION IN JOHNSTON AVENUE.

FILE # 871-079



ASSESSOR'S MAP BK49 PG.28
Riverside County, Calif.

Ends

With 50 Plates

BB	1/14-12	KEET LIND CO LAMB
BB	1/32	PAHEL WIP 5336
BB	1/10	PAHEL WIP 4902
BB	2/5	KEET LIND CO LAMB
BB	2/5	KEET LIND CO LAMB

1992-93

[illegible]

Recorded at the request of
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Recording Requested By
First American Title Insurance Company

Return to
PAUL A. NUNEZ AND LAURA F. NUNEZ

315 JOHNSTON AVENUE

HEMET, CA 92543

H-4392

#126

046-673082

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

JAN 31 1994

Recorded in Official Records
of Riverside County, California

Recorded in
Official Records
of Riverside County, California

State of California

Grant Deed

Tax - 0

For value received, HENRY G. CISNEROS, Secretary of Housing and Urban Development, of Washington, D.C., grants to

PAUL A. NUNEZ AND LAURA F. NUNEZ, HUSBAND AND WIFE AS JOINT TENANTS.

AKA: 41315 JOHNSTON AVENUE, HEMET, CA 92543

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 U.S.C. Sec. 1701) and the Department of Housing and Urban Development Act (42 U.S.C. Sec. 3531).

Said conveyance is made Subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also Subject to any state of facts which an accurate survey of said property would show.

In witness whereof, the undersigned on DECEMBER 16, 1993, has set his/her hand and seal as
DEPUTY MANAGER, HUD Office, Santa Ana, California, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of 50 F.R. 42089 (10/17/85).

HENRY G. CISNEROS
Secretary of Housing and Urban Development

Witnesses:

[Signature]
[Signature]

By *[Signature]* (Seal)
SAMUEL SANDOVAL, DEPUTY MANAGER (Title)

HUD Office, Santa Ana, California

State of California
County of ORANGE

On DECEMBER 16, 1993, before me, *D.K. Pathe*, personally appeared SAMUEL SANDOVAL, DEPUTY MANAGER

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 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
OFFICIAL SEAL
D. K. PATHE
NOTARY PUBLIC - CALIFORNIA
NOTARY BOND FILED IN
RIVERSIDE COUNTY
My Commission Expires April 25, 1995

(Notarial Seal)

Mail Tax
Statements To:

Notary Public in and for said County and State



OFFICIAL SEAL
D. K. PATHE
NOTARY PUBLIC - CALIFORNIA
NOTARY BOND FILED IN
RIVERSIDE COUNTY
My Commission Expires April 25, 1995

Form HU

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

1 31 94

CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 IN BLOCK 208 OF THE LANDS OF THE HEMET LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 14 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF JOHNSTON AVENUE AND CORNELL STREET;
THENCE EASTERLY, ALONG THE CENTER LINE OF JOHNSTON AVENUE, 285 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE SOUTHERLY, PARALLEL WITH THE CENTER LINE OF CORNELL STREET, 167 FEET;
THENCE EASTERLY, PARALLEL WITH THE CENTER LINE OF JOHNSTON AVENUE, 75 FEET, MORE OR LESS, TO A POINT 300 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT;
THENCE NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 167 FEET, MORE OR LESS, TO THE CENTER LINE OF JOHNSTON AVENUE;
THENCE WESTERLY, ALONG THE CENTER LINE OF JOHNSTON AVENUE, 75 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION IN JOHNSTON AVENUE.

45-157-9
1 31 94
THIS MICROFILM COPYRIGHTED 1994
BY SECURITY UNION TITLE INSUR-
ANCE COMPANY, ORANGE MICRO-
GRAPHICS DIVISION.

187469

RECORDING REQUESTED BY

M/M Paul A. Nunez

AND WHEN RECORDED MAIL TO

NAME
STREET
ADDRESS
CITY &
STATE
ZIP

M/M Paul A. Nunez
41315 Johnston Avenue
Hemet, CA 92544

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAY 5 1994

Notary Public
in and for the State of California

Notary Public
in and for the State of California

Notary Public
in and for the State of California

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

DECLARATION OF HOMESTEAD
(HUSBAND AND WIFE AS DECLARED OWNERS)

We Paul A. Nunez and Laura F. Nunez

hereby certify and declare as follows:

(1) We are husband and wife

(2) We are the owners of the land and premises located in the City of Hemet

County of Riverside State of California, Commonly known as

41315 Johnston Avenue

(Spec. Address)

and more particularly described as follows:

See legal description attached hereto and made a part hereof

- (3) We claim the land and premises hereinabove described, together with the dwelling house, out-buildings and improvements thereon as a Homestead.
(4) The above described property is our principal dwelling, and we currently reside in the above described property.
(5) We have read the declaration and know the contents thereof; the facts stated therein are known to be true as of our own personal knowledge

☒ Husband is disabled ☐ Wife is disabled ☐ Husband is 65 or older ☐ Wife is 65 or older

IN WITNESS WHEREOF, we have hereunto set our hands the 21st day of April, 19 94

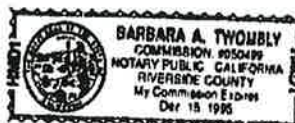
ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Riverside ss.

On April 21, 1994 before me, Barbara A. Twombly, Notary Public
personally appeared **Paul A. Nunez and Laura F. Nunez**

_____ 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.



THIS MICROFILM COPYRIGHTED 1994
BY SECURITY UNION TITLE INSUR-
ANCE COMPANY, ORANGE MICRO-
GRAPHICS DIVISION.

187469

5

5

94

41679

CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 2 IN BLOCK 208 OF THE LANDS OF THE HEMET LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 14 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF JOHNSTON AVENUE AND CORNELL STREET;
THENCE EASTERLY, ALONG THE CENTER LINE OF JOHNSTON AVENUE, 285 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE SOUTHERLY, PARALLEL WITH THE CENTER LINE OF CORNELL STREET, 167 FEET;
THENCE EASTERLY, PARALLEL WITH THE CENTER LINE OF JOHNSTON AVENUE, 75 FEET, MORE OR LESS, TO A POINT 300 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT;
THENCE NORTHERLY, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 167 FEET, MORE OR LESS, TO THE CENTER LINE OF JOHNSTON AVENUE;
THENCE WESTERLY, ALONG THE CENTER LINE OF JOHNSTON AVENUE, 75 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION IN JOHNSTON AVENUE.

THIS MICROFILM COPIRIGHTED 1994
BY SECURITY UNION TITLE INSURANCE COMPANY, ORANGE MICRO-GRAPHICS DIVISION.



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Executive Director
Riverside County Redevelopment Agency
P.O. Box 1180
Riverside, CA 92502
ATTN: Home Rehabilitation Program

File: H3.0097.00

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC
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A	R	L				COPY	LONG	REFUND	NCHG EXAM

(Free Recording Requested-Government Code 96103)

AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY



This Agreement is made this 4 day of September, (year) 2001 between The "OWNER" and the Redevelopment Agency of the County of Riverside, a public agency organized and existing under the laws of the State of California ("Agency").

RECITALS

1. **WHEREAS**, the undersigned are the OWNERS (The "OWNER") of that certain real property known as 41315 Johnston Avenue in the unincorporated community of Hemet, within the County of Riverside, California, and more particularly described on page 2 of this Agreement and incorporated herein by this reference (the "PROPERTY"); and
2. **WHEREAS**, County has determined that Homeowner qualifies for use of Agency's Low and Moderate Income Housing Set-aside funds ("Set-aside Funds"); and
2. **WHEREAS**, in accordance with Section 33334.3 of the California Health and Safety Code (CHSC), the housing unit will remain affordable, as that term applies in Sections 33334.2 and 50052.5 of the CHSC, for a period not less than 30 years, unless Homeowner fulfills the requirements of Section 1.3 of this Covenant Agreement; and
4. **WHEREAS**, in connection with the execution of this Agreement, OWNER has received a grant from the County of Riverside (the "County") for improvement of the PROPERTY (the "Grant").
5. **WHEREAS**, Homeowner has agreed to enter into this Covenant Agreement to meet the requirements of Community Redevelopment Law, specifically CHSC 33334.3; and

5. **WHEREAS**, Homeowner acknowledges that he or she intends to occupy the housing unit as his or her principal place of residence; and

NOW, THEREFORE, in consideration for the Grant, the receipt of which is hereby acknowledged, OWNER covenants and agrees as follows:

"OWNER", Paul A. Nunez and Laura F. Nunez, whose address is:

41315 Johnston Avenue, Hemet, California 92544

OWNER of property located in the unincorporated community of Hemet, California, described as follows:

Lot 2 Block 208 of Hemet Land Co., as shown by map on file in Book 1,
Page 14 of Maps, Records of Riverside County, California.

(Such property hereinafter being referred to as "PROPERTY")
do hereby grant a LIEN to and COVENANT with the Economic Development Agency of the County of Riverside, 3525 14th Street, Riverside, CA 92501, as a covenant running with the land, enforceable by the Economic Development Agency of the County of Riverside, a Public Body Corporate and Politic, as follows:

The OWNER hereby acknowledges the receipt of financial assistance, services, repairs and improvements or other benefits provided or paid for by the Redevelopment Agency for the County of Riverside, which assistance has heretofore been made, or is intended to be made following the execution of this agreement, or both, to PROPERTY occupied by OWNER, as his, her or their primary residence, situated in the, California, known as the PROPERTY and covenant running with the land as the PROPERTY, for the purposes and subject to the terms and conditions set forth hereinafter.

"OWNER" shall include the singular or the plural to represent all owners of the subject PROPERTY.

This agreement may constitute a LIEN on the PROPERTY.



ARTICLE 1 OCCUPANCY

The OWNER covenant and agree that the subject PROPERTY shall be used and occupied as the primary residence of himself, herself or themselves, and further agrees that in the event the PROPERTY is transferred or sold, any such transfer shall be subject to the lien and covenant granted to the Redevelopment Agency for the County of Riverside by this agreement. This agreement is intended to assure the Redevelopment Agency for the County of Riverside that the PROPERTY covered hereby shall used as the primary residence of a person or persons of moderate, low, or very low income, as determined by the standards established by the California State Department of Housing and Community Development (HCD).

ARTICLE 2 SECURITY

If the PROPERTY is sold or otherwise transferred to a person or persons not so qualifying from the standpoint of income or primary occupancy, Redevelopment Agency for the County of Riverside shall be entitled to recover from OWNER, transferee or buyer, or any or all of them, before the termination of the thirty (30)-year affordability period an amount representing that portion of the sales price or that portion of the value of the PROPERTY transferred representing the amounts contributed by the investment of the Redevelopment Agency for the County of Riverside in repairs and improvements or other financial assistance to the PROPERTY which was paid for from affordable housing funds of Redevelopment Agency for the County of Riverside, including amounts advanced prior to the date of this instrument, on the date of this instrument, and subsequent to the date of this instrument. In the event the amount contributed by the Redevelopment Agency for the County of Riverside exceeds the actual value of the PROPERTY, that factor shall be considered but shall not be determinative of the amount due to the Redevelopment Agency for the County of Riverside from OWNER, the transferee and/or the buyer, or any or all of them. In no case, however, shall the amount to be recovered by the Redevelopment Agency for the County of Riverside be greater than the total amount invested in repairs, improvements and financial assistance to the PROPERTY or its occupant-OWNER by the Redevelopment Agency for the County of Riverside. No interest, fees or administrative costs shall be charged to the consumer.

Security shall be released on the termination of the term of this agreement.

In the event the PROPERTY is sold or otherwise transferred to a person or persons qualifying as a primary resident of moderate, low, or very low income, under HCD standards, no payment need be made to the Redevelopment Agency for the County of Riverside, if such person or persons buying or otherwise receiving the PROPERTY agrees to have the terms of the covenant to continue in full force and effect.



**ARTICLE 3
TERMS OF AFFORDABILITY**

- 1.1 **Occupancy.** The housing unit shall be occupied by *persons and families of low or moderate income*, as that term is defined in Section 50093 of the California Health and Safety Code (CHSC).
- 1.2 **Affordability.** In accordance with Section 33334.3 of the California Redevelopment Law, the housing unit shall remain available at *affordable housing cost*, as that term is defined in Section 50052.5 of the CHSC, for a period not less than 30 years from the date this Covenant Agreement is recorded, unless OWNER fulfills the requirements of Section 1.3
- 1.3 **Sale or Transfer of PROPERTY.** In the event that Homeowner sells or transfers the PROPERTY in less than 30 years and Agency Set-aside Funds granted to OWNER are fully recovered, the housing unit need not remain affordable for the period of time specified in Section 1.2.

**ARTICLE 4
MAINTENANCE REQUIREMENTS**

- 2.1 **Maintenance of PROPERTY.** OWNER shall, at its sole cost and expense, maintain and repair the PROPERTY and the improvements thereon, including, without limitation, the buildings, fencing, parkways, landscaping, driveways, garages, carports, and lighting, in first class condition and repair, and in decent, safe and sanitary condition.
- 2.2 **Interior Maintenance.** OWNER shall maintain the interior of the dwelling unit(s) located on the PROPERTY in a decent, safe and sanitary condition and shall, immediately upon discovery thereof, correct any health and safety code violations.
- 2.3 **Exterior Maintenance.** The PROPERTY shall be kept free from the accumulation of debris and waste materials. All exterior, painted surfaces shall be maintained at all times in a clean and presentable manner, free from chipping, cracking, peeling and defacing marks.
- (a) **Exterior.** No building, patio, balcony, wall, fence or yard area, including parkways, may be left in an unmaintained condition so that any of the following exist:
- (1) Buildings abandoned, boarded up, partially destroyed or left unreasonably in a state of partial construction.



- (2) Unpainted buildings or buildings with peeling paint in such a condition as to:
 - (A) Cause dry rot, warping and termite infestation; or
 - (B) Constitute an unsightly appearance that detracts from the aesthetic or property values of neighboring properties.
 - (3) Broken windows, constituting hazardous conditions and/or inviting trespassers and malicious mischief.
 - (4) Broken or discarded furniture, appliances and other household equipment stored for periods exceeding one (1) week.
 - (5) Packing boxes, lumber, trash, dirt and other debris stored for periods exceeding one (1) week.
 - (6) Unscreened trash cans, bins or containers stored for unreasonable periods in areas visible from public streets and common areas.
- (b) **Graffiti Removal.** All graffiti, and defacement of any type, including marks, words and pictures, must be removed and any necessary painting or repair completed within the earlier of seventy-two (72) hours of their creation or within forty-eight (48) hours after notice to OWNER from County.
- (c) **Trash.** All trash shall be collected and placed in appropriate areas for pick-up by refuse haulers on normal trash pick-up days.
- (d) **Landscaping.** All exterior areas of the PROPERTY that are not buildings, driveways or walkways shall be adequately and appropriately landscaped and maintained. The landscaping shall meet minimum standards set from time to time by the County. Landscaping on the PROPERTY, including front, back and side yards and parkways shall be absent of the following:
- i. Lawns with grasses in excess of six (6) inches in height.
 - ii. Untrimmed hedges.



- iii. Trees, shrubbery, lawns and other plant life dying from lack of water or other necessary maintenance.
- iv. Trees and shrubbery grown uncontrolled without proper pruning.
 - i. Vegetation so over grown as to be likely to harbor rats or vermin.
 - ii. Dead, decayed or diseased trees, weeds and other vegetation.
- iii. Inoperative irrigation system(s).
- iv. Parkways with ground cover in excess of eighteen (18) inches in height.

ARTICLE 5 NON-DISCRIMINATION

- 3.1 **Non-discrimination Covenants.** OWNER covenants by and for itself, its successors and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, religion, sex, marital status, familial status, disability, national origin, or ancestry in the sale, lease, sublease, marital status, familial status, disability, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the PROPERTY, nor shall OWNER itself or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sub-lessee, or vendees in the PROPERTY.
- 3.2 **Non-discrimination Clauses.** OWNER shall refrain from restricting the rental, sale or lease of the PROPERTY on the basis of race, color, creed, religion, sex, marital status, familial status, disability, national origin or ancestry of any person. All such deeds, leases, or contracts shall contain or be subject to substantially the following non-discrimination or non-segregation clauses:



- (1) **In deeds:** "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, familial status, disability, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the grantee himself or herself or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sub-lessee or vendees in the land herein conveyed. The foregoing covenants shall run with the land."
- (1) **In leases:** "The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

"There shall be no discrimination against or segregation of any person or groups of persons on account of race, color, creed, religion, sex, marital status, familial status, disability, ancestry or national origin in the leasing, subleasing, transferring, use occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sub-lessee or vendees in the premises herein leased."

ARTICLE 6

TERM

The term of this Agreement shall be for thirty (30) years from the date of recordation in the Official Records of the County of Riverside, at which time this Agreement shall expire by its own terms. That notwithstanding, the covenants against discrimination set forth in Article 2 shall never expire and shall run in perpetuity.

ARTICLE 7

SUCCESSORS AND ASSIGNS

OWNER hereby declares the express intent that the covenants and restrictions set forth in this Agreement shall run with the land, and shall bind OWNER, its executors, administrators and assigns and all persons claiming under or through OWNER and all successors in title to the PROPERTY. Each and every contract, deed or other instrument hereafter executed covering or conveying the PROPERTY or any portion thereof shall be held conclusively to have been executed, delivered, and accepted subject to such covenants and restrictions,



regardless of whether such covenants or restrictions are set forth in such contract, deed or other instrument.

ARTICLE 8 DEFAULT AND REMEDIES

- 6.1 **Event of Default and Remedies.** Failure or delay by OWNER to perform any covenant, condition or provision of this Agreement constitutes a default under this Agreement. In such event, County shall give written notice of default to OWNER, specifying the default complained of by County. Failure or delay by County in giving such notice or asserting any of its rights or remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies, or change the time of default, or deprive County of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

OWNER shall immediately commence to cure such default upon receipt of the written notice of default and shall complete such cure within thirty (30) days from the date of receipt of the written notice or such longer period if the nature of the default is such that more than thirty (30) days is required to cure such default, but in any event, not longer than ninety (90) days. Failure to cure such default within the prescribed time shall constitute an "Event of Default."

In the Event of Default or breach of any of the terms or conditions of this Agreement by OWNER, or OWNER'S heirs, executors, administrators or assigns, County may pursue the remedy thereof by any and all means of enforcement, both in equity and at law, as provided by the laws of the State of California.

- 6.2 **Nuisance.** The result of every act or omission whereby any of the covenants contained in this Agreement are violated in whole or in part, is hereby declared to be and constitutes a nuisance, and every remedy allowable at law or equity, against a nuisance, either public or private, shall be applicable against every such result and may be exercised by any OWNER or its successors in interest, without derogation of County's rights under law.
- 6.3 **Right of Entry.** To the extent permitted by law, following thirty (30) days written notice to OWNER specifically outlining the noncompliance with this Agreement, County shall have the right of entry at reasonable hours to enforce compliance and effect the repairs or maintenance which OWNER has failed to perform. If at any time, OWNER fails to maintain the PROPERTY in accordance with the Agreement and such condition is not corrected within five (5) days after written notice from County with respect to graffiti, debris, waste material, and general maintenance, or thirty (30) days after written notice from County with respect to landscaping and building improvements,



maintenance of a nuisance, or other violation, then County, in addition to whatever remedy it may have at law or at equity, shall have the right to enter upon the applicable portion of the PROPERTY and perform all acts and work necessary to protect, maintain and preserve the improvements and landscaped areas on the PROPERTY.

- 6.4 **Costs of Repair.** The costs borne by County from such acts and work of protection, maintenance and repair pursuant to Section 5.3, including a reasonable administrative charge, shall become a charge which OWNER shall promptly pay upon demand and, if unpaid after fifteen (15) days, shall be assessed as a lien against the PROPERTY.
- 6.5 **Cumulative Remedies.** The remedies herein provided for breach of the covenants contained in this Agreement shall be deemed cumulative, and none of such remedies shall be deemed exclusive.
- 6.6 **Failure to Enforce.** The failure to enforce any of the covenants contained in this Agreement shall be not constituted a waiver of the right to enforce the same thereafter.

ARTICLE 9 NOTICE

Notice to OWNER under this Agreement shall be made in writing and shall be served personally or by U.S. Mail, first-class, postage prepaid, to the address of the PROPERTY. Notice served personally shall be effective upon receipt and notice served by mail shall be deemed effective three (3) days after deposit in the U.S. Mail, postage prepaid.

IN WITNESS WHEREOF, Agency and OWNER have executed this Agreement as of the day and year written below.

**RIVERSIDE COUNTY
REDEVELOPMENT AGENCY**

By: *Robin Zempfer*
Title: Managing Director

OWNER(S)

By: *Paul A. Nunez* 9-4-01
Signature Date

Printed Name: Paul A. Nunez

By: *Laura F. Nunez* 9-4-01
Signature Date

Printed Name: Laura F. Nunez

(THIS DOCUMENT IS TO BE NOTARIZED)

F:\SHARED\CDBG\HOMEREHABPROGRAM\FORMS\COVENANTRDAGRANT.DOC



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

RIVERSIDE

SS.

On

9/4/2001

before me,

CAROLYN HORSMAN ^{NOTARY PUBLIC}

Date

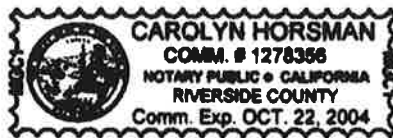
personally appeared

PAUL ALVAREZ NUÑEZ AKA PAUL A. NUÑEZ AND LAURA FRANCISCA NUÑEZ AKA LAURA F. NUÑEZ

Name(s) of Signer(s)

☐ personally known to me

☒ 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.

Carolyn Horsman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY

Document Date:

9/4/2001

Number of Pages:

9

Signer(s) Other Than Named Above:

ROBIN ZIMPER

Capacity(ies) Claimed by Signer

Signer's Name:

PAUL A. NUÑEZ & LAURA F. NUÑEZ

☐ Individual

HOME OWNERS

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER

Top of thumb here



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

RIVERSIDE

SS.

On

9/4/2001

before me

CAROLYN HORSMAN, NOTARY PUBLIC

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

ROBIN ZIMMER

Name(s) of Signer(s)

☒ personally known to me

☐ 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.

CAROLYN HORSMAN

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

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Title or Type of Document

AGREEMENT CONTAINING COVENANTS AFFECTING REAL PROPERTY

Document Date:

9/4/2001

Number of Pages:

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Signer(s) Other Than Named Above:

PAULA A. NUNEZ & LAURA E. NUNEZ

Capacity(ies) Claimed by Signer

Signer's Name:

ROBIN ZIMMER

☐ Individual

☐ Corporate Officer — Title(s):

MANAGING DIRECTOR

☐ Partner — ☐ Limited ☐ General

RIVERSIDE CO. RAA

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



2001-445893

09/13/2001 08:00A

11 of 11

EXHIBIT “D”

SITE PLAN: Case # CV-1404439

OWNER(S): PAUL A NUNEZ / LAURA F NUNEZ
SITE ADDRESS: 41315 JOHNSTON AVE, HEMET
ASSESSOR'S PARCEL: 449-280-005
ACREAGE: 0.24

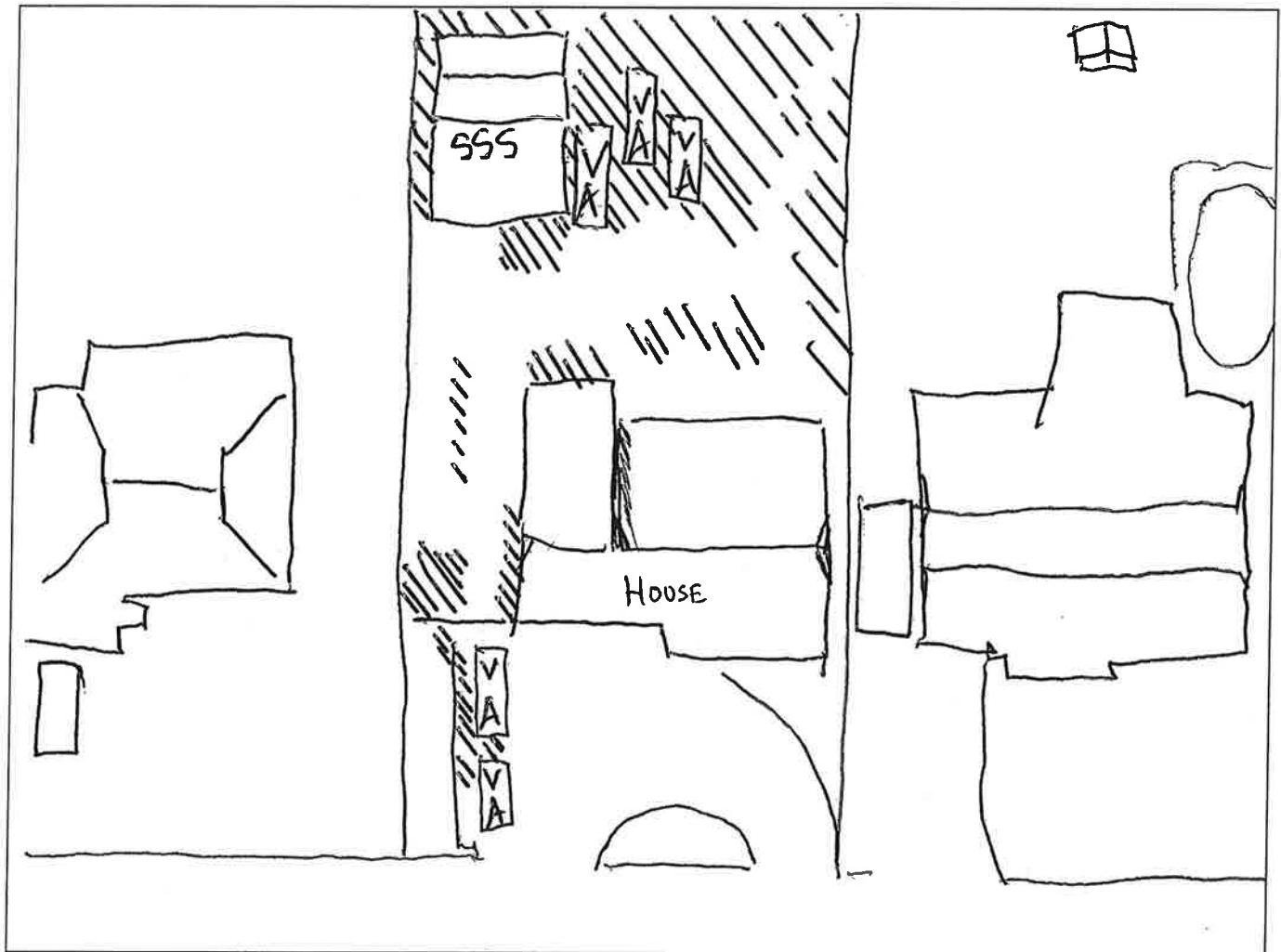
NORTH ARROW: 

||||| = ACCUMULATED
RUBBISH &
EXCESSIVE OUT-
SIDE STORAGE

SSS = Substandard
Structure

VA = inoperable
vehicle

REAR PROPERTY LINE



FRONT PROPERTY LINE: 41315 JOHNSTON AVE, HEMET

PREPARED BY:

B. POLLARD

DATE:

05/13/15

Photographs



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



b pollard 051315 AR/EOS



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b pollard 051315 AR/EOS



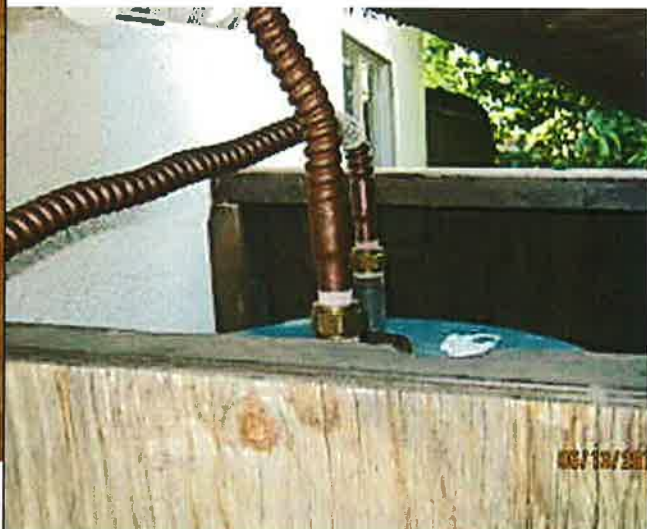
b pollard 051315 SSS-accessory structure-NOD #'s



b pollard 051315 SSS-NOD #'s : #11-Members ceiling, roofs,.....which sag, split or buckle, #, 1 Faulty Weather Protection, #14 General dilapidat or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 SSS, NOD's #11-Members of ceiling, roofs,.....which sag, split or buckle, #, 13 Faulty Weather Protection, #14 General dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 NOD's #13 Faulty Weather Protection, #14 General dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 NOD's #6-Hazardous wiring, #13 Faulty Weather Protection, #14 General dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 NOD's #6-Hazardous wiring, # Faulty Weather Protection, #14 General dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 NOD's #6-Hazardous wiring, , #13 Faulty Weather Protection, #14 General dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 NOD's #11-Members of ceilir roofs,.....which sag, split or buckle, #13 Faulty Weather Protection, #14 General dilapidation c improper maintenance, and #18 Improper Occupa



b pollard 051315 NOD's #11-Members of ceiling, roofs,.....which sag, split or buckle, #13 Faulty Weather Protection, #14 General dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 051315 NOD's #6-Hazardous wiring, # Members of ceiling, roofs,.....which sag, split c buckle, #13 Faulty Weather Protection, #14 Gene dilapidation or improper maintenance, and #18 Improper Occupancy.



b pollard 071615 SSS



b pollard 071615 039.JPG



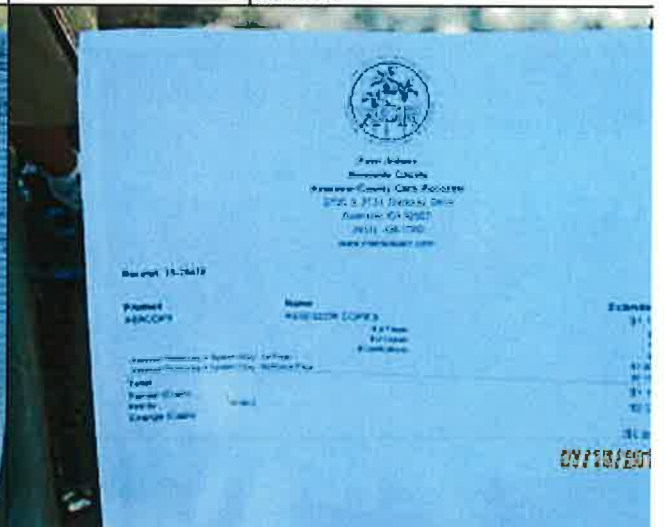
b pollard 071615 SSS



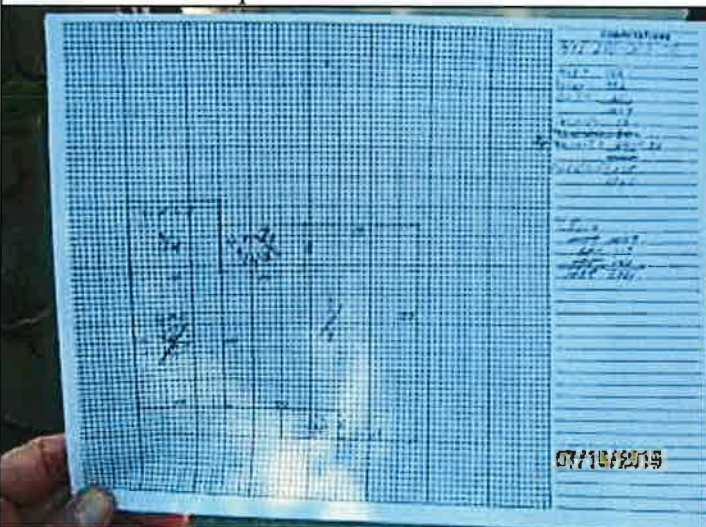
b pollard 071615 SSS



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b pollard 071615 SSS



b pollard 071615 SSS



b pollard 071615 AR/EOS



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b pollard 071615 AR/EOS



b pollard 090315 AR/EOS



b pollard 090315 AR/EOS



b pollard 090315 SSS



b pollard 090315 SSS



b pollard 090315 SSS



b pollard 090315 SSS

Photographs



b pollard 022316 SSS, AR/EOS



b pollard 022316 AR/EOS



b pollard 022316 AR/EOS



b pollard 022316 AR/EOS



b pollard 022316 AR/EOS

EXHIBIT “E”



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT

NOTICE OF VIOLATION

CASE No.: CV 114-04439
THE PROPERTY AT: 41315 JOHNSTON AVE APN#: 449-280-005
WAS INSPECTED BY OFFICER: B. POLARD ID#: 73 ON 051315 AT 1000 am/pm

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

<input type="radio"/> 5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="radio"/> 17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/> 8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/> 17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input checked="" type="radio"/> 8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input type="radio"/> 17._____ (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="radio"/> 15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the _____.	<input type="radio"/> 17._____ (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/> 15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="radio"/> 17._____ (RCO 348)	Excessive Animals - Remove or reduce the number of _____ to less than _____.
<input checked="" type="radio"/> 15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input type="radio"/> 17._____ (RCO 348)	Unpermitted Land Use: _____ Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/> 15.48.010 (RCO 457)	Unpermitted Mobile Home —Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input checked="" type="radio"/> 17. <u>12.040</u> (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than <u>0</u> square feet at the rear of the property.
<input type="radio"/> 15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="radio"/>	
		<input type="radio"/>	

COMMENTS: _____

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 060115. 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

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY

CODE ENFORCEMENT

NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CN1404439 Address 41315 JOHNSTON AVE, HEMET
 Date 5/13/15 Officer C. BLACK / B. POLLARD

285-025 (4/96)

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



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

AFFIDAVIT OF POSTING OF NOTICES

August 6, 2015

RE CASE NO: CV1404439

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
Murrieta, California 92563
Mail Stop #5155.

That on 051315 at 1022, I securely and conspicuously posted notice of violation for substandard structure(RCC 15.16.020 Ord. 457), excessive outside storage (RCC 17.12.040 Ord. 348), & accumulated rubbish (RCC8.120.010 Ord. 541), a notice of defects, and DANGER signage at the property described as:

Property Address: 41315 JOHNSTON AVE, HEMET

Assessor's Parcel Number: 449-280-005

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

Executed on August 6, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: B Pollard, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

May 13, 2015

PAUL A NUNEZ / LAURA F NUNEZ
41315 JOHNSTON AVE
HEMET, CA 92544

RE CASE NO: CV1404439 at 41315 JOHNSTON AVE, in the community of HEMET, California, Assessor's Parcel Number 449-280-005

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 41315 JOHNSTON AVE, in the community of HEMET California, Assessor's Parcel Number 449-280-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), 15.16.020 (Ord. 457), 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.
- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill. Entire parcel-front and rear yard.
- 2) Remove all outside storage. Entire parcel-front and rear yard.
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Accessory Structure.

COMPLIANCE MUST BE COMPLETED BY June 7, 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: B Pollard, Code Enforcement Officer

RIVERSIDE COUNTY DEPARTMENT OF BUILDING AND SAFETY

CODE ENFORCEMENT NOTICE OF DEFECTS

UNIFORM HOUSING HEALTH & SAFETY
CODE SECTIONS CODE SECTIONS

SUBSTANDARD BUILDING CONDITIONS:

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

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

Case No. CN1404439 Address 41315 JOHNSTON AVE, HEMET

Date 5/13/15 Officer C. BLACK / B. POLLARD



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

PROOF OF SERVICE

Case No. CV1404439

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

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

That on May 13, 2015, I served the following documents(s):

Notice of Violation and Notice of Defects

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

PAUL A NUNEZ / LAURA F NUNEZ 41315 JOHNSTON AVE, HEMET, CA 92544

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

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

EXECUTED ON May 13, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Elizabeth Ross
By: Elizabeth Ross, Code Enforcement Aide



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

June 3, 2015

PAUL A NUNEZ / LAURA F NUNEZ
41315 JOHNSTON AVE
HEMET, CA 92544

RE CASE NO: CV1404439 at 41315 JOHNSTON AVE, in the community of HEMET, California, Assessor's Parcel Number 449-280-005

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 41315 JOHNSTON AVE, in the community of HEMET California, Assessor's Parcel Number 449-280-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), 15.16.020 (Ord. 457), 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.
- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill. Entire parcel-front and rear yard.
- 2) Remove all outside storage. Entire parcel-front and rear yard.
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Accessory Structure.

COMPLIANCE MUST BE COMPLETED BY July 3, 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: B Pollard, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

June 3, 2015

Exexecutive Director-Riverside County Redevelopment Agency
ATTN: Home Rehabilitation Program
P.O.Box 1180
Riverside, CA 92502

RE CASE NO: CV1404439 at 41315 JOHNSTON AVE, in the community of HEMET, California, Assessor's Parcel Number 449-280-005

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 41315 JOHNSTON AVE, in the community of HEMET California, Assessor's Parcel Number 449-280-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348) ,15.16.020 (Ord. 457), 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.
- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill. Entire parcel-front and rear yard.
- 2) Remove all outside storage. Entire parcel-front and rear yard.
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Accessory Structure.

COMPLIANCE MUST BE COMPLETED BY July 3, 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: B Pollard, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

June 3, 2015

Economic Development Agency
County of Riverside
3525 14th Street
Riverside, CA 92501

RE CASE NO: CV1404439 at 41315 JOHNSTON AVE, in the community of HEMET, California, Assessor's Parcel Number 449-280-005

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 41315 JOHNSTON AVE, in the community of HEMET California, Assessor's Parcel Number 449-280-005, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541), 17.12.040 (Ord. 348), 15.16.020 (Ord. 457), 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.
- 3) 15.16.020 (Ord. 457) - An inspection was made of the above-referenced subject property in response to complaints received by this office. The structure(s) was/were found to be substandard and a public nuisance in violation of Riverside County Code Section 15.16, and as such, was posted with a "Danger Do Not Enter" sign and a copy of the enclosed "Notice of Defects," which sets forth the conditions that render the building unsafe for human habitation.

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

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

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

- 1) Remove all rubbish and dispose of it in an approved, legal landfill. Entire parcel-front and rear yard.
- 2) Remove all outside storage. Entire parcel-front and rear yard.
- 3) THE OWNER OF RECORD of the subject property is hereby noticed and ordered within thirty (30) days of this notice to obtain all necessary permits from the Department of Building and Safety and to correct or abate the unsafe conditions either by repairing all violative conditions indicated in the attached "Notice of Defects" or demolition and removal of the structure(s). ALL PARTIES WITH INTEREST in the subject property may comply with the provisions of this notice within fifteen (15) days after the expiration of the thirty (30) day period. Accessory Structure.

COMPLIANCE MUST BE COMPLETED BY July 3, 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: B Pollard, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

PROOF OF SERVICE

Case No. CV1404439

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 3, 2015, I served the following documents(s):

Notice of Violation and Notice of Defects

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

PAUL A NUNEZ / LAURA F NUNEZ 41315 JOHNSTON AVE, HEMET, CA 92544
Exexcutive Director-Riverside County Redevelopment Agency ATTN: Home Rehabilitation Program P.O.Box 1180,
Riverside, CA 92502
Economic Development Agency County of Riverside 3525 14th Street, Riverside, CA 92501

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 3, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

By: Elizabeth Ross, Code Enforcement Aide

7015 0640 0007 1148 0095

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$

Postmark
Here

PAULA NUNEZ / LAURA F NUNEZ
41315 JOHNSTON AVE
HEMET, CA 92544
CV14-04439 / 449-280

PS Form 3800, April 2015 PSN 7530-02-000-9047 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:

PAULA NUNEZ / LAURA F NUNEZ
41315 JOHNSTON AVE
HEMET, CA 92544
CV14-04439 / 449-280

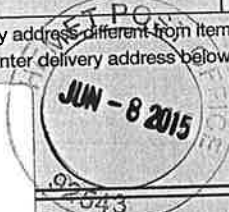
COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent
Paula Nunez ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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



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

4. Restricted Delivery? (Extra Fee) ☐ Yes


2. Article Number
(Transfer from service label)

7015 0640 0007 1148 0095

PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540

7015 0640 0007 1148 0088

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Exexecutive Director-Riverside County Redevelopment Agency ATTN: Home Rehabilitation Program P.O.Box 1180 Riverside, CA 92502 Cv14-04439 / 449-280	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X Taylor Gilfoxy <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to:	B. Received by (Printed Name) Taylor Gilfoxy C. Date of Delivery 6/8/15
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
Exexecutive Director-Riverside County Redevelopment Agency ATTN: Home Rehabilitation Program P.O.Box 1180 Riverside, CA 92502 Cv14-04439 / 449-280	 <input type="checkbox"/> Insured Mail <input checked="" type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.
2. Article Number (Transfer from service label)	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
7015 0640 0007 1148 0088	
PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-1540	

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Postmark
Here

Economic Development Agency
 County of Riverside
 3525 14th Street
 Riverside, CA 92501
 CV14-04439 / 449-280

PS Form 3800, April 2015 PSN 7530-02-000-9047 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:

Economic Development Agency
 County of Riverside
 3525 14th Street
 Riverside, CA 92501
 CV14-04439 / 449-280

2. Article Number
 (Transfer from service label)

7015 0640 0007 1148 0071

PS Form 3811, August 2001

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Keli Silva*

☒ Agent
☐ Addressee

B. Received by (Printed Name)

Keli Silva

C. Date of Delivery

6-8

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

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

4. Restricted Delivery? (Extra Fee) ☐ Yes

Domestic Return Receipt

102595-02-M-1540

EXHIBIT “F”

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

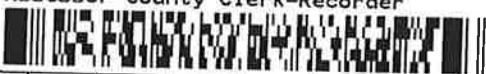
AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
37600 Sky Canyon Drive, Suite G
Murrieta, California 92563
Mail Stop #5155

2015-0246845

06/11/2015 12:01 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



369					R	A	Exam: 880		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
2									
SIZE	NCOR	SMF	NCHG				NCHG CC		

Pr's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

PAUL A NUNEZ / LAURA F NUNEZ)
and DOES I through X, Owners)

Case #: CV-1404439

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: 41315 JOHNSTON AVE, HEMET CA, 92544

PARCEL #: 449-280-005

LEGAL DESCRIPTION: 0.24 acres in LOT 2 of HEMET LAND CO, recorded in MB 1 page 14

VIOLATION(S): Riverside County Code (RCC) 8.120.010 (Ord. 541) described as accumulated rubbish; RCC 17.12.040 (Ord. 348) described as excessive outside storage; and 15.16.020 (Ord. 457) described as substandard structure – accessory structure; that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Mary Ortiz
Mary Ortiz, Code Enforcement Department

ACKNOWLEDGEMENT

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

State of California)
County of Riverside)

On 05-18-2015 before me, Elizabeth B. Ross, Notary Public, personally appeared Mary Ortiz who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Commission #:2015670 Expires: March 28, 2017



Signature: Elizabeth B. Ross (Seal)

EXHIBIT “G”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Tracey Towner
Interim Code Enforcement
Official

April 21, 2016

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE

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

Case No.: CV14-04439
APN: 449-280-005
Property: 41315 Johnston Avenue, Hemet

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, 457, 541 and 725 to consider the excess outside storage, substandard structure and accumulation of rubbish located on the SUBJECT PROPERTY described as 41315 Johnston Avenue, Hemet, Riverside County, California, and more particularly described as Assessor's Parcel Number 449-280-005.


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

SAID HEARING will be held on **Tuesday, May 24, 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.

TRACEY TOWNER
INTERIM CODE ENFORCEMENT OFFICIAL


HECTOR VIRAY
Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 41315 Johnston Avenue, Hemet;

Case No.: CV14-04439

APN: 449-280-005; District 3

PAUL A. NUNEZ
LAURA F. NUNEZ
41315 JOHNSTON AVENUE
HEMET, CA 92544

1 **PROOF OF SERVICE**

2 Case No. CV14-04439

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;
that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501.

6 That on April 21, 2016 I served the following document(s):

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

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

11 **SEE ATTACHED NOTICE LIST**

12
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
the U.S. Postal Service on that same day with postage thereon fully prepaid at Riverside,
15 California, in the ordinary course of business.

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

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

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

20 EXECUTED ON April 21, 2016, at Riverside, California.

21 
22 SUE JIMENEZ



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

AFFIDAVIT OF POSTING OF NOTICES

April 22, 2016

RE CASE NO: CV1404439

I, Samantha Phillips, 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 04/22/2016 at 10:33 AM, I securely and conspicuously posted
NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE, NOTICE LIST
at the property described as:


Property Address: 41315 JOHNSTON AVE, HEMET

Assessor's Parcel Number: 449-280-005

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

Executed on April 22, 2016 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Samantha Phillips, Code Enforcement Officer

704B

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



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:

May 11, 2016

SUBJECT: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]

Case No: CV15-01226 [LEDESMA]

Subject Property: 24431 Juniper Springs Road, Homeland

APN: 455-040-012

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 24431 Juniper Springs Road, Homeland, Riverside County, California, APN: 455-040-012 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Marcos Ledesma and Ada Ledesma, the owners of the subject real property, be directed to to abate all accumulated rubbish and to limit outside storage of materials to two hundred (200) square feet with a maximum height of three (3) feet on the property by removing the same from real property within ninety (90) days.

(Continued)

Albert Brady
ALBERT BRADY
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 ☐ Positions Added

☐ 4/5 Vote ☐ 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: CV15-01226 [LEDESMA]

Subject Property: 24431 Juniper Springs Road, Homeland

APN: 455-040-012

District: 5

DATE: May 11, 2016

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. If the owners or whoever has possession of the real property do 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 Officer Lanee Padilla on April 9, 2015. The inspection revealed excessive outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinances Nos. 348 and 541. The items included but were not limited to: tires, scrap metal, blocks, pallets, scrap wood, mobilehome stabilizing devices, building materials, mobilehome parts, appliances, and other miscellaneous items, of about 10,000 square feet.
2. There have been approximately four (4) subsequent follow up inspections, with the last inspection occurring on March 14, 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

Additional Fiscal Information

N/A

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

FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
Case No: CV15-01226 [LEDESMA]
Subject Property: 24431 Juniper Springs Road, Homeland
APN: 455-040-012
District: 5

DATE: May 11, 2016
PAGE: 3 of 3

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration
Exhibits A-G

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

5 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 15-01226
6 [EXCESSIVE OUTSIDE STORAGE AND)
7 ACCUMULATED RUBBISH]; APN: 455-040-012,)
8 24431 JUNIPER SPRINGS ROAD, HOMELAND,) DECLARATION OF CODE
9 COUNTY OF RIVERSIDE, STATE OF) ENFORCEMENT OFFICER
10 CALIFORNIA; MARCOS LEDESMA AND ADA) LANEY PADILLA
11 LEDESMA, OWNERS.)
12 [RCO Nos. 348, 541 & 725]

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

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

19 2. On April 9, 2015, I conducted an inspection of the real property described as 24431
20 Juniper Springs Road, Homeland, Riverside County, California and further described as Assessor's
21 Parcel Number 455-040-012 (hereinafter described as "THE PROPERTY"). A true and correct copy of a
22 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and
23 incorporated herein by reference as Exhibit "A."

24 3. A review of County records and documents disclosed that THE PROPERTY is owned by
25 Marcos Ledesma and Ada Ledesma (hereinafter referred to as "OWNERS"). A certified copy of the
26 County Equalized Assessment Roll for 2015-2016 tax year and a copy of the report generated from the
27 County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference
28 as Exhibit "B." The property is an improved parcel approximately 16.25 acres in size and is located within
the R-A-5 (Residential Agricultural) zone classification. The zone allows for outside storage of materials
on improved parcels of one acre or more provided the amount is limited to two hundred (200) square feet
with a maximum height of three (3) feet. Accumulated rubbish is not permitted on any property within the
unincorporated areas of the County of Riverside.

///

OFFICER DECLARATION

1 4. Based on the Lot Book Report from RZ Title Service dated July 7, 2015 and updated on
2 February 3, 2016, it is determined that other parties may potentially hold a legal interest in THE
3 PROPERTY, to wit: Verl L. Childers and Elizabeth M. Childers, Trustors and/or Trustees of Verl Lee
4 Childers and Elizabeth May Childers Family Trust dated May 20, 1993 (hereinafter referred to as
5 "INTERESTED PARTY"). True and correct copies of the Lot Book Reports are attached hereto and
6 incorporated herein by reference as Exhibit "C."

7 5. On April 9, 2015, I arrived at THE PROPERTY to conduct an inspection. I observed
8 excess outside storage and accumulated rubbish on THE PROPERTY. The outside storage of materials
9 and accumulated rubbish consisted of, but was not limited to: tires, scrap metal, blocks, pallets, scrap
10 wood, mobilehome stabilizing devices, building materials, mobilehome parts, appliances and other
11 miscellaneous items, of about 10,000 square feet. This condition causes THE PROPERTY to constitute
12 a public nuisance in violation of the provisions set forth in Riverside County Ordinance ("RCO") Nos. 348
13 and 541.

14 6. On April 9, 2015, a Notice of Violation was posted on THE PROPERTY.

15 7. On April 10, 2015, a Notice of Violation was mailed to OWNERS by first class mail.

16 8. On July 29, 2015, Notice of Violation was mailed to OWNERS and INTERESTED PARTY
17 by certified mail, return receipt requested.

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

20 10 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 11. There have been approximately four (4) subsequent follow up inspections, with the last
23 inspection being March 14, 2016. Each inspection revealed the accumulated rubbish and excess
24 outside storage of materials remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

25 12. 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 13. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO
2 Nos. 348 and 541.

3 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
4 County Recorder, County of Riverside, State of California, on June 25, 2015, as Instrument Number
5 2015-0272806. A true and correct copy of which is attached hereto and incorporated herein by reference
6 as Exhibit "F."

7 15. 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 OWNERS
9 and INTERESTED PARTY 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 16. The removal of all accumulated rubbish and excess outside storage of materials currently
13 on THE PROPERTY in excess of 200 square feet which shall be at a maximum height of three (3) feet is
14 required to bring THE PROPERTY into compliance with RCO Nos. 348 and 541, and the Health and
15 Safety Code.

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

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

19 (b) the OWNER, or whoever has possession or control of THE PROPERTY, be
20 required to remove all outside storage of material in excess of 200 square feet and all accumulated
21 rubbish on THE PROPERTY in strict accordance with the provisions of RCO Nos. 348 and 541.

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

28 ///

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

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

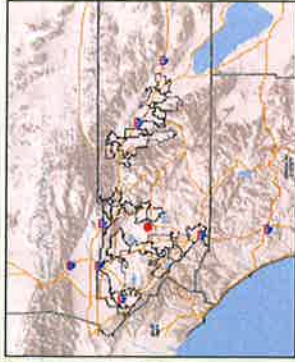
7 Executed this 19th day of APRIL, 2016, at SAN JACINTO,
8 California.

9
10
11 
12 LANE PADILLA
13 Code Enforcement Officer
14 Code Enforcement Department
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EXHIBIT “A”

CV15-01226

24431 Juniper Springs Rd, Homeland 455-040-012



Legend

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



0

548

1,096 Feet



"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.

REPORT PRINTED ON... 9/8/2015 2:32:10 PM

© Riverside County TLMA GIS

Notes

Thomas Brother Page 809
Grid F-5

EXHIBIT “B”

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

Assessment #455040012-9		Parcel # 455040012-9	
Assessee:	LEDESMA MARCOS	Land	174,730
Assessee:	LEDESMA ADA	Structure	50,004
Mail Address:	24431 JUNIPER SPRINGS RD HOMELAND CA 92548	Full Value	224,734
Real Property Use Code:	R2	Homeowners' Exemption	7,000
Base Year	2004	Total Net	217,734
Conveyance Number:	0750437	View Parcel Map	
Conveyance (mm/yy):	7/2003		
PUI:	R040022		
TRA:	83-019		
Taxability Code:	0-00		
Assessment Description:	PARAMOUNT 1971		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	24431 JUNIPER SPRINGS RD HOMELAND CA 92548		





Riverside County Parcel Report

APN 455-040-012

[Disclaimer](#)

Report Date: Monday, April 04, 2016



APN	455-040-012-9	Supervisorial District 2011	MARION ASHLEY, DISTRICT 5
		Supervisorial District 2001	MARION ASHLEY, DISTRICT 5
Previous APN	000000000	Township/Range	T5SR2W SEC 4
Owner Name	MARCOS LEDESMA ADA LEDESMA	Elevation Range	2,144 - 2,232
Address	24431 JUNIPER SPRINGS RD HOMELAND, CA 92548	Thomas Bros. Map Page/Grid	PAGE: 809 GRID: E5 PAGE: 809 GRID: F5
Mailing Address	See situs address	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Page: Not Available Subdivision Name: 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 16.25 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Property Characteristics	<p>Constructed: 1944 Baths: 1.00 Bedrooms: 2 Const. Type: WOOD FRAME Garage Type: D Prop Area: 831 SqFt Roof Type: COMPOSITION Stories: 1</p> <p>Constructed: 1971 Baths: 2.00 Bedrooms: 2 Const. Type: WOOD FRAME Prop Area: 1440 SqFt Roof Type: COMPOSITION Stories: 1</p>	County Service Area	In or partially within LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 - Library Street Lighting

Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	RR	Agricultural Preserve	Not in an agricultural preserve
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	Not in a Redevelopment Area
Area Plan (RCIP)	Lakeview / Nuevo	Airport Influence Areas	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-A-5 CZNumber: 5696	Zoning Districts and Zoning Areas	HOMELAND, AREA
<u>Zoning Overlays</u>	Not in a Zoning Overlay	Community Advisory Councils	NUVIEW/ROMOLAND (MAC)
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group

CVMSHCP (Coachella Valley 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)	Chaparral Developed or Disturbed Land Grassland
Fire Hazard Classification (Ord. 787)	VERY HIGH	Fire Responsibility Area	SRA
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)</u>	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	<u>DIF (Development Impact Fee Area Ord. 659)</u>	LAKEVIEW/NUEVO
<u>Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)</u>	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO	<u>SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)</u>	In or partially within an SKR Fee Area
<u>Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)</u>	NOT WITHIN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	Not in a Development Agreement Area
Circulation Element Ultimate Right-of-Way	Not in a Circulation Element Right-of- Way	Road Book Page	104
		Transportation Agreements	Not in a Transportation

			Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor
Flood Plan Review	Not Required	Watershed	SAN JACINTO VALLEY
Water District	EMWD	California Water Board	None
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	No potential for Liquefaction exists		
Subsidence	Not in Subsidence Area		
School District	NUVIEW UNION & PERRIS UNION HIGH	Tax Rate Areas	083019 CO FREE LIBRARY CO STRUCTURE FIRE PROTECTION CO WASTE RESOURCE MGMT DIST CSA 146 CSA 152 EMWD EMWD IMP DIST 18 FLOOD CONTROL ADMIN FLOOD CONTROL ZN 4 GENERAL GENERAL PURPOSE MT SAN JACINTO JR COLLEGE MWD EAST 1301999 NUVIEW SCHOOL PERRIS AREA ELEM SCHOOL FUND
Communities	Green Acres		
Lighting (Ord. 655)	Zone B, 30.97 Miles From Mt. Palomar Observatory		
2010 Census Tract	042720		

Farmland	LOCAL IMPORTANCE OTHER LANDS	PERRIS JR HIGH AREA FUND PERRIS UNION HS PERRIS VALLEY CEMETERY RIV CO REGIONAL PARK & OPEN SP RIVERSIDE CO OFC OF EDUCATION SAN JACINTO BASIN RESOURCE CONS SO. CALIF,JT (19,30,33,36,37,56) VALLEY HEALTH SYSTEM HOSP DIST
Special Notes	No Special Notes	

Building Permits

Case #	Description	Status
No Building Permits	Not Applicable	Not Applicable

Environmental Health Permits

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

Planning Cases

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
CV1404565	ABATEMENT	OPEN
CV1501226	ABATEMENT	OPEN

EXHIBIT “C”



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

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn: Brent Steele

Reference: CV15-01226 - Regina Keyes/#33432

IN RE: LEDESMA, MARCOS

Order Number: **35245**

Order Date: 12/4/2015

Dated as of: 2/3/2016

County Name: Riverside

FEE(s):

Report: \$62.40

Property Address: 24431 Juniper Springs Rd

Homeland

CA 92548

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. : 455-040-012-9

Assessments:	Land Value:	\$174,730.00
	Improvement Value:	\$50,004.00
	Exemption Value:	\$7,000.00
	Total Value:	\$217,734.00

Property Taxes for the Fiscal Year	2015-2016
First Installment	\$1,429.18
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2016)
Second Installment	\$1,429.18
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2016)

A Release Recorded:	08/27/2015
Document No.	2015-0383261
of a Lien Recorded	07/02/2015
Document No.	000020150286539



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

Order Number: 35245

Reference: CV15-01226 - Re

Abstract of Judgment Filed in the

Superior Court of California, County of Riverside - Main
Branch

Case No.

RIC 432290

Recorded

12/02/2015

Document No.

2015-0524646

Amount

\$12,440.30

Debtor

Marco Antonio Ledesma aka Marco A. Ledesma; Ada
Ledesma

Creditor

J.J. Mac Intyre Co., Inc.

NO OTHER EXCEPTIONS

After recording, mail to:
LEDESMA MARCOS
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

DOC # 2015-0383261
08/27/2015 02:22 PM Fees: \$23.00
Page 1 of 1
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically prepared and
recorded by the County of Riverside**
Received by: EREC

RELEASE OF LIEN

(Recorded without acknowledgement pursuant to Section 27282 Government Code)

Lien Number:
0440650

I, Don Kent, Tax Collector of the County of Riverside, State of California, do hereby remise, release and discharge all personal property and real property from the lien imposed by the recordation of the "Certificate of Lien" shown below in the official records of the County of Riverside.

<u>Date</u>	<u>Instrument Number</u>	<u>Book</u>	<u>Page</u>
07/02/2015	000020150286539		

Name and Address

LEDESMA MARCOS
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

<u>Fiscal Year</u>	<u>Tax Rate Area</u>	<u>Assessment Number</u>	<u>Tax</u>	<u>Penalty</u>	<u>Cost</u>
2014-2015	021-623	001628099-7	\$102.04	\$10.20	\$23.00

Dated: 08/26/2015



Don Kent, Tax Collector

RECORDING REQUESTED BY:
Jonathan B. Teperson
Attorney at Law/CBN: 156470

WHEN RECORDED MAIL TO:
Jonathan B. Teperson
Attorney at Law
1801 California Avenue
Corona, CA 92881

2015-0524646

12/02/2015 09:19 AM Fee: \$ 44.00

Page 1 of 3

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



3					R	(A)	Exam:	411	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Addl Pg	Cert	CC
3	1			1.50					1
SIZE	NCOR	SMF	NCHG	T:	NOTICE SENT				

MEDICREDIT, INC.

vs.

MARCO ANTONIO LESESMA, et al.

Case No.: RIC 432290

ABSTRACT OF JUDGMENT

TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Govt. Code Section 27361.6)
(Additional recording fee applies)

NOV 06 2015

DOC #2015-0524646 Page 2 of 3

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):

After recording, return to:

JONATHAN B. TEPERSON, BAR NO. 156470
 ATTORNEY AT LAW
 1801 CALIFORNIA AVENUE
 CORONA, CA 92881

TEL NO.: 951-898-4400 FAX NO. (optional):

E-MAIL ADDRESS (Optional):

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 4050 MAIN STREET

MAILING ADDRESS: SAME

CITY AND ZIP CODE: RIVERSIDE, CA 92501

BRANCH NAME: MAIN BRANCH

FOR RECORDER'S USE ONLY

PLAINTIFF: J.J. MAC INTYRE CO., INC.

DEFENDANT: MARCO ANTONIO LEDESMA, ET AL.

CASE NUMBER:

RIC 432290

**ABSTRACT OF JUDGMENT - CIVIL
 AND SMALL CLAIMS**

☐ Amended

FOR COURT USE ONLY

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

a. Judgment debtor's

Name and last known address

MARCO ANTONIO LEDESMA AKA
 MARCO A. LEDESMA
 24431 JUNIPER SPRINGS ROAD
 HOMELAND, CA 92548

b. Driver's license no. [last 4 digits] and state:

c. Social security no. [last 4 digits]: 0641

☒ Unknown☐ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

MARCO ANTONIO LEDESMA AKA MARCO A. LEDESMA, 24431 JUNIPER SPRINGS
 ROAD, HOMELAND, CA 92548

2. ☒ Information on additional judgment debtors is shown on page 2.

4. ☐ Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):
 J.J. MAC INTYRE CO., INC.
 1801 CALIFORNIA AVENUE
 CORONA, CA 92881

5. ☒ Original abstract recorded in this county:
 RIVERSIDE

a. Date: 1/30/2006

b. Instrument No.: 2006-0068673

Date: 11/4/2015

JONATHAN B. TEPERSON, ESQ.

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
 \$ 12,440.30
7. All judgment creditors and debtors are listed on this abstract.
8. a. Judgment entered on (date): 9/30/2005
 b. Renewal entered on (date): 9/28/2015
9. ☐ This judgment is an installment judgment.

10. ☐ An ☒ execution lien ☐ attachment lien is endorsed on the judgment as follows:
 a. Amount: \$
 b. In favor of (name and address):

11. A stay of enforcement has
 a. ☒ not been ordered by the court.
 b. ☐ been ordered by the court effective until (date):

12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.
 b. ☐ A certified copy of the judgment is attached.

Clerk, by Briana Elco-Mestas, Deputy

[SEAL]



This abstract issued on (date):

NOV 10 2015

Form Adopted for Mandatory Use
 Judicial Council of California
 EJ-001 (Rev. July 1, 2014)

Martin Dean's
 ESSENTIAL FORMS™

**ABSTRACT OF JUDGMENT - CIVIL
 AND SMALL CLAIMS**

Page 1 of 2
 Code of Civil Procedure, §§ 488.480,
 674, 700.190

PLAINTIFF: J.J. MAC INTYRE CO., INC.

COURT CASE NO:

DEFENDANT: MARCO ANTONIO LEDESMA, ET AL.

RIC 432290

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

17. Name and last known address

ADA LEDESMA
24431 JUNIPER SPRINGS ROAD
HOMELAND, CA 92548

Driver's license no. [last 4 digits] and state:

☒ Unknown

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

Summons was personally served at or mailed to (address):

18. Name and last known address

19. Name and last known address

Driver's license no. [last 4 digits] and state:

☐ Unknown

Driver's license no. [last 4 digits] and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (address):

Summons was personally served at or mailed to (address):

20. ☐ Continued on Attachment 20.



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

Lot Book Report

Order Number: **33432**

Customer:

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

Order Date: 7/10/2015

Dated as of: 7/7/2015

County Name: Riverside

Attn: Brent Steele
Reference: CV15-01226 / Dean Deines
IN RE: LEDESMA, MARCOS

FEE(s):

Report: \$120.00

Property Address: 24431 Juniper Springs Rd
Homeland CA

Assessor's Parcel No. : 455-040-012-9

Assessments:

Land Value:	\$171,308.00
Improvement Value:	\$49,025.00
Exemption Value:	\$7,000.00
Total Value:	\$213,333.00

Tax Information

Property Taxes for the Fiscal Year	2014-2015
Total Annual Tax	\$2,798.34
Status: Paid through	06/30/2015

Property Vesting

The last recorded document transferring title of said property

Dated 11/15/2002

Recorded 12/16/2002



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

Order Number: 33432

Reference: CV15-01226 / De

Document No.	2002-750437
D.T.T.	\$196.90
Grantor	Verl L. Childers and Elizabeth M. Childers, Trustors and/or Trustees of Verl Lee Childers and Elizabeth May Childers Family Trust dated May 20, 1993
Grantee	Marcos Ledesma and Ada Ledesma, husband and wife as community property with right of survivorship

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	11/15/2002
Recorded	12/16/2002
Document No.	2002-750438
Amount	\$149,000.00
Trustor	Marcos Ledesma and Ada Ledesma, husband and wife
Trustee	First American Title Insurance
Beneficiary	Verl L. Childers and Elizabeth M. Childers, Trustors and/or Trustees of Verl Lee Childers and Elizabeth May Childers Family Trust dated May 20, 1993

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Marcos and Ada Ledesma
Case No.	CV04-0689
Recorded	09/20/2004
Document No.	2004-0746412
A Notice of Administrative Proceedings by the	
City of	San Jacinto
County of	Riverside
Recorded	06/25/2015
Document No.	2015-0272805



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

Order Number: 33432

Reference: CV15-01226 / De

A Notice of Administrative Proceedings by the

City of	San Jacinto
County of	Riverside
Recorded	06/25/2015
Document No.	2015-0272806

Abstract of Judgment Filed in the

	Superior Court of California, County of Riverside, Main Branch
Case No.	RIC432290
Recorded	01/30/2006
Document No.	2006-0068673
Amount	\$6,212.60
Debtor	Marco Antonio Ledesma aka Marco A. Ledesma and Ada Ledesma
Creditor	J.J. Mac Intyre Co., Inc.

Abstract of Judgment Filed in the

	Superior Court of California, County of Riverside, Temecula Limited Civil
Case No.	TEC10006402
Recorded	10/14/2010
Document No.	2010-0492260
Amount	\$15,806.66
Debtor	Ada Ledesma aka Ada Mora
Creditor	Unifund CCR Partners a New York Partnership

Abstract of Judgment Filed in the

	Superior Court of California, County of Riverside, Temecula Court
Case No.	TEC1204336
Recorded	06/20/2013
Document No.	2013-0294793
Amount	\$6,142.85
Debtor	Ada Ledesma
Creditor	Cach, LLC

Abstract of Judgment Filed in the

	Superior Court of California, County of San Bernardino, San Bernardino District
Case No.	CIVDS1203080
Recorded	01/11/2013



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

Order Number: 33432

Reference: CV15-01226 / De

Document No.	2013-0017966
Amount	\$12,057.53
Debtor	Marcos Ledesma aka Marco Ledesma
Creditor	County of San Bernardino

A Certificate of County Tax Lien Recorded	07/02/2015
Document No	2015-0286539
Amount	\$102.04
Tax Year	2014-2015
Account No.	0440650
Debtor	Marcos Ledesma
Creditor: Tax Collector of the County of	Riverside

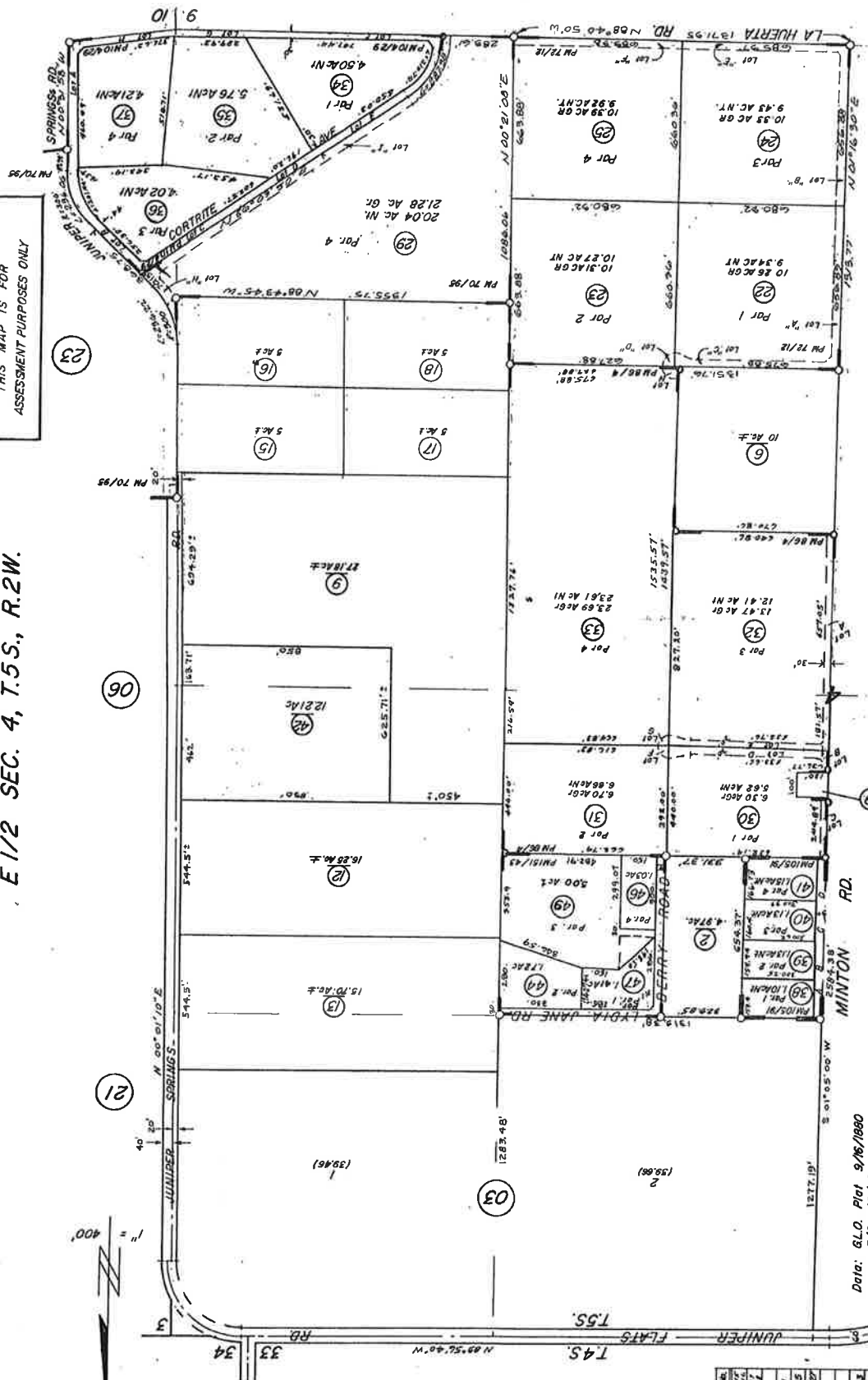
Legal Description

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

THE NORTHERLY 16 AND 1/2 ACRES OF THE SOUTHERLY 30 AND 1/2 ACRES OF THE EAST 1/2 OF THE NORTHEAST ONE QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN;

EXCEPTING THEREFROM THE EASTERLY RECTANGULAR 20 FEET AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 16, 1954, IN BOOK 1655, PAGE 56 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY



Data: G.L.O. Plot 9/16/1880
R/S 48/82
R/S 50/31
Co. Sur. Map 603-Q
Co. Sur. Map 700-AA

PM 70/95 Parcel Map 12881
PM 72/12 " " 12,489
PM 86/4-5 " " 14,692
PM 104/29 " " 17,654
PM 105/91 " " 16,696
PM 151/43-44 " " 19,455

JANUARY 1971

ASSESSOR'S MAP BK. 455 PG. 04
RIVERSIDE COUNTY, CALIF.

DATE	OLD NO.	NEW NO.
3-1-60	8	911
"	7	899
8-17-79	80.5	19
10/7/79	8	20-21
01-70	7	22-25
03-70	PAC-230-	0305-027
03-70	0303-0305	0308
03-70	0201-0227	0209
1/81	4	30-33
5/82	28	34-37
9/82	1	38-41
5/88	10, 11	42
8/88	3	43-46
7/08	43	47-48
	43, 46	49

DOC # 2002-750437

12/18/2002 08:00A Fee:23.00

Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

LAWYERS

AND WHEN RECORDED MAIL TO:

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SPACE ABOVE FOR RECORDER'S USE ONLY

DTT # 196-90

TRA 083

GRANT Deed

Title of Document

23



**THIS AREA FOR
RECORDER'S
USE ONLY**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

STC-SCSO 000a (Rev 8/97)

Lawyers Title Co.

RECORDING REQUESTED BY
LAWYERS TITLE COMPANY
AND WHEN RECORDED MAIL TO:
Marcos Ledesma
Ada Ledesma
24431 Juniper Springs Road
Homeland, CA 92548

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A.P.N.: 455-040-012-9 TRA #: 083-019

Order No.: 4035922-22

Escrow No.: 36990-NDS

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$196.90
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
☒ unincorporated area; ☐ City of Romoland, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Verl L. Childers and Elizabeth M. Childers, Trustors and/or Trustees of Verl Lee Childers and Elizabeth May
Childers Family Trust dated May 20, 1993

hereby GRANT(S) to Marcos Ledesma and Ada Ledesma, Husband and Wife as Community Property with
Right of Survivorship
the following described property in the unincorporated area, County of Riverside State of California;

The Northerly 16 and 1/2 acres of the Southerly 30 and 1/2 acres of the East 1/2 of the Northeast one Quarter of
Section 4, Township 5 South, Range 2 West, San Bernardino Base and Meridian;

EXCEPTING THEREFROM the Easterly rectangular 20 feet as conveyed to the County of Riverside by deed
recorded November 16, 1954, in Book 1655, page 56 of Official Records of Riverside County.

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below



2002-750437
12/16/2002 08:00A
2 of 3

CONTINUATION OF GRANT DEED

Verl L. Childers and Elizabeth M.
Childers, Trustors and/or Trustees of
Verl Lee Childers and Elizabeth May
Childers Family Trust dated May 20,
1993

By: Verl L. Childers Trustee
Verl L. Childers, Trustee

By: Elizabeth M. Childers Trustee
Elizabeth M. Childers, Trustee

Document Date: November 15, 2002

STATE OF Nevada)
COUNTY OF Clark) SS

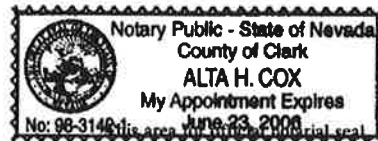
On November 22, 2002 before me, Alta H. Cox

personally appeared Verl L. Childers and Elizabeth M. Childers

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 Alta H. Cox



2002-758437
12/16/2002 08:08A
3 of 3

DOC # 2002-750438

12/18/2002 00:00A Fee:25.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

LAUNYERS

AND WHEN RECORDED MAIL TO:

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SPACE ABOVE FOR RECORDER'S USE ONLY

MA

DTT &

DEED OF TRUST



Title of Document

+ ASSIGNMENT OF RENTS

**THIS AREA FOR
RECORDER'S
USE ONLY**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

STC-SCSD 000a (Rev 8/97)

RECORDING REQUESTED BY:
LAWYERS TITLE COMPANY
AND WHEN RECORDED MAIL TO:
Verl L. Childers and Elizabeth M. Childers
1065 Sur Este Avenue
Las Vegas, NV 89123

M	S	U	PAGE	SIZE	DA	PCOR	RECOR	SMI	LIBS	
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A.P.N.: 455-040-012-9 TRA #: 083-019

Order No.: 4035922-22

Escrow No.: 36990-NDS

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this **Fifteenth day of November, 2002**, between

TRUSTOR: Marcos Ledesma and Ada Ledesma, Husband and Wife

whose address is 24431 Juniper Springs Road, Homeland, CA 92548, and

TRUSTEE: First American Title Insurance, a California Corporation, and

BENEFICIARY: Verl L. Childers and Elizabeth M. Childers, Trustors and/or Trustees of Verl Lee Childers and Elizabeth May Childers Family Trust dated May 20, 1993

Witnesseth: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS** to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the unincorporated area, **Riverside County, State of California**, described as:

The Northerly 16 and 1/2 acres of the Southerly 30 and 1/2 acres of the East 1/2 of the Northeast one Quarter of Section 4, Township 5 South, Range 2 West, San Bernardino Base and Meridian;

EXCEPTING THEREFROM the Easterly rectangular 20 feet as conveyed to the County of Riverside by deed recorded November 16, 1954, in Book 1655, page 56 of Official Records of Riverside County.

This Note is given and accepted as a portion of the purchase price.

This Deed of Trust is given and accepted upon the express provision that should the property hereinbefore described, or any part hereof, be conveyed or alienated by Trustor, either voluntarily or by operation of law, without Beneficiary's written consent, then all sums secured hereby shall, at Beneficiary's option, become immediately due and payable.

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 10 of the provisions incorporated by reference to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of **\$149,000.00** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:

PAGE 1 OF 4



2002-750438
12/16/2002 08:08A
2 of 5

A.P.N.: 455-040-012-9

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Imperial	1091	501	Merced	1547	538	San Benito	271	383
Alpine	1	250	Inyo	147	598	Modoc	184	851	San Bernardino	5567	61
Amador	104	348	Kern	3427	60	Mono	52	429	San Francisco	A332	905
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaquin	2470	311
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Obispo	1151	12
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4078	420
Contra Costa	3978	47	Los Angeles	T2055	899	Orange	5889	611	Santa Barbara	1878	860
Del Norte	78	414	Madera	810	170	Placer	895	301	Santa Clara	5336	01
El Dorado	568	456	Marin	1508	339	Plumas	151	5	Santa Cruz	1431	494
Fresno	4626572		Mariposa	77	292	Riverside	3005	523	Shasta	684	528
Glenn	422	184	Mendocino	579	530	Sacramento	4331	62	Sierra	29	335
Humboldt	657	527				San Diego	Series 2 Book 1961, Page 183887		Yuba	334	486

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property address.

NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST. IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.

Signature of Trustor(s)

Marcos Ledesma
Marcos Ledesma

Ada Ledesma
Ada Ledesma

Document Date: November 15, 2002

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)SS

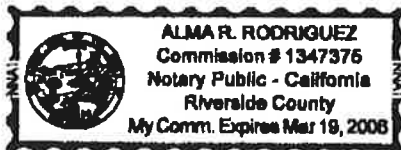
On DECEMBER 9, 2002 before me, ALMA R. RODRIGUEZ
personally appeared MARCOS LEDESMA - Ada Ledesma

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 Alma R. Rodriguez

This area for official notarial seal.



PAGE 2 OF 4



2002-750438
12/16/2002 08:00A
3 of 5

DO NOT RECORD

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

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
 - (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
 - (3) To appear in and defend any action or proceeding purporting to affect the security hereof or affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
 - (4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
- Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgement of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
 - (6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
 - (7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
 - (8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
 - (9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees. Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee is such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)
 - (10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable, Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act pursuant to such notice.
 - (11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

- (12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties, must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.

- (13) That this Deed applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so required, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

- (14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or Proceeding in which Trustor, Beneficiary or Trustee shall be party unless brought by Trustee.

PAGE 3 OF 4



2002-750438
12/16/2002 08:09A
4 of 5

A.P.N.: 455-040-012-9

-----DO NOT RECORD-----
REQUEST FOR FULL RECONVEYANCE
To be used only when note has been paid.

To: **First American Title Insurance, Trustee**

Dated: _____

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

Mail Reconveyance to: _____

By _____

By _____

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

**Short Form
DEED OF TRUST**
WITH POWER OF SALE
(INDIVIDUAL)

First American Title Insurance
AS TRUSTEE
1515 W. Florida Avenue, Suite A
Hemet, CA 92543

PAGE 4 OF 4



2002-750438
12/16/2002 09:09A
5 of 5

When recorded please mail to:
Mail Stop# 5155

DOC # 2004-0746412

09/20/2004 08:00A Fee:7.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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8)

NOTICE OF NONCOMPLIANCE



In the matter of the Property of
Marcos and Ada Ledesma


Case No.: CV04-0689

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, Section 6.5, (RCC Title 17.32.010) described as prohibited storage of a mobile home. Such proceedings are based upon the noncompliance of such real property, located at 24431 Juniper Springs Rd., Homeland, CA 92548 and more particularly described as Assessment Parcel No. 455-040-012 and having a legal description of T5SR2W Sec 4, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.32.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 39493 LOS ALAMOS ROAD, MURRIETA, CA 92563, Attention Code Enforcement Officer Cynthia Black.

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

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING AND SAFETY

By 

Louis Pizatella, Supervising Code Enforcement Officer
Code Enforcement Division

ACKNOWLEDGMENT

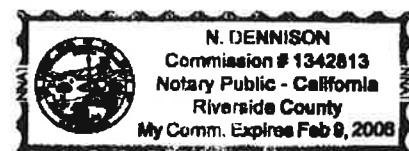
State of California)
County of Riverside)

On 9-16-04 before me, Norena Dennison, Notary Public, personally appeared Louis Pizatella, personally known to me 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.



(Seal of Notary)



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

2015-0272805

06/25/2015 01:42 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



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.cr's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
MARCOS LEDESMA / ADA LEDESMA)
and DOES I through X, Owners)

Case #: CV-1404565

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: 24431 JUNIPER SPRINGS RD, HOMELAND CA, 92548
PARCEL #: 455-040-012

LEGAL DESCRIPTION: 16.25 acres in LOT of , recorded in 0 page 0

VIOLATION(S): Riverside County Code (Ordinance) 15.08.010 (Ord. 457) , 15.48.010 (Ord. 457) , 17.12.040 (Ord. 348) , 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

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS
PAGE TWO
CV1404565
455-040-012

ACKNOWLEDGEMENT

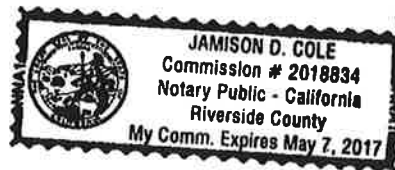
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On 6/4/15 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)

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

2015-0272806

06/25/2015 01:42 PM Fee: \$ 0.00

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:

MARCOS LEDESMA / ADA LEDESMA)
and DOES I through X, Owners)

Case #: CV-1501226

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: 24431 JUNIPER SPRINGS RD, HOMELAND CA, 92548

PARCEL #: 455-040-012

LEGAL DESCRIPTION: 16.25 acres in LOT of , recorded in 0 page 0

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

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS
PAGE TWO
CV1501226
455-040-012

ACKNOWLEDGEMENT

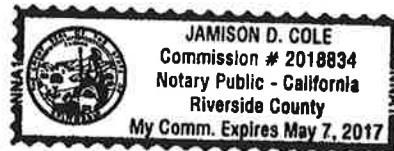
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On 6/4/15 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)

RECORDING REQUESTED BY:
LAW OFFICES OF JONATHAN B. TEPERSON
P. O. BOX 78131
CORONA, CALIFORNIA 92877

WHEN RECORDED MAIL TO:
LAW OFFICES OF JONATHAN B. TEPERSON
P. O. BOX 78131
CORONA, CALIFORNIA 92877

J.J. MAC INTYRE CO., INC.

vs.

MARCO ANTONIO LEDESMA, ET AL.

TITLE OF DOCUMENT

CASE NUMBER: RIC 432290

ABSTRACT OF JUDGMENT

DOC # 2006-0068673
01/30/2006 08:00A Fee:18.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder




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28

DEC 23 2005

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and address): <input checked="" type="checkbox"/> Recording requested by and return to: 951-898-4400 JONATHAN B. TEPERSON, SBN 156470 LAW OFFICES OF JONATHAN B. TEPERSON P.O. BOX 78131, CORONA, CA 92877 1801 CALIFORNIA AVE., CORONA, CA 92881		TEL NO.: FOR RECORDER'S USE ONLY
<input checked="" type="checkbox"/> ATTORNEY FOR <input checked="" type="checkbox"/> JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD		
SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 4050 MAIN STREET MAILING ADDRESS: SAME CITY AND ZIP CODE: RIVERSIDE, CA 92501 BRANCH NAME: MAIN BRANCH		
PLAINTIFF: J. J. MAC INTYRE CO., INC. DEFENDANT: MARCO ANTONIO LEDESMA, ET AL.		
ABSTRACT OF JUDGMENT <input type="checkbox"/> Amended		CASE NUMBER RIC432290 FOR COURT USE ONLY
1. The <input checked="" type="checkbox"/> judgment creditor <input type="checkbox"/> assignee of record applies for an abstract of judgment and represents the following: a. Judgment debtor's Name and last known address MARCO ANTONIO LEDESMA AKA MARCO A. LEDESMA 24431 JUNIPER SPRINGS ROAD HOMELAND, CA 92548 b. Driver's license No. and state: c. Social security No.: 621-12-0641 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): MARCO ANTONIO LEDESMA AKA MARCO A. LEDESMA; 24431 JUNIPER SPRINGS RD., HOMELAND, CA 92548 e. <input type="checkbox"/> Original abstract recorded in this county: (1) Date: (2) Instrument No.: Date: DECEMBER 22, 2005 JONATHAN B. TEPERSON, SBN 156470 (TYPE OR PRINT NAME)		f. <input checked="" type="checkbox"/> Information on additional judgment debtors is shown on page two. (SIGNATURE OF APPLICANT OR ATTORNEY)
2. a. <input checked="" type="checkbox"/> I certify that the following is a true and correct abstract of the judgment entered in this action. b. <input type="checkbox"/> A certified copy of the judgment is attached. 3. Judgment creditor (name and address): J. J. MAC INTYRE CO., INC, 1801 CALIFORNIA AVENUE, CORONA, CA 92881 4. Judgment debtor (full name as it appears in judgment): MARCO ANTONIO LEDESMA AKA MARCO A. LEDESMA; ADA LEDESMA		6. Total amount of judgment as entered or last renewed: \$ 6,212.60 7. <input type="checkbox"/> An <input type="checkbox"/> execution lien <input type="checkbox"/> attachment lien is endorsed on the judgment as follows: a. Amount: \$ b. In favor of (name and address):
5. a. Judgment entered on (date): 09/30/05 b. Renewal entered on (date): This abstract issued on (date): JAN 04 2006		8. A stay of enforcement has a. <input checked="" type="checkbox"/> not been ordered by the court. b. <input type="checkbox"/> been ordered by the court effective until (date): 9. <input type="checkbox"/> This judgment is an installment judgment.
(SEAL) 		Clerk, by <u>Lynette Robinson</u> , Deputy

PLAINTIFF: J.J. MAC INTYRE CO., INC.

DEFENDANT: MARCO ANTONIO LEDESMA, ET AL.

CASE NUMBER:

RIC432290

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS

10. Name and last known address

ADA LEDESMA
24431 JUNIPER SPRINGS RD.
HOMELAND, CA 92548

Driver's license No. & state:

☒ Unknown

Social security No.: 545-27-7150

☐ Unknown

Summons was personally served at or mailed to (address):

ADA LEDESMA
24431 JUNIPER SPRINGS RD.
HOMELAND, CA 92548

14. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

Summons was personally served at or mailed to (address):

11. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

Summons was personally served at or mailed to (address):

15. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

Summons was personally served at or mailed to (address):

12. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

Summons was personally served at or mailed to (address):

16. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

Summons was personally served at or mailed to (address):

13. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license No. & state:

☐ Unknown

Social security No.:

☐ Unknown

Summons was personally served at or mailed to (address):

18. ☐ Continued on Attachment 18.

RECORDING REQUESTED BY AND MAIL TO:
(Name and mailing address, including city, state,
and ZIP code, of requesting party)

KENNETH J. MIELE, BAR #165730
LAW OFFICES OF KENOSIAN & MIELE, LLP
8581 SANTA MONICA BLVD., #17
LOS ANGELES, CA 90069

DOC # 2010-0492260
10/14/2010 08:00A Fee:26.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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DOCUMENT TITLE

28



- ☒ ABSTRACT OF JUDGMENT
☐ ACKNOWLEDGMENT OF SATISFACTION OF JUDGMENT
☐ OTHER (specify): _____

69295 -6J
UNIFUND CCR PARTNERS V. LEDESMA

RECORDER'S COVER SHEET

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to:

LAW OFFICES OF KENOSIAN & MIELE, LLP
KENNETH J. MIELE, BAR #165730
8581 SANTA MONICA BLVD., #17
LOS ANGELES, CA 90069
PH: 310-289-0500 FX: 310-289-5177

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 41002 COUNTY CTR DR, BLG C

MAILING ADDRESS: 41002 COUNTY CTR DR, BLG C

CITY AND ZIP CODE: TEMECULA, CA 92591

BRANCH NAME: TEMECULA LIMITED CIVIL

FOR RECORDER'S USE ONLY

PLAINTIFF: UNIFUND CCR PARTNERS, A NEW YORK PARTNERSHIP

DEFENDANT: ADA LEDESMA aka ADA MORA

CASE NUMBER:

TEC10006402

**ABSTRACT OF JUDGMENT—CIVIL
AND SMALL CLAIMS**

☐ Amended

FOR COURT USE ONLY

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

a. Judgment debtor's

Name and last known address

ADA LEDESMA aka ADA MORA
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

b. Driver's license no. [last 4 digits] and state:

c. Social security no. [last 4 digits]: 7150

☒ Unknown

☐ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): ADA LEDESMA aka ADA MORA 24431 JUNIPER SPRINGS RD HOMELAND CA 92548

2. ☐ Information on additional judgment debtors is shown on page 2.

3. Judgment creditor (name and address):

UNIFUND CCR PARTNERS A NEW YORK PARTNERSHIP
8581 Santa Monica Blvd., #17 Los Angeles, CA 90069

Date: 09-28-10

KENNETH J. MIELE, ATTORNEY FOR UNIFUND CCR PARTNERS

(TYPE OR PRINT NAME)

4. ☐ Information on additional judgment creditors is shown on page 2.

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:

\$ 15806.66

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): 09-01-10

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

10. ☐ An ☐ execution lien ☐ attachment lien is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

11. A stay of enforcement has

a. ☒ not been ordered by the court.

b. ☐ been ordered by the court effective until (date):

12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.

Clerk, by J. Prendergast, Deputy

J. PRENDERGAST



This abstract issued on (date):

OCT 08 2010

PLAINTIFF: UNIFUND CCR PARTNERS A NEW YORK PARTNERSHIP DEFENDANT: ADA LEDESMA aka ADA MORA	CASE NUMBER: TEC10006402
--	------------------------------------

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT

CREDITORS: 13. Judgment creditor (*name and address*): 14. Judgment creditor (*name and address*):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown Social security no. [last 4 digits]: <input type="checkbox"/> Unknown Summons was personally served at or mailed to (<i>address</i>):	17. Name and last known address <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown Social security no. [last 4 digits]: <input type="checkbox"/> Unknown Summons was personally served at or mailed to (<i>address</i>):
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18. Name and last known address <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown Social security no. [last 4 digits]: <input type="checkbox"/> Unknown Summons was personally served at or mailed to (<i>address</i>):	19. Name and last known address <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100px; margin-bottom: 5px;"></div> Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown Social security no. [last 4 digits]: <input type="checkbox"/> Unknown Summons was personally served at or mailed to (<i>address</i>):
--	--

20. ☐ Continued on Attachment 20.

RECORDING REQUESTED BY

Name: Ryan Vos

WHEN RECORDED MAIL TO:

NAME: Mandarin Law Group, LLP

ADDRESS: 6301 Owensmouth Avenue, Suite 850

CITY/STATE/ZIP: Woodland Hills, CA 91367

(DOCUMENT WILL ONLY BE RETURNED TO
NAME & ADDRESS IDENTIFIED ABOVE)

DOC # 2013-0294793

06/20/2013 12:38P Fee:44.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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(SPACE ABOVE FOR RECORDER'S USE)

ABSTRACT OF JUDGMENT

(DOCUMENT TITLE)

SEPARATE PAGE, PURSUANT TO CA. GOV'T. CODE 27361.6

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number): 818-264-0111
 Recording requested by and return to:
 Ryan Vos, SBN:224368; Amy Shah, SBN:270861;
 Jo-Anna Nieves, SBN:278607; Jennifer Marrow, SBN: 276495;
 Elizabeth Sutlian, SBN: 281099
 MANDARICH LAW GROUP, LLP
 6301 Owensmouth Avenue, Suite 850
 Woodland Hills, California 91367

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF **Riverside**
 STREET ADDRESS: **41002 County Center Drive #100**
 MAILING ADDRESS:
 CITY AND ZIP CODE: **Temecula, Ca 92591**
 BRANCH NAME: **Temecula Court**

FOR RECORDER'S USE ONLY

PLAINTIFF: **CACH, LLC**
 DEFENDANT: **ADA LEDESMA, an individual**

CASE NUMBER:
TEC1204336

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS ☐ Amended

FOR COURT USE ONLY

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

a. Judgment debtor's

Name and last known address

ADA LEDESMA, an individual
 24431 JUNIFER SPRINGS RD
 HOMELAND, CA 92548

- b. Driver's license no. [last 4 digits] and state: ☒ Unknown
 c. Social security no. [last 4 digits]: XXX-XX-7150 ☐ Unknown
 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): ADA LEDESMA, an individual
 24431 JUNIFER SPRINGS RD, HOMELAND, CA 92548

2. ☐ Information on additional judgment debtors is shown on page 2.

4. ☐ Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):
CACH, LLC C/O: Mandarin Law Group, LLP
6301 Owensmouth Avenue, Suite 850
Woodland Hills, CA 91367
 Date: 06/07/2013

5. ☐ Original abstract recorded in this county:
 a. Date:
 b. Instrument No.:

Ryan Vos/ Amy Shah/Jennifer Marrow/Elizabeth Sutlian
 (TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
 \$ 6142.85
 7. All judgment creditors and debtors are listed on this abstract.
 8. a. Judgment entered on (date): 12/28/2012
 b. Renewal entered on (date):
 9. ☐ This judgment is an installment judgment.

10. ☐ An ☐ execution lien ☐ attachment lien is endorsed on the judgment as follows:
 a. Amount: \$
 b. In favor of (name and address):

11. A stay of enforcement has
 a. ☒ not been ordered by the court.
 b. ☐ been ordered by the court effective until (date):
 12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.
 b. ☐ A certified copy of the judgment is attached.



This abstract issued on (date):

6-17-13

Clerk, by **Jochi Puro**, Deputy

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

J. PRENDERGAST

PLAINTIFF: CACH, LLC

CASE NUMBER:

DEFENDANT: ADA LEDESMA

TEC1204336

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):

14. Judgment creditor (*name and address*):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

17. Name and last known address

Driver's license no. [last 4 digits]

and state:

☐ Unknown

Social security no. [last 4 digits]: HOMELA

☐ Unknown

Summons was personally served at or mailed to (*address*):

Driver's license no. [last 4 digits]

and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

18. Name and last known address

19. Name and last known address

Driver's license no. [last 4 digits]

and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

Driver's license no. [last 4 digits]

and state:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Summons was personally served at or mailed to (*address*):

20. ☐ Continued on Attachment 20.

2013-0294793
06/26/2013 12:38P
5 of 3



DOC # 2013-0017966

01/11/2013 12:56P Fee:NC

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

County of San Bernardino

Central Collections

AND WHEN RECORDED MAIL TO:

CENTRAL COLLECTIONS
157 W. 5th Street, 3rd Floor
San Bernardino, CA 92415-0465



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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ABSTRACT OF JUDGMENT

M
062

Title of Document

THIS AREA FOR
RECORDER'S
USE ONLY

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

ACR 238P-AS4RE0 (Rev. 06/2007)

28623749-25

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) TEL NO.:
☒ Recording requested by and return to: COLLECTIONS (909) 387-8303
S. MARK STRAIN, Deputy County Counsel CA BAR# 183911
JEAN-RENE BASLE, County Counsel, CA BAR #134107
385 N. ARROWHEAD AVE.
SAN BERNARDINO, CA 92415-0140
☒ ATTORNEY ☐ JUDGMENT ☐ ASSIGNEE
FOR CREDITOR OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO
STREET ADDRESS: 303 W. THIRD STREET
MAILING ADDRESS:
CITY AND ZIP CODE: SAN BERNARDINO, CA, 92415-0210
BRANCH NAME: SAN BERNARDINO DISTRICT

FOR RECORDER'S USE ONLY

PLAINTIFF: COUNTY OF SAN BERNARDINO
DEFENDANT: MARCOS LEDESMA ETC

ABSTRACT OF JUDGMENT--CIVIL
AND SMALL CLAIMS

☐ Amended

CASE NUMBER: CIVDS1203080

1. The ☒ judgment creditor ☐ assignee of record
applies for an abstract of judgment and represents the following:
a. Judgment debtor's

Name and last known address

MARCOS LEDESMA
AKA MARCO LEDESMA
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

- b. Driver's licence No. [last 4 digits] and state: CA
c. Social Security No. [last 4 digits]: 0641
d. Summons or notice of entry of sister-state judgment was
personally served or mailed to (name and address):

MARCOS LEDESMA AKA MARCO LEDESMA
24431 JUNIPER SPRINGS RD, HOMELAND, CA 92548

2. ☐ Information on additional judgment
debtors is shown on page 2.

3. Judgment creditor (name and address):
COUNTY OF SAN BERNARDINO
157 W. 5th Street, 3rd Flr
San Bernardino, CA 92415-0465

Date: 13 30 OCT 2012 11-18-12 SJS
S. Mark Strain, Deputy County Counsel
(Type or Print Name)

☒ Unknown
☐ Unknown

FOR COURT USE ONLY

4. ☐ Information on additional judgment
creditors is shown on page 2.
5. ☐ Original abstract recorded in this county:
a. Date:
b. Instrument No.:

(Signature of Applicant or Attorney)

6. Total amount of judgment as entered or last renewed:
\$ 12057.53
7. All judgment creditors and debtors are listed on this abstract.
8. a. Judgment entered on (date): 09-24-12
b. Renewal entered on (date):
9. ☐ This judgment is an installment judgment.

10. ☐ An ☐ execution lien ☐ attachment lien
is endorsed on the judgment as follows:
a. Amount: \$
b. In favor of (name and address):

11. A stay of enforcement has
a. ☒ not been ordered by the court.
b. ☐ been ordered by the court effective
until (date):
12. a. ☒ I certify that this is a true and correct abstract of
the judgment entered in this action.
b. ☐ A certified copy of the judgment is attached.

(SEAL)



This abstract issued on
(date): DEC 04 2012

Clerk, by

Christine Lockman, Deputy
Christine Lockman

Form Adopted for Mandatory Use
Judicial Council of California
EJ-001 [Rev. January 1, 2008]

ABSTRACT OF JUDGMENT--CIVIL
AND SMALL CLAIMS

Code of Civil Procedure, SS 488.480.
674.700.190
ABSTCC/ABST1-CC Account # 28623749 - 25

PLAINTIFF: COUNTY OF SAN BERNARDINO

DEFENDANT MARCOS LEDESMA ETC

CASE NUMBER:

CIVDS1203080

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Driver's licence No. & state [last 4 digits]: ☐ Unknown
CA

Social Security No. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's licence No. & state [last 4 digits]: ☐ Unknown

Social Security No. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's licence No. & state [last 4 digits]: ☐ Unknown

Social Security No. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's licence No. & state [last 4 digits]: ☐ Unknown

Social Security No. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

20. Name and last known address

Driver's licence No. & state [last 4 digits]: ☐ Unknown

Social Security No. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

21. Name and last known address

Driver's licence No. & state [last 4 digits]: ☐ Unknown

Social Security No. [last 4 digits]: ☐ Unknown

Summons was personally served at or mailed to (address):

22. ☐ Continued on attachment 20.

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN
FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

LEDESMA MARCOS
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

DOC # 2015-0286539

07/02/2015 08:00 AM Fees: \$0.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

**This document was electronically prepared and
recorded by the County of Riverside**
Receipted by: EREC

CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq.
and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE | SS

No. 0440650

I, Don Kent, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

NAME AND ADDRESS

LEDESMA MARCOS
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

<u>Fiscal Year</u>	<u>Tax Rate Area</u>	<u>Assessment Number</u>	<u>Tax</u>	<u>Penalty</u>	<u>Cost</u>	<u>Recording Fee</u>
2014-2015	021-623	009728099-2	\$102.04	\$10.20	\$0.00	\$23.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 06/25/2015



Don Kent, Tax Collector

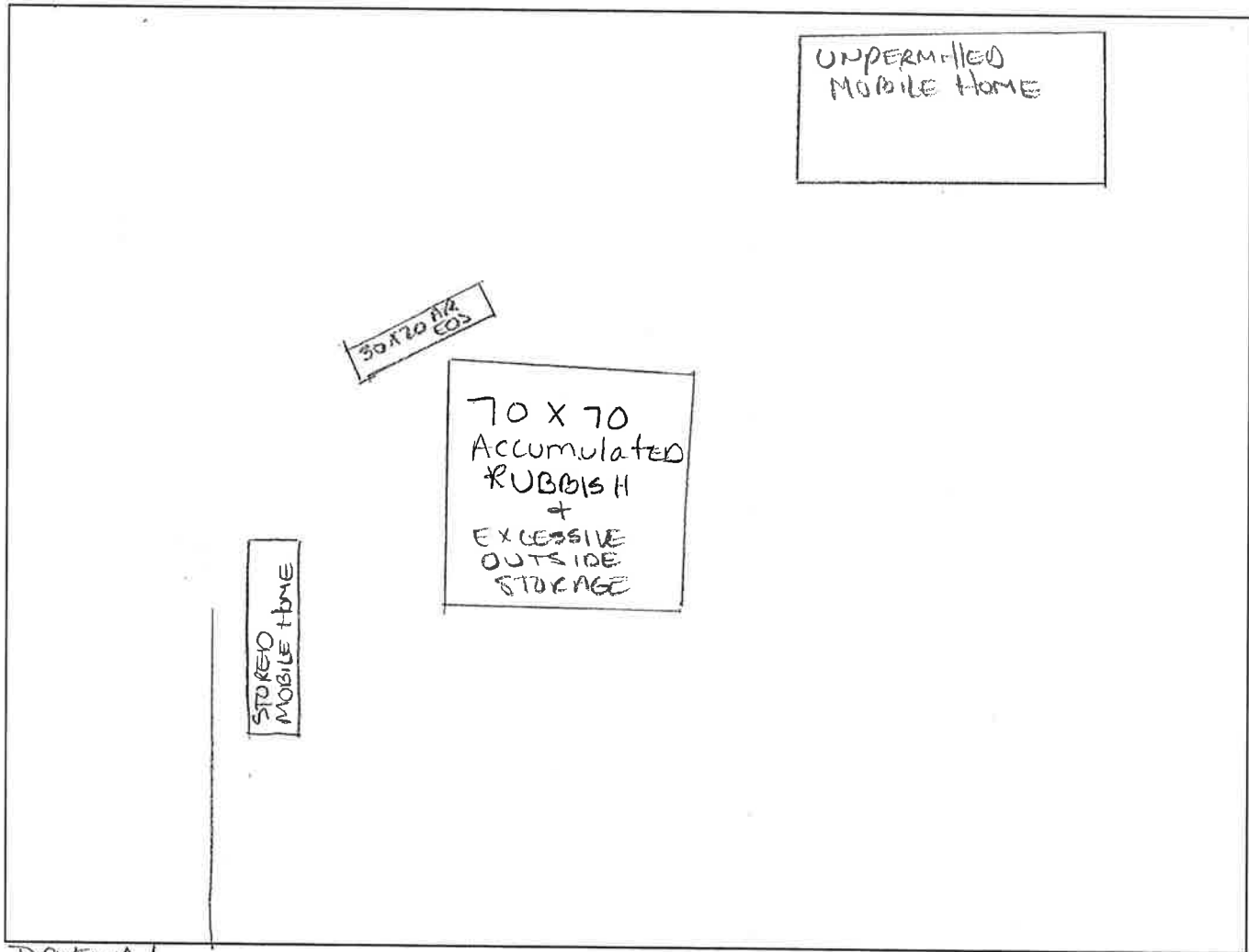
EXHIBIT “D”

SITE PLAN: Case # CV-1501226

OWNER(S): MARCOS LEDESMA / ADA LEDESMA
SITE ADDRESS: 24431 JUNIPER SPRINGS RD, HOMELAND
ASSESSOR'S PARCEL: 455-040-012
ACREAGE: 16.25

NORTH ARROW: 

REAR PROPERTY LINE

**FRONT PROPERTY LINE:** 24431 JUNIPER SPRINGS RD, HOMELAND**PREPARED BY:** L. PADILLA**DATE:** 8/6/15



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



ACCUMULATED RUBBISH AND EXCESSIVE
OUTSIDE STORAGE. LPADILLA



ACCUMULATED RUBBISH AND EXCESSIVE
OUTSIDE STORAGE. LPADILLA



ACCUMULATED RUBBISH AND EXCESSIVE
OUTSIDE STORAGE. LPADILLA



Accumulated Rubbish & Excessive Outside Storage
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated rubbish and Excessive Outside Stor
Lpadilla



Accumulated rubbish and Excessive Outside Storage.
Lpadilla



Accumulated rubbish and Excessive Outside Stor
Lpadilla



Accumulated rubbish and Excessive Outside Storage.
Lpadilla



Accumulated rubbish and Excessive Outside Stor
Lpadilla



Accumulated rubbish and Excessive Outside Storage.
Lpadilla



Accumulated rubbish and Excessive Outside Stor
Lpadilla



Accumulated rubbish and Excessive Outside Storage.
Lpadilla

Photographs



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.



Accumulated Rubbish & Excessive Outside Storage.

EXHIBIT “E”



COUNTY OF RIVERSIDE
CODE ENFORCEMENT DEPARTMENT
NOTICE OF VIOLATION

CASE No.: CV 15-01226

THE PROPERTY AT: 2443 JUNIPER SPRINGS Rd Homeland APN#: 455-040-012

WAS INSPECTED BY OFFICER: C. Padilla ID#: 70 ON 4/9/15 AT 10:30 am/pm

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

<input type="radio"/> 5.28.040 (RCO 593)	Excessive Yard Sales - Cease yard sale. Limit of 3 yard sale events, not over 3 consecutive days, per year.	<input type="radio"/> 17.252.030 (RCO 348)	Unpermitted Outdoor Advertising Display - Obtain a permit from the Planning Dept. or remove display.
<input type="radio"/> 8.28.030 (RCO 821)	Unfenced Pool - Install or provide adequate fencing to secure the pool.	<input type="radio"/> 17.172.205 (RCO 348)	Prohibited Fencing - Remove fence. Fences shall not be constructed of garage doors, tires, pallets or other materials not typically used for the construction of fences.
<input checked="" type="radio"/> 8.120.010 (RCO 541)	Accumulated Rubbish - Remove all rubbish & dispose of in an approved legal landfill.	<input checked="" type="radio"/> 17.32.010 (RCO 348)	Excessive Outside Storage: Storage of Unpermitted Mobile Home(s) Not Allowed - Remove unpermitted mobile home(s) from the property.
<input type="radio"/> 15.08.010 (RCO 457)	Unpermitted Construction - Cease construction. Obtain the appropriate permits from the Bldg. & Safety and Planning Departments or demolish the	<input checked="" type="radio"/> 17.32.010 (RCO 348)	Occupied RV/Trailer - Cease occupancy & disconnect all utilities to RV/Trailer.
<input type="radio"/> 15.12.020(J)(2) (RCO 457)	Unapproved Grading/Clearing - Cease grading/clearing/stockpiling/importing fill. Obtain a Restoration Assessment from the Dept. of Building & Safety. Perform complete restoration and remediation of the property affected by the unapproved grading in accordance with the Restoration Assessment.	<input type="radio"/> 17. (RCO 348)	Excessive Animals - Remove or reduce the number of to less than
<input type="radio"/> 15.16.020 (RCO 457)	Substandard Structure - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects or demolish the structure.	<input checked="" type="radio"/> 17.32.010 (RCO 348)	Unpermitted Land Use: Mobile Home Storage - Cease all business activities. Obtain Planning Dept. approval prior to resuming business operations.
<input type="radio"/> 15.48.010 (RCO 457)	Unpermitted Mobile Home - Vacate mobile home. Obtain the appropriate permits from the Planning Dept. & Dept. of Bldg. & Safety prior to occupancy or remove Mobile Home.	<input checked="" type="radio"/> 17.32.010 (RCO 348)	Excessive Outside Storage - Remove or reduce all outside storage to less than <u>200</u> square feet at the rear of the property.
<input type="radio"/> 15.48.040 (RCO 457)	Substandard Mobile Home/Trailer/RV - Obtain a permit from the Bldg. & Safety Dept. to rehabilitate per Notice of Defects and Title 25 or demolish the Mobile Home/Trailer/RV.	<input type="radio"/>	<input type="radio"/>

COMMENTS:

IMPORTANT! CORRECTION(S) MUST BE COMPLETED BY: 5/15/15. FAILURE TO COMPLY BY THIS DATE, MAY RESULT IN THE ISSUANCE OF AN ADMINISTRATIVE CITATION WITH FINES UP TO \$500.00 PER DAY, FOR EACH VIOLATION. YOU MAY BE CITED EACH DAY THAT THE VIOLATION(S) EXIST BEYOND THE CORRECTION DATE. IN ADDITION, OTHER ENFORCEMENT ACTION, PENALTIES AND THE IMPOSITION OF A LIEN ON THE PROPERTY FOR THE ABATEMENT AND ENFORCEMENT COSTS MAY RESULT IF COMPLIANCE IS NOT ACHIEVED BY THE CORRECTION DATE.

NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$ 104.50 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



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

April 10, 2015

RE CASE NO: CV1501226

I, Lance Padilla, hereby declare:

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

That on 4/9/2015 at 10:30, I securely and conspicuously posted Notice of Violation RCC 8.120.010 Accumulated Rubbish & RCC 17.32.010 Excessive Outside Storage at the property described as:

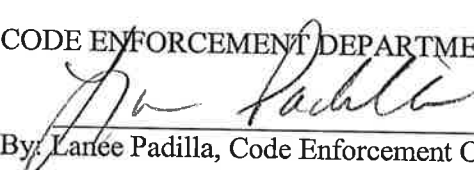
Property Address: 24431 JUNIPER SPRINGS RD, HOMELAND

Assessor's Parcel Number: 455-040-012

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

Executed on April 10, 2015 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Lance Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

April 10, 2015

MARCOS LEDESMA / ADA LEDESMA
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-040-012, 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 200 square feet.

COMPLIANCE MUST BE COMPLETED BY May 15, 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: Lane Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

PROOF OF SERVICE

Case No. CV1501226

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 April 10, 2015, I served the following documents(s):

Notice of Violation

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

MARCOS LEDESMA / ADA LEDESMA 24431 JUNIPER SPRINGS RD, HOMELAND, CA 92548

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 April 10, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Dean Deines, Sr. Accounting Assistant



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

MARCOS LEDESMA / ADA LEDESMA
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-040-012, is in violation of Section(s) RCC Section No. 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348), of the Riverside County Code.

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- 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 200 square feet.

COMPLIANCE MUST BE COMPLETED BY August 11, 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.

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CODE ENFORCEMENT DEPARTMENT

By: Lane Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

Verl L. Childers and Elizabeth M. Childers
1065 Sur Este Ave
Las Vegas, NV 89123

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

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CODE ENFORCEMENT DEPARTMENT

By: Lance Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

J. J. Mac Intyre Co., INC
1801 California Ave
Corona, Ca 92881

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

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CODE ENFORCEMENT DEPARTMENT

By: Lane Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

Law Offices of Kenosian & Meile, LLP
Kenneth J. Miele, BAR #165730
8581 Santa Monica Blvd #17
Los Angeles, Ca 90069

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

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CODE ENFORCEMENT DEPARTMENT

By: Lance Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

Unifund CCR Partners A New York Partnership
8581 Santa Monica Blvd #17
Los Angeles, Ca 90069

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

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CODE ENFORCEMENT DEPARTMENT

By: Lance Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

Mandarich Law Group, LLP
6301 Owensmouth Ave, Suite 850
Woodland Hills, Ca 91367

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

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CODE ENFORCEMENT DEPARTMENT

By: Lane Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

CACH, LLC C/O Mandarin Law Group, LLP
6301 Owensmouth Ave, Suite 850
Woodland Hills, Ca 91367

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

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CODE ENFORCEMENT DEPARTMENT

By: Lane Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

Central Collections
157 W. 5th Street, 3rd Floor
San Bernardino, Ca 92415-0465

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-040-012, 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 200 square feet.

COMPLIANCE MUST BE COMPLETED BY August 11, 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: Lance Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

First American Title Insurance
1515 W. Florida Ave, Suite A
Hemet, CA 92543

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-040-012, 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 200 square feet.

COMPLIANCE MUST BE COMPLETED BY August 11, 2015. FAILURE TO COMPLY WILL RESULT IN LEGAL ACTION BEING BROUGHT AGAINST YOU.

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CODE ENFORCEMENT DEPARTMENT

By: Lane Padilla, Code Enforcement Officer



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

NOTICE OF VIOLATION

July 29, 2015

Law Offices of Jonathan B. Teperson
P.O. Box 78131
Corona, Ca 92877

RE CASE NO: CV1501226 at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND, California, Assessor's Parcel Number 455-040-012

NOTICE IS HEREBY GIVEN that property owned or controlled by you at 24431 JUNIPER SPRINGS RD, in the community of HOMELAND California, Assessor's Parcel Number 455-040-012, 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.
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NOTICE IS HEREBY GIVEN THAT AT THE CONCLUSION OF THIS CASE YOU WILL RECEIVE A SUMMARY OF ADMINISTRATIVE COSTS ASSOCIATED WITH THE PROCESSING OF SUCH VIOLATION(S), AT AN HOURLY RATE OF \$109.00 AS DETERMINED BY THE BOARD OF SUPERVISORS.

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

CODE ENFORCEMENT DEPARTMENT

By: Lane Padilla, Code Enforcement Officer

7015 0640 0007 0898 0324

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

Postmark

MARCOS LEDESMA / ADA LEDESMA
 24431 JUNIPER SPRINGS RD
 HOMELAND, CA 92548
 CV15-01226 LP 455

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

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:

MARCOS LEDESMA / ADA LEDESMA
 24431 JUNIPER SPRINGS RD
 HOMELAND, CA 92548
 CV15-01226 LP 455

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Marcos Ledesma*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Marcos Ledesma

C. Date of Delivery

7/8/15

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

Mail® ☐ Priority Mail Express™

☐ Return Receipt for Merchandise

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7015 0640 0007 0898 0324

PS Form 3811, July 2013

Domestic Return Receipt

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

Postmark
Here

Verl L. Childers and Elizabeth M. Childers
1065 Sur Este Ave
Las Vegas, NV 89123
CV15-01226 LP 455

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

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:

Verl L. Childers and Elizabeth M. Childers
1065 Sur Este Ave
Las Vegas, NV 89123
CV15-01226 LP 455

2. Article Number
(Transfer from service label)

7015 0640 0007 0898 0331

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

RECEIVED
AUG 26 2015

☐ Mail® ☐ Priority Mail Express™

☐ Insured Mail ☐ Return Receipt for Merchandise

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

County of Riverside

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

RETURN RECEIPT REQUESTED

RETURN RECEIPT REQUESTED

CERTIFIED MAIL



7015 0640 0007 0898 0348

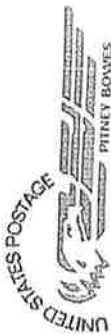
First American Title Insurance
1515 W. Florida Ave, Suite A
Hemet, CA 92543
CV15-01226 LP 455

NIXIE

918 0C 1009 7208/13/15

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

335 9254303817
335 9254303817
335 9254303817



02 1R
0002004339 JUL 29 2015
MAILED FROM ZIP CODE 92504



\$06.735

RECEIVED
AUG 17 2015
BY: [Signature]

7015 0640 0007 0898 0348

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

First American Title Insurance
1515 W. Florida Ave, Suite A
Hemet, CA 92543
CV15-01226 LP 455

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions.

7015 0640 0007 0898 0355

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

Law Offices of Jonathan B. Teperson
P.O. Box 78131
Corona, Ca 92877
CV15-01226 LP 455

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

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:

Law Offices of Jonathan B. Teperson
P.O. Box 78131
Corona, Ca 92877
CV15-01226 LP 455

2. Article Number
(Transfer from service label)

PS Form 3811, July 2013

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

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

C. Date of Delivery

Mail® ☐ Priority Mail Express™
☐ Return Receipt for Merchandise
Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

7015 0640 0007 0898 0355

Domestic Return Receipt

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$

Postmark
Here

7015 0640 0007 0898 0386

J. J. Mac Intyre Co., INC
1801 California Ave
Corona, Ca 92881
CV15-01226 LP 455

City, State, ZIP+4[®]

PS Form 3800, April 2015 PSN 7530-02-000-9047 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:

COMPLETE THIS SECTION ON DELIVERY

A. Signature 
B. Received by (Printed Name) J. J. Mac Intyre
C. Date of Delivery 7-31
☐ Agent
☐ Addressee

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

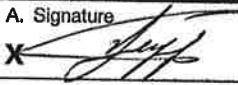
J. J. Mac Intyre Co., INC

BY: 
3 2015

AUG 6

7015 0640 0007 0898 0393

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
Postmark	
Law Offices of Kenosian & Meile, LLP Kenneth J. Miele, BAR #165730 8581 Santa Monica Blvd #17 Los Angeles, Ca 90069 CV15-01226 LP 455	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none">■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to:	B. Received by (Printed Name) Miele
Law Offices of Kenosian & Meile, LLP Kenneth J. Miele, BAR #165730 8581 Santa Monica Blvd #17 Los Angeles, Ca 90069 CV15-01226 LP 455	C. Date of Delivery 08/01/15
	D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Article Number (Transfer from service label)	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
PS Form 3811, July 2013	Domestic Return Receipt

7015 0640 0007 0898 0409

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
Postmark	
Unifund CCR Partners A New York Partnership 8581 Santa Monica Blvd #17 Los Angeles, Ca 90069 CV15-01226 LP 455	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X 	
1. Article Addressed to:		B. Received by (Printed Name) Moss	C. Date of Delivery 08/01/15
Unifund CCR Partners A New York Partnership 8581 Santa Monica Blvd #17 Los Angeles, Ca 90069 CV15-01226 LP 455		D. Is delivery address different? If YES, enter delivery address:	irm 1? <input type="checkbox"/> Yes w: <input type="checkbox"/> No
2. Article Number (Transfer from service label)		E. RECEIVED AUG 05 2015 Priority Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery	
PS Form 3811, July 2013		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
Domestic Return Receipt		7015 0640 0007 0898 0409	

7015 0640 0007 0898 0416

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$ _____	Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ _____ <input type="checkbox"/> Return Receipt (electronic) \$ _____
Mandarin Law Group, LLP 6301 Owensmouth Ave, Suite 850 Woodland Hills, Ca 91367 CV15-01226 LP 455	
_____ <small>City, State, ZIP+4®</small>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION <ul style="list-style-type: none"> Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. <p>1. Article Addressed to:</p> <p>Mandarich Law Group, LLP 6301 Owensmouth Ave, Suite 850 Woodland Hills, Ca 91367 CV15-01226 LP 455</p> <p>2. Article Number (Transfer from service label)</p>	COMPLETE THIS SECTION ON DELIVERY <p>A. Signature <input checked="" type="checkbox"/> V. Aguirre <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) V. Aguirre</p> <p>C. Date of Delivery AUG 3 2015</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
PS Form 3811, July 2013 Domestic Return Receipt	

7015 0640 0007 0898 0416

7015 0640 0007 0898 0423

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Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$

Postmark
 Here

CACH, LLC C/O Mandarich Law Group, LLP
 6301 Owensmouth Ave, Suite 850
 Woodland Hills, Ca 91367
 CV15-01226 LP 455

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

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 mail piece or on the front if space permits.

1. Article Addressed to:

CACH, LLC C/O Mandarich Law Group, LLP
 6301 Owensmouth Ave, Suite 850
 Woodland Hills, Ca 91367
 CV15-01226 LP 455

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *V. Aguirre*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

V. Aguirre

C. Date of Delivery

JUL 31 2015

Does delivery address differ from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

BY:

AUG 03 2015

19

1 Mail®

red

Mail

☐ Priority Mail Express™

☐ Return Receipt for Merchandise

☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7015 0640 0007 0898 0423

PS Form 3811, July 2013

Domestic Return Receipt

7015 0640 0007 0898 0430

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	c

Postmark
Here

Central Collections
 157 W. 5th Street, 3rd Floor
 San Bernardino, Ca 92415-0465
 CV15-01226 LP 455

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

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:

Central Collections
 157 W. 5th Street, 3rd Floor
 San Bernardino, Ca 92415-0465
 CV15-01226 LP 455

COMPLETE THIS SECTION ON DELIVERY

A. Signature <i>Key I Escamero</i>		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery AUG 3 0 2015	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If yes, enter delivery address below: <input type="checkbox"/> No		

AUG 05 2015

ok

Mail®	<input type="checkbox"/> Priority Mail Express™
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number
(Transfer from service label)

7015 0640 0007 0898 0430

PS Form 3811, July 2013

Domestic Return Receipt



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

PROOF OF SERVICE

Case No. CV1501226

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 July 29, 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:

MARCOS LEDESMA / ADA LEDESMA 24431 JUNIPER SPRINGS RD, HOMELAND, CA 92548
Verl L. Childers and Elizabeth M. Childers 1065 Sur Este Ave, Las Vegas, NV 89123
First American Title Insurance 1515 W. Florida Ave, Suite A, Hemet, CA 92543
Law Offices of Jonathan B. Teperson P.O. Box 78131, Corona, Ca 92877
J. J. Mac Intyre Co., INC 1801 California Ave, Corona, Ca 92881
Law Offices of Kenosian & Meile, LLP Kenneth J. Miele, BAR #165730 8581 Santa Monica Blvd #17, Los Angeles, Ca 90069
Unifund CCR Partners A New York Partnership 8581 Santa Monica Blvd #17, Los Angeles, Ca 90069
Mandarich Law Group, LLP 6301 Owensmouth Ave, Suite 850, Woodland Hills, Ca 91367
CACH, LLC C/O Mandarich Law Group, LLP 6301 Owensmouth Ave, Suite 850, Woodland Hills, Ca 91367
Central Collections 157 W. 5th Street, 3rd Floor, San Bernardino, Ca 92415-0465

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 July 29, 2015, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT

Dean Deines
By: Dean Deines, Sr. Accounting Assistant

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

2015-0272806

06/25/2015 01:42 PM

Customer Copy Label

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

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

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

MARCOS LEDESMA / ADA LEDESMA)
and DOES I through X, Owners)

Case #: CV-1501226

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: 24431 JUNIPER SPRINGS RD, HOMELAND CA, 92548

PARCEL #: 455-040-012

LEGAL DESCRIPTION: 16.25 acres in LOT of , recorded in 0 page 0

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
Brian Black, Code Enforcement Department

Copy

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 6/4/15 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)

Copy

EXHIBIT “G”



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Tracey Towner
Interim Code Enforcement
Official

April 28, 2016

NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE

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

Case No.: CV15-01226
APN: 455-040-012
Property: 24431 Juniper Springs Road, Homeland

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 24431 Juniper Springs Road, Homeland, Riverside County, California, and more particularly described as Assessor's Parcel Number 455-040-012.

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

SAID HEARING will be held on **Tuesday, May 24, 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.

TRACEY TOWNER
INTERIM CODE ENFORCEMENT OFFICIAL


HECTOR VIRAY

Supervising Code Enforcement Officer

NOTICE LIST

Subject Property: 24431 Juniper Springs Road, Homeland

Case No.: CV15-01226

APN: 455-040-012; District 5

MARCOS LEDESMA
ADA LEDESMA
24431 JUNIPER SPRINGS ROAD
HOMELAND, CA 92548

VERL L. CHILDERS AND
ELIZABETH M. CHILDERS
TRUSTORS AND/OR TRUSTEES OF
VERL LEE CHILDERS AND
ELIZABETH MAY CHILDERS FAMILY
TRUST DATED MAY 20, 1993
1065 SUR ESTE AVENUE
LAS VEGAS, NV 89123

PROOF OF SERVICE

Case No. CV15-01226

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Sue Jimenez, the undersigned, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is 4080 Lemon Street, 12th Floor, Riverside, California 92501.

That on April 28, 2016, I served the following document(s):

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

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

SEE ATTACHED NOTICE LIST

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

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

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

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

EXECUTED ON April 28, 2016, at Riverside, California.


SUE JIMENEZ



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

AFFIDAVIT OF POSTING OF NOTICES

May 3, 2016

RE CASE NO: CV1501226

I, Lance Padilla, hereby declare:

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

That on 5/3/2016 at 10:30AM, I securely and conspicuously posted
NOTICE TO CORRECT COUNTY ORDINANCE VIOLATIONS AND ABATE PUBLIC NUISANCE(HEARING
DATE) at the property described as:

Property Address: 24431 JUNIPER SPRINGS RD, HOMELAND

Assessor's Parcel Number: 455-040-012

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

Executed on May 3, 2016 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Lance Padilla, Code Enforcement Officer